



ARCHITECTURE INTERIORS CONSERVATION URBAN DESIGN MASTER PLANNING

# HYMUS HOUSE

MANDURAH ROAD, EAST ROCKINGHAM W.A.



## CONSERVATION PLAN

for

City of Rockingham

November 1999

KPA 5001/98.29/HYMUS

# **HYMUS HOUSE**

**MANDURAH ROAD, EAST ROCKINGHAM**

## **CONSERVATION PLAN**

**PREPARED BY:**

**Palassis Architects**

**FOR:**

**City of Rockingham**

**November 1999**

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## 1.0 EXECUTIVE SUMMARY

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

The place comprises a bungalow style dwelling constructed of limestone masonry and a roof clad in corrugated galvanised iron, together with its outbuildings which include workers' quarters and a dairy. The property on which these features are located is Pat of Cockburn Sound Location 201, taken up by Daniel Hymus in the late 1870s. Daniel Hymus was the third son of Frederick and Phoebe Hymus who had arrived in the Colony in 1842 under the settlement scheme for Australind. Frederick died in 1852, and shortly afterwards the family settled in East Rockingham, being among the first settlers to take up land in the area. In 1867 Daniel Hymus married Fanny Bell, the daughter of the neighbouring farmer, and it appears that he was the only family member to remain in the area for his entire life. It is assumed that Daniel and Fanny occupied Location 201 from around 1881. They moved to the Rockingham beachfront in 1895, leaving their son Daniel Hymus Jnr. to live on the East Rockingham property. The existing house is believed to have been built circa 1905. Daniel Hymus Jnr. was a bachelor, and when he died in 1920, his brother was granted probate to his will. In 1935 the property was sold out of the family, to Joseph Stokes, whose father had farmed the Wheatfields property on Wellard Road since 1905. The house required major renovations before the Stokes family could move in, and the work undertaken at that stage is still evident: the decorative motifs of some ceiling plaster and leadlight glazing found in the place are of the Art Deco style that was popular in the 1930s. To accommodate an expanding family, Stokes enclosed the north and south verandahs of the house circa 1940. The property was at this stage used to run milking cows, and a dairy was constructed in 1938. From the 1940s through to the 1960s this was one of the area's better dairies. Joseph Stokes died in the late 1970s and the family eventually sold the place in 1989. The present owners of the place, Bellotti Nominees Pty Ltd, have long term plans to develop the place for industry.

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

- the place is important for its strong association with the Hymus family who were among the earliest settlers in East Rockingham and were involved in the social and civic development of the district;

- the place is also associated with the Stokes family who owned land and farmed in the district from near the beginning of the 20<sup>th</sup> century up to the 1970s;

- the house is a visually prominent element in the East Rockingham landscape, and one of a number of landmark buildings in the area;

- the place is among a number of sites in East Rockingham which provide the district with a sense of history and permanence;

the place is an important component of a clearly definable precinct containing cultural and natural heritage sites;

the house has considerable visual appeal for its pleasing proportions, construction in local stone and the appearance of having been established on the site for many years;

the form of the house is demonstrative of an early 20<sup>th</sup> century approach to the design of homesteads in the rural sector of Western Australia; and,

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

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

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

what curtilage would be appropriate for the place, given the intended future development of the property and the limited significance of the dairy and other outbuildings;

what uses the buildings could be put to in the longer term, in order to make their conservation financially viable;

what approach that should be taken to conserving the different buildings on the site, given that much of the house's fabric is not original but illustrates the history of occupation, and that the dairy has little intrinsic significance but its presence is a valuable reminder of period in East Rockingham's history when dairy farming was the main occupation of most land owners; further, what parts of the house can be adapted to make the building serviceable for today's standards of living or an alternative future use;

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

what maintenance should be undertaken in order to minimise the deterioration of significant building fabric.

The thrust of the policies is to ensure that: the house and, if feasible, the dairy and workers' quarters are to be retained on their present site while the surrounding land is developed for industry; the house is provided with a suitable curtilage that includes the workers' quarters but which does not necessarily include the dairy; the house be conserved in a manner that sees the core rooms and enclosed parts of the north and south verandahs restored to a condition similar to when the place was occupied by the Stokes family in the 1940s, and the rear part of the building adapted as required for the place's future use; and, if feasible, the dairy be adapted for use by an industry located on the site, with considerable adaptation if necessary.

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

## 2.0 INTRODUCTION

### 2.1 BACKGROUND

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

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

### 2.2 STUDY AREA

This report deals with the place known as the *Hymus House*, which is located on Part of Cockburn Sound Location 201, Mandurah Road, East Rockingham. The place comprises a bungalow style dwelling built of limestone and brick masonry walls and a corrugated iron clad roof, together with several dilapidated outbuildings and a former dairy.

### 2.3 STRUCTURE OF THE REPORT

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

### 2.4 SOURCES OF STUDY INFORMATION

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

## **2.5 PROJECT TEAM**

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## **2.6 ACKNOWLEDGMENTS**

Jeff Bradbury, City of Rockingham

Vanessa Jackson, City of Rockingham

Mary Davies, Rockingham Historical Society (Inc)

Wendy Durant, Rockingham Historical Society (Inc)

Bruno Bellotti, property owner

Rod & Deb Strawbridge and Darren Potter, tenants

Pat Chester, descendent Frederick & Phoebe Hymus

Darren Hymus, descendent Frederick & Phoebe Hymus

Mervyn Regehr, Bell family descendant

Dawn May, daughter of Joseph Stokes

Frank Churcher, long term resident of the area

Henry McLaughlin, local artist





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

Copyright UBD



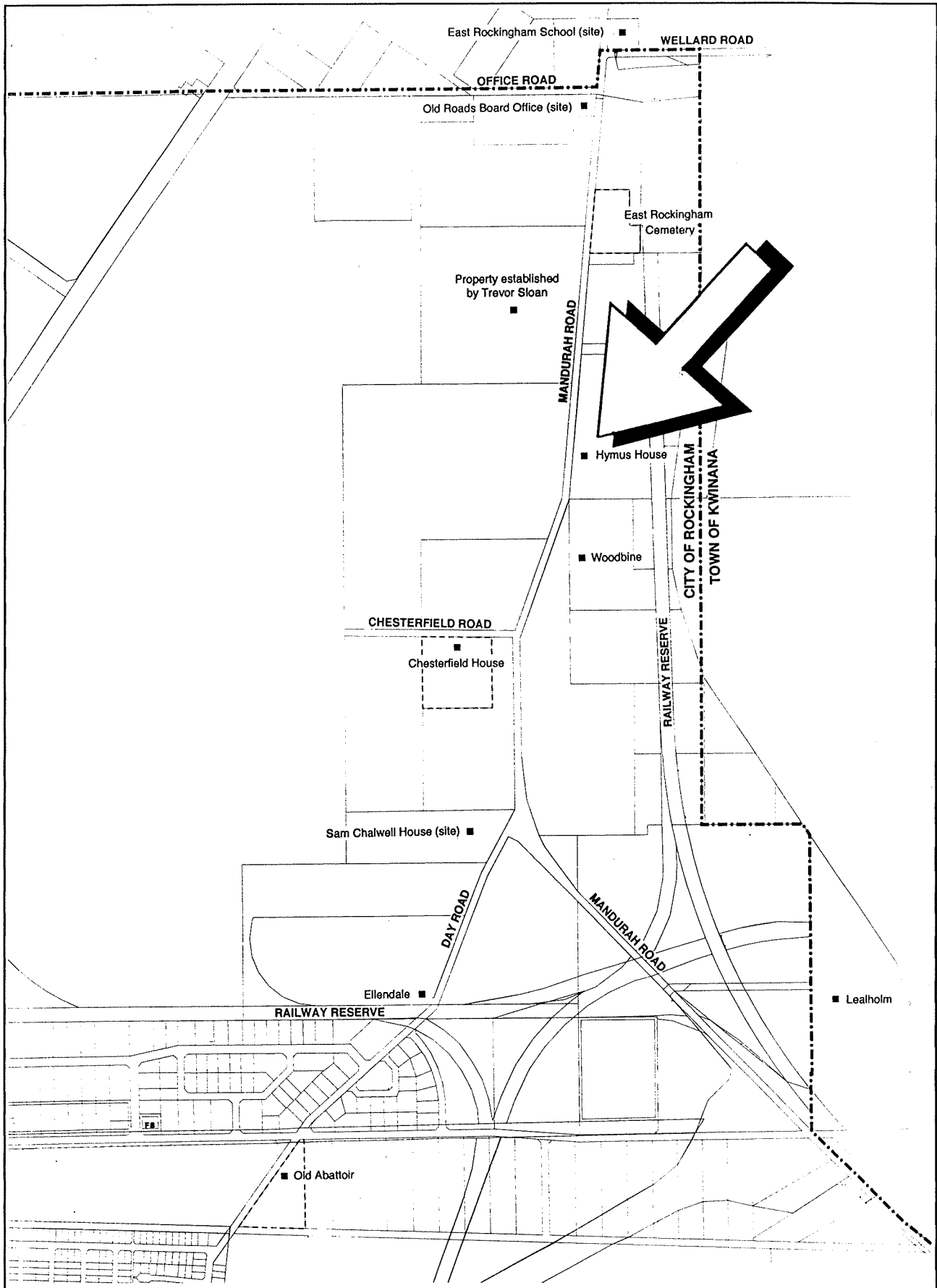
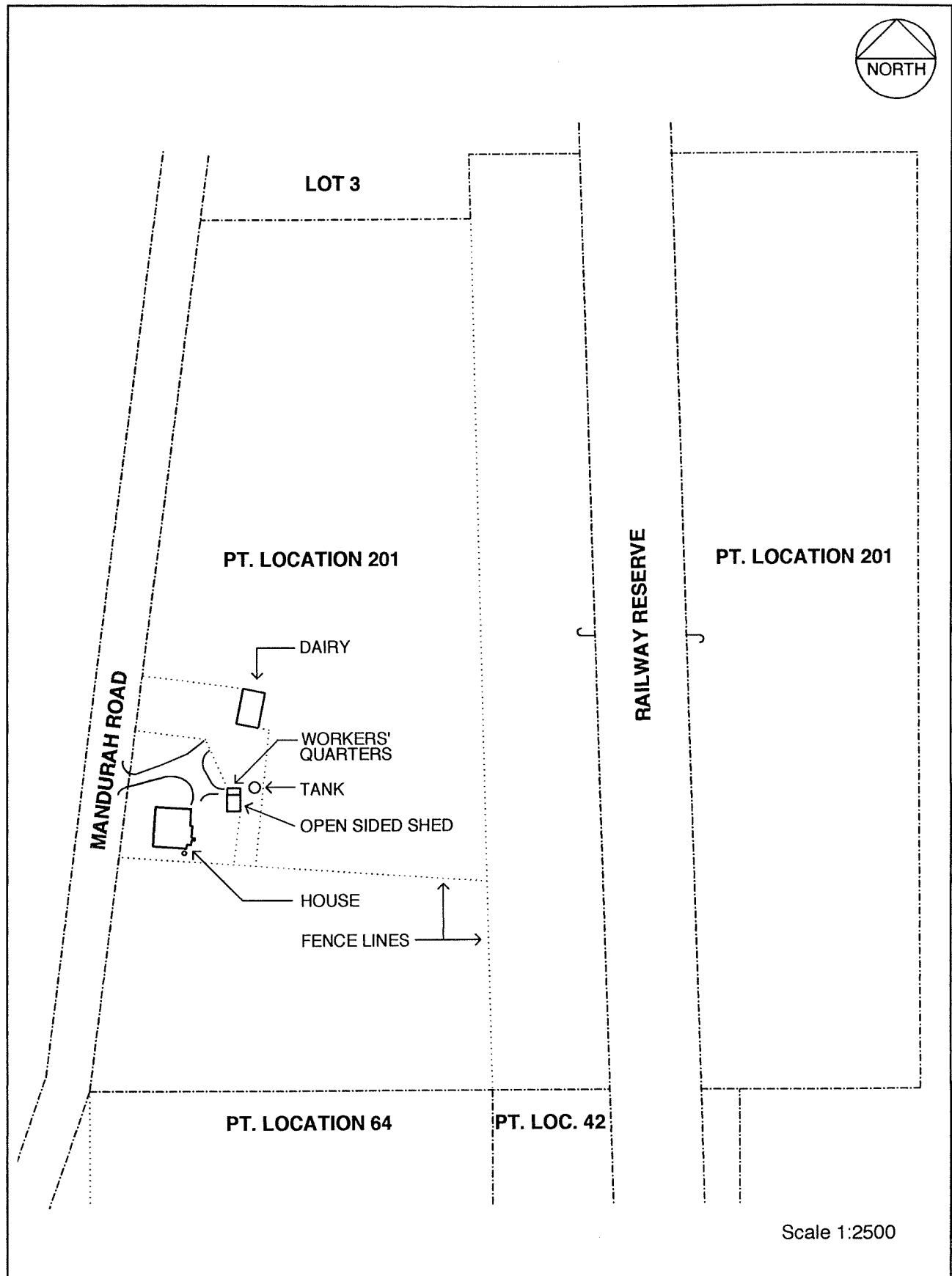


Figure 2.2 Map of the locality, showing the position of *Hymus House*.

City of Rockingham / Palassis Architects





**Figure 2.3** Sketch plan of Pt. Location 201, indicating the features which are the subject of this report.

Palassis Architects



**Figure 3.1** Portrait of Daniel Hymus senior, the original owner of Cockburn Sound Location 201.

Original source of photograph unknown

### 3.0 DOCUMENTARY AND PHYSICAL EVIDENCE

#### 3.1 DOCUMENTARY EVIDENCE

##### 3.1.1 Introduction

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

##### 3.1.2 History of *Hymus House* - An Overview

The history of *Hymus House*, and the early years of settlement by members of the Hymus family in the East Rockingham district, is subject to a certain amount of conjecture. Various published histories, reports and articles about the district have assumed the Hymus family had bought the land on which *Hymus House* now stands in 1855, and that *Hymus House* was constructed by Daniel Hymus in the 1860s to replace the family's earlier more humble dwelling. However, documentary evidence does not support the early occupation of the site, while the style and construction of *Hymus House* suggests it was erected at a much later date, possibly between 1895 to 1905. This assessment is supported by a plaque on the building which gives a dating of 1905.<sup>1</sup>

According to early land records, in 1855 William Hymus acquired Location 44 immediately south of Location 64 which was acquired by James Bell in c.1856. At this time Location 201, on which *Hymus House* was eventually built, does not appear to have been surveyed as a separate Location.<sup>2</sup> It could be assumed, therefore, that the Hymus family built their first dwelling on Location 44. A mortgage was registered on this land in 1860, and apparently William had difficulties in meeting the payments.<sup>3</sup> In 1864 he requested Nicholas Paterson, who held the mortgage, to accept Location 44 in lieu of outstanding payments and interest owed. Around this time, or a few years later, James Bell bought the land off Paterson.<sup>4</sup> With the death of the mother Phoebe Hymus in 1864, it is feasible that some of the family may have joined William in Pinjarra where he had moved to take up the position of schoolmaster. Apparently Daniel Hymus was working as a publican in Rockingham at the time of his marriage in 1867 to Fanny Bell, which suggests he may have been living at the nearby Rockingham Arms, the only licensed Inn in the district at that time. According to a Bell family history, Daniel and Fanny lived in

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<sup>1</sup> Research to date has not established how this 1905 date was established by those who erected the plaque. The 'Old Rockingham Heritage Trail' brochure indicates the date of *Hymus House* was unknown at the time the Trail was devised. There is the possibility an error occurred when the date of a photograph of Bell Cottage, i.e. c.1905, which appears above the entry for 'Hymus Cottage', was inadvertently taken as the date for *Hymus House*.

<sup>2</sup> Registers held by the State Records Office, and land memorials for Cockburn Sound held by the Department of Land Administration (DOLA).

<sup>3</sup> Memorial VI, No.1584, 26/1/1864. Deed Office, DOLA.

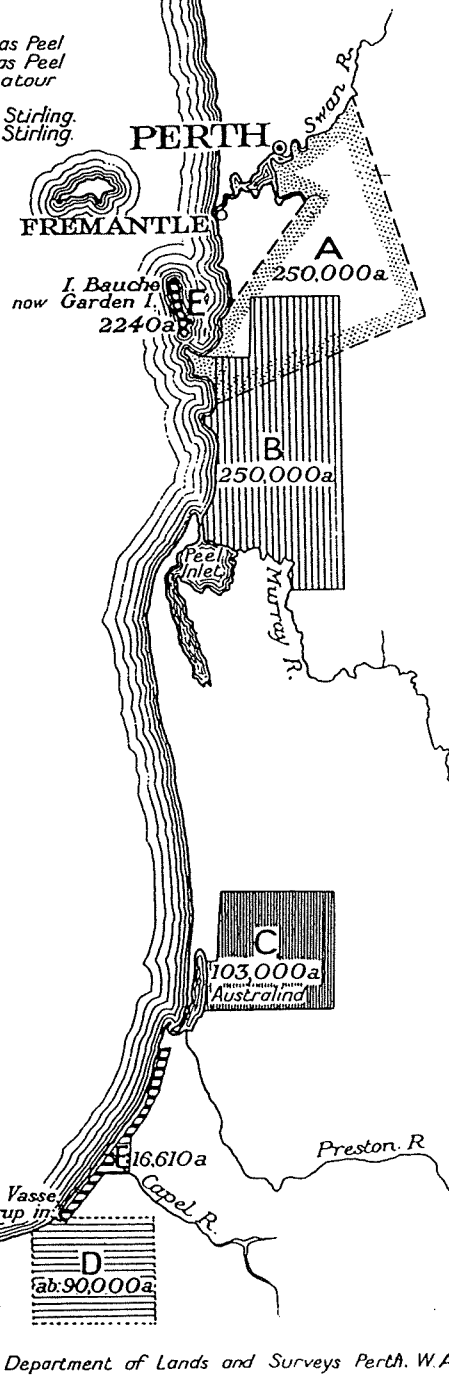
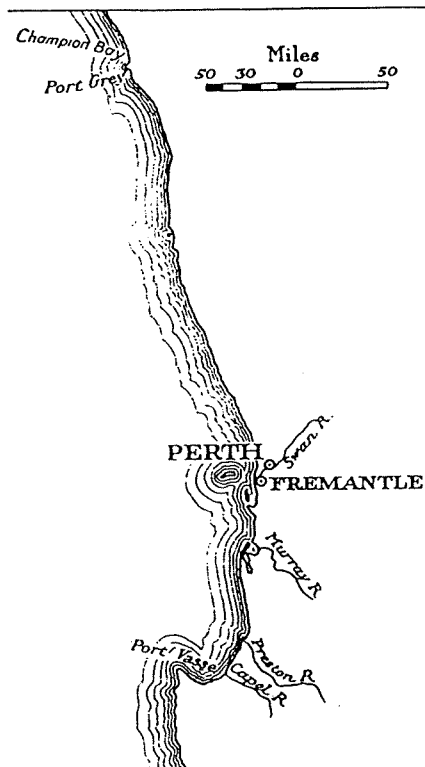
<sup>4</sup> According to Mervyn Regehr, a Bell family descendant, James Bell acquired Location 44 between 1867 and 1872. Apparently the documentation relating to this acquisition is not straightforward, hence the uncertainty of the actual date. Regehr, M., conversation with Robyn Taylor, 15/6/1999.

# PART OF THE SOUTH WEST PORTION OF WESTERN AUSTRALIA

Miles  
10 5 0 10 20 30

## Reference

- A Suggested Priority Grant to Thomas Peel
- B Land actually granted to Thomas Peel
- C Land purchased from Colonel Latour for Australind Settlement
- D Suggested Priority Grant to Capt. Stirling.
- E Land actually granted to Capt. Stirling.



Compiled at the Department of Lands and Surveys Perth. W.A.

**Figure 3.2** Map showing the initial grant allocated to Thomas Peel which he forfeited due to his late arrival in the colony, and the actual grant he received.

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

various places for a couple of years after their marriage. In 1878, Daniel Hymus acquired the title deeds to Location 201 and it would have been some years after this that *Hymus House* was constructed.

In 1935 Location 201 and *Hymus House* was bought by Joseph Stokes, who then acquired other properties along the Mandurah Road including the Bell family's 'Woodbine' in 1937. With the resumption of land in East Rockingham by the Government during the 1950s and 1960s, which included portions of Joseph Stokes land holdings, and plans to develop some of these lands as railway marshalling yards, the future of *Hymus House* was in doubt. This uncertain state of affairs continued for more than twenty years, and the Stokes family eventually moved away from the area and the place was sold. Concern about the loss of the early settlers' dwellings in East Rockingham motivated local citizens and groups, such as the Rockingham Historical Society, to campaign for their retention. *Hymus House* was included in the 'Heritage Report on East Rockingham Settlement' which had been commissioned in 1992 by the City of Rockingham, the Town of Kwinana and Landcorp.<sup>5</sup> The report recognised the significance of the dwellings and recommended that, 'as a group', they be submitted for heritage listing to the W. A. Heritage Council and the Australian Heritage Commission.<sup>6</sup>

*Hymus House* continues to be occupied, however there remains some doubt about its future in view of the intended industrial development of that and other properties in East Rockingham.

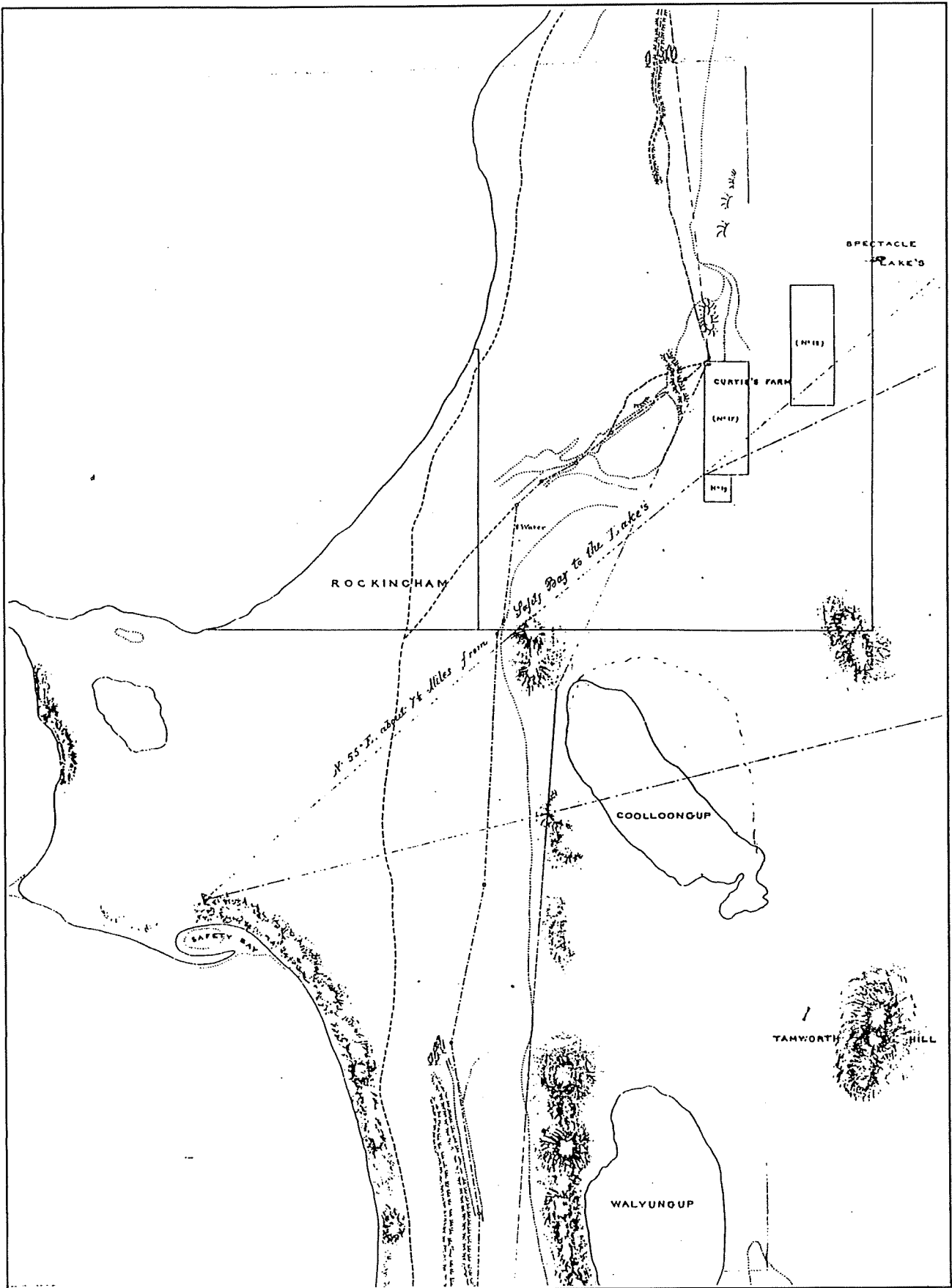
### 3.1.3 A Brief History of the Early Settlement of the East Rockingham District

The European history of East Rockingham dates back to the earliest days of the Swan River Colony when the Peel Estate was established around the Cockburn Sound district. Thomas Peel, after whom the Estate was named, was an English gentleman of means wanting to invest in the new colony. Originally, Peel was eligible for a land grant of 250,000 acres on the southern side of the Swan River because of his promise to bring several hundred settlers to the colony at no expense to the Imperial government. However, one of the stipulations to secure such grants was that the settlers had to arrive before the end of 1829. While Peel procrastinated in his departure from England, other settlers arriving in the Colony were pressuring the government to release Peel's grant which covered some of the best land in the Colony. Peel was given a deadline of November 1, 1829 to land his first settlers in order to retain this grant.<sup>7</sup> When he discovered, somewhat belatedly, how much sailing time was needed to reach the Colony, he realised he would not make the deadline. He applied to have an extension of time to the end of November but this was refused. When Peel and his first boat load of settlers finally arrived in December of that year, Peel had to forfeit his entitlement. The colony's Governor Stirling then gave Peel the option of choosing another 250,000 acres of land. This grant covered the district around Cockburn Sound extending down to the Murray River and Peel Inlet where the town of Mandurah was established. The northern part of this new grant lay within the original grant area.

5 Keen, J. C., 'Heritage Report on East Rockingham Settlement', for City of Rockingham, Town of Kwinana, Landcorp, December 1992. This report dates *Hymus House* as being built after 1868. See page 7.

6 *Ibid.*, p.12.

7 Taggart, N., *Rockingham Looks Back, A History of the Rockingham District 1829-1982*, Rockingham District Historical Society (Inc), 1984. See pp.7-8 for a transcript of 'Conditions For Land Grants at Swan River Colonial Office December 5th, 1828.



**Figure 3.3** One of the earliest maps showing land grants in the East Rockingham area, prepared by surveyor Austin in 1848. Early tracks are shown as dotted lines.

Public Records Office: Cons.3869 / WA 236.

By 1830 a small settlement called Clarence had been established by Peel at a spot south of Woodman's Point. However, conditions were appalling and Peel proved woefully inept at managing the situation. A number of settlers began to drift away from the town and settle elsewhere. Peel then dispatched a small group of his settlers to the south of Clarence where the land was more fertile. This place was several kilometres inland from where the third of his ships bearing settlers, the 'Rockingham', had been wrecked.<sup>8</sup> The exact location of the homes they erected is not known. However, in a petition to Governor Stirling dated August 30, 1830, the settlers gave their place of abode as Rockingham Town.

We left England under the care of Mr Halliburton, master of the 'Rockingham', agreeing to work for Thomas Peel, Esq. as field labourers to receive three shillings per day to start from the day of our landing; but we were sent by Mr Peel's orders about five miles South West of Clarence to build our houses and to turn up as much land as we thought proper. We have done this without receiving any pay or having any proper seeds to sow on the land we have been labouring at ... and can get no satisfactory answer from Mr Peel ...<sup>9</sup>

Eventually these settlers also moved on and to date no trace of their early habitation in the Rockingham district has been found.<sup>10</sup> Some of these settlers moved to the Mandurah area where Peel had also settled.

Overland tracks were eventually established linking up the settlements between Fremantle and Mandurah. One particular track which passed through the Rockingham district went along the high ground on the east of Lake Cooloongup. In later years a track on the east side of the lake came into use, and evolved into what has become known as the Mandurah Road. This road was the "spine" along which the East Rockingham settlement developed.<sup>11</sup>

Meanwhile, Peel began to promote Safety Bay (Liverpool as Peel named it), just south of Rockingham, as a potential harbour for exporting the thick stands of timber which were growing in the hills to the east, and as a base for whalers.<sup>12</sup> In 1846 a survey was undertaken by the Surveyor-General John Septimus Roe and the town of Liverpool mapped out. However, this came to nothing. Roe had not been impressed by the locality but did report favourably on Mangles Bay, which was not part of Peel's land holdings. The beach front at Mangles Bay had the potential for safe anchorage for ships, and jetties could be built to handle timber exports. The area was also 'close to the existing settlement of [East] Rockingham'.<sup>13</sup> A future town was mapped out on the waterfront with building lots and amenities, and 5 acre lots for timber yards for lease or purchase. On June 3, 1847 the town of Rockingham was declared open for the sale of lots.<sup>14</sup> However, it would be many years before Rockingham would take on the semblance of a township.<sup>15</sup>

8 Fall, V. G., *The Sea and the Forest: A History of the Port of Rockingham Western Australia*, published for the Shire of Rockingham, University of WA Press, 1972., p.13-14.

9 Russell, L., *Kwinana, "Third Time Lucky"*, Town of Kwinana, 1979, p.32.

10 *ibid.*, p.32. Fall, *op.cit.*, p.14. According to another publication (M. Uren, *Land Looking West, The Story of Captain James Stirling in WA*, 1948, p.130) at the time there were twelve families in the Mangles Bay area, about 400 people at Clarence, and twelve men and a family at Murray River.

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

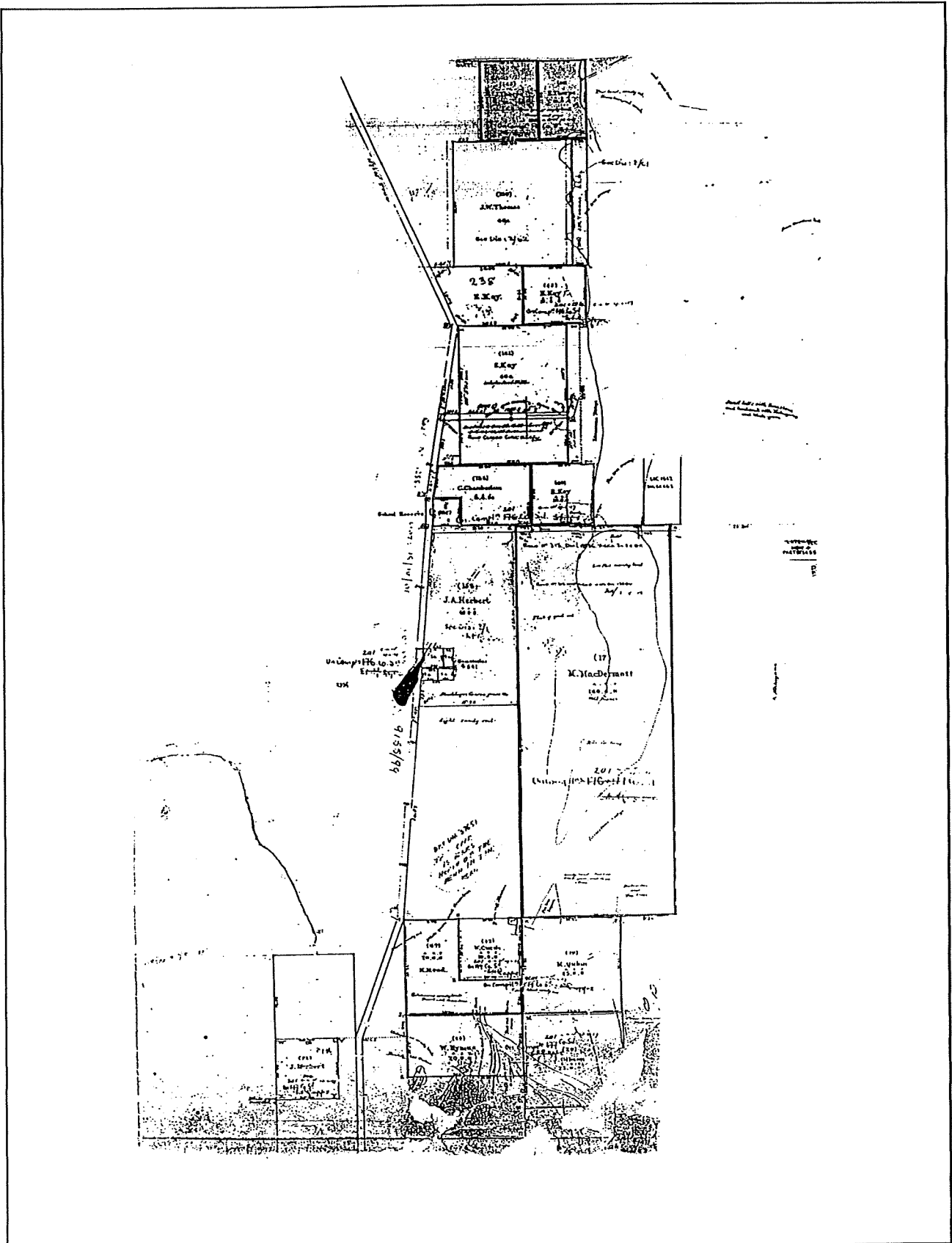
12 Taggart, *op.cit.*, p.37.

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

14 *ibid.*

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





**Figure 3.4** Circa 1870 map of East Rockingham showing the various properties along Mandurah Road. The names appearing on the various lots refer to the persons to whom the land was originally granted. The name "W.Hymus" appears on Location 44, and it is evident that during the time that this map was current Location 201 had not yet been selected.

Source of original map not located

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

The belt of fertile swamp and woodland, sandwiched between the Point Peron-Safety Bay limestone ridge to the west and the Baldvis sandhills to the east, was not extensive enough to attract the interest of large-scale landowners, but was able to support a number of small properties.<sup>16</sup>

However, it appears the first families in the district did not settle there until the 1850s. William Mead's family is believed to be the first, taking up ten acres in 1854, to be followed by Thorpe, Key, Broughton, Hymus, Bell, Thomas, McDermott, Herbert and Smirk.<sup>17</sup> Many of these early homes, thought to be of predominantly wattle and daub construction, were located along or in the vicinity of the Mandurah Road track.<sup>18</sup> They were to be replaced by more substantial masonry dwellings which still exist today, although some are little more than ruins. The families were on the whole large in number, for example the Bells had eight children, the Hymuses eleven, the Thorpes ten, and the Smirks thirteen. Two of the Hymus girls, who married into the Smirk and Day families soon after coming to Rockingham, had ten and fourteen children.<sup>19</sup> The number of children in the settlement justified the establishment of a local school by the early 1860s. After operating from improvised schoolrooms, including a room in the Hymus home, a proper schoolhouse was built by members of the community in 1865 on the corner of Wellard and Mandurah Roads.<sup>20</sup> A tight-knit community developed in East Rockingham with the children playing and going to school together, marrying into each other's families, and growing into responsible and worthy citizens.

During this time the townsite of Rockingham, situated on the beach front of Mangles Bay, had not developed to any extent. The town jetty largely serviced the shipping trade, visiting whalers and timber haulers who brought in their timber from the hinterland. However, with the rapid expansion of the sandalwood and jarrah trades, which resulted in the opening of the Jarrahdale mill in 1872 and the construction of a railway between Jarrahdale and the port, the town eventually became more attractive to settlers who could establish businesses there. For example, around 1886 James Bell (Jnr) had purchased property on the beach front and built the Port Hotel in Kent Street where he worked as the publican. He sold this to his sister Fanny and her husband Daniel Hymus in 1895, and built a home 'Ocean View' and a thriving general store on the beach front.<sup>21</sup> The store serviced the ships coming to the port with fresh meat and produce brought in from the hinterland farms.

In 1897, Rockingham's development enabled the setting up of a Roads Board to service the district. Most of the established families were represented on the Board with the first members being John and James Bell, Daniel Hymus, William Day, George Mead, John Thorpe and Charles Parkin. Meetings were

<sup>16</sup> Palassis, report dated May 1998, *op.cit.* p.7.

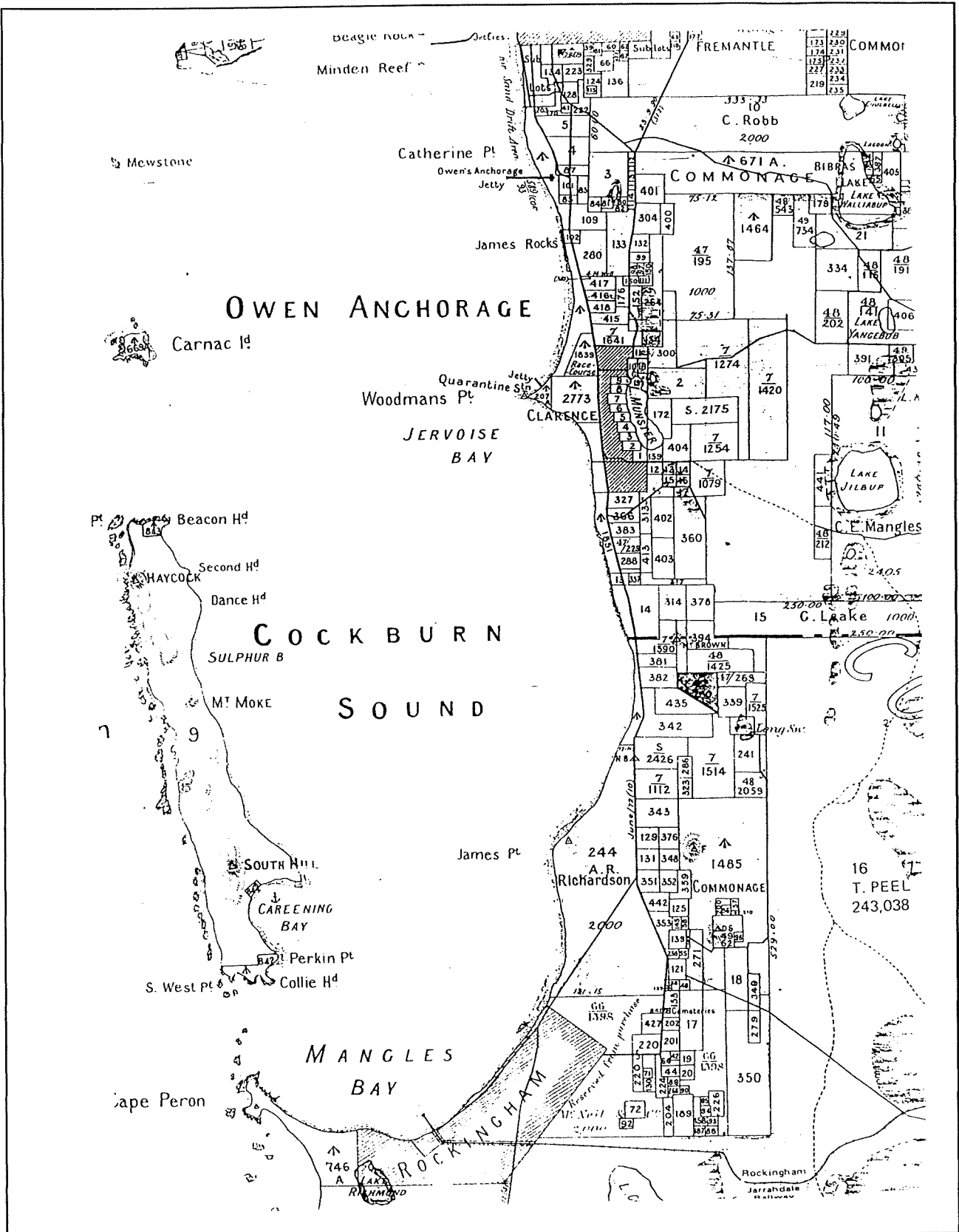
<sup>17</sup> Taggart, *op.cit.*, Chapter 4 'The East Rockingham Settlement', pp.47-66.

<sup>18</sup> *Ibid.*, p. 48.

<sup>19</sup> *Ibid.*, p.85, and family trees at the back of this publication.

<sup>20</sup> Russell, *op.cit.*, p.80. The school was demolished in 1966.

<sup>21</sup> Regehr, M.B., "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", unpublished manuscript, 1998, p. 84.



held at various venues until a Roads Board office was built on the corner of Mandurah and Office Roads in 1905/06.<sup>22</sup>

### 3.1.4 The Hymus Family and *Hymus House*

The Hymus family's connections to the East Rockingham District apparently date back to 1853 when a Publican's Licence was granted to W. Hymus, presumably William, the eldest son of Frederick and Phoebe Hymus.<sup>23</sup> The Licence was 'for a house of entertainment' situated on the 'Southern line Road between Fremantle and Bunbury' and 'about 15 miles from the former town'.<sup>24</sup> It is not known where this Inn was actually located, but it could well have been the Bush Inn referred to a couple of years later in the travel diaries of the Quaker Frederick Mackie. Mackie made an entry on the '20th' of the 'second month', 1855, 'Stopped last night at the Bush Inn, Rockingham, 14 miles from Fremantle'.<sup>25</sup> Mackie was travelling to see his friend Marshall Waller Clifton at the Australind settlement. It is possible that William Hymus had been establishing himself in the Rockingham area and looking for a place where the Hymus family could settle. His father, Frederick Hymus, had died the year before in Mowerinup and William was now the head of the family.

Frederick and Phoebe Hymus, with eight of their children, had arrived in Western Australia in 1842 via the 'Diadem' as part of Marshall Waller Clifton's settlement scheme in Australind. Frederick was a thatcher by trade and the family had come from the Reverend J. R. Wollaston's former parish in Horseheath, West Wickham, Cambridgeshire. Wollaston, had arrived in the colony the year before in 1841, partly induced by the promise of being made the chaplain at Australind.<sup>26</sup> By 1842 the Australind settlement had 365 inhabitants, but the enterprise was doomed to failure through financial problems. Wollaston is noted for the journals he kept about life in the colony, and there are a number of references to the Hymus family and their travails, in particular the events following an unfortunate incident where Frederick, who had been drinking, shot and wounded a man called Everet in the knees. Everet had been another of Wollaston's former parishioners in England and was friendly with Phoebe, whose character Wollaston obviously disapproved of, 'she was always a drunkard at Horseheath'. Wollaston's journal entry for February 4, 1843, mentions Everet 'left me & went to live with Hymus at Australind encouraged by the latter's Wife, who has been guilty of much levity, & imprudence if not criminality'. Frederick Hymus shot Everet in a fit of jealousy, and although he repented his action by trying to help the man, he was arrested and sentenced to a year's imprisonment in the Fremantle gaol.

Hymus, tho' his worthless wife has ever been a Thorn in his side, is a most industrious, painstaking inoffensive Man - Everet, the most dogged, sulky, spiteful aggravating fellow, when out of humour, I ever knew. <sup>27</sup>

<sup>22</sup> Davies, M., letter to the City of Rockingham (in relation to the review of this document), 27/09/1999.

<sup>23</sup> *The Independent Journal*, 4/11/1853, cited in Russell, *op.cit.*, p.39.

<sup>24</sup> *ibid.*

<sup>25</sup> Nicholls, M. (ed.), *Traveller under Concern: The Quaker Journals of Frederick Mackie on his tour of Australasian Colonies 1852-55*, University of Tasmania, Hobart, 1973, p.267. A couple of locations have been suggested for the Bush Inn. Evidence suggests the Chesterfield Inn (or a site close to it), opposite the Bell property, may have been the original Bush Inn.

<sup>26</sup> *The Wollaston Journals*, Vol. 1, edited by Geoffrey Bolton and Heather Vose, University of WA Press, 1991, p.xxvii.

<sup>27</sup> *ibid.*, Vol. 2, p.29.

Wollaston, apparently not having any trust in Phoebe's ability to stay sober, undertook to look after the Hymus children (a ninth child, Caroline had been born in 1842), and what there was of Frederick's personal property. Despite these circumstances, the eldest son William went on to improve his station in life by hard work and study.<sup>28</sup>

Some time after his release from prison, Frederick and the family moved to the Murray District where he found work at Bowes' farm at Moroerinup (Mowerinup), on the Serpentine River near Barraghup.<sup>29</sup> Apparently this was 'a fertile spot on the Mandurah Road, about half way between Mandurah and Rockingham'.<sup>30</sup> During this time, two more children were born, Elija in 1845, and Sydney in 1848. In 1852 Frederick died of apoplexy. The following year in 1853, W. Hymus (presumably William) was granted the publican's licence in Rockingham, (referred to above), then in 1855, he obtained 20 acres of land on Location 44.<sup>31</sup> Phoebe and the children, the older ones were young adults by this time, settled at East Rockingham and presumably a dwelling was established while the ground was cleared and crops planted. A memorial for Location 44 was registered on April 6, 1860 for a mortgage made between William Hymus, a Yeoman of the Murray District, and Nicholas Paterson, Merchant of Fremantle, stating that £65/12/- was owing to Paterson.<sup>32</sup> It appears that in 1864 William Hymus requested Paterson to accept the property in lieu of payment of the mortgage and the outstanding interest.<sup>33</sup> Some time after this the land was bought by James Bell.<sup>34</sup>

In 1860, William's application to be the first Schoolmaster in Rockingham was accepted, and around 1861 - 1862, a room in the Hymus family home, presumably on Location 44, was used as a schoolroom.<sup>35</sup> With the number of children in the district, this type of accommodation would have soon proved inadequate. The parents successfully petitioned the government for a school which was erected in 1865 on the corner of Wellard and Mandurah Roads. This was accomplished by carpenter and former shipwright James Bell (Senior) with the assistance of the community. According to local histories, a second home was built by Daniel Hymus, the third son, around 1867-8, although no primary sources could be found to substantiate this.<sup>36</sup> About this time, James Bell was building his own second home on Location 64.

William had proved to be a good teacher and was promoted to the position of Schoolmaster in Pinjarra. In 1863 he had married Lucinda Moore, and they were to have several children. Phoebe died in 1864 at

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28 Richards, R., *The Murray District of Western Australia, A History*, Shire of Murray, 1978, p.379.

29 *ibid.*

30 Taggart, *op.cit.*, p.50. The place name is spelt differently in various histories. Taggart adopts the latter spelling given here in brackets.

31 Memorial books for Cockburn Sound held by DOLA, and Land description book (Cockburn Sound), No.455 Cons. 5000, (microfilm), State Record Office. Taggart refers to a Title Deed for ten acres (not twenty acres) in the name of William Hymus which she indicates is located in the Battye Library, *ibid.*, p.49. She does not specify which parcel of land is covered by the Title Deed. No record of this Deed could be found in the Battye Archives.

32 Memorial VI, No.781, Deed Office, DOLA.

33 Memorial VI, No. 1584, Deed Office, DOLA.

34 See footnote no. 4.

35 Taggart, *op.cit.*, p.54. In his history, Russell also refers to a Walter Hymus establishing a school near Rockingham Beach, *op.cit.*, p.80. However, he also implies that this could have been William Hymus and suggests the possibility that this 'West Rockingham School' may have been in a room in Hymus house.

36 The 1992 'Heritage Report', which used local histories in its assessments, dates *Hymus House* as being built after 1868. See p.7. Taggart implies a date around this time, coupling a reference to Daniel Hymus building the 'second' house, with his marriage to Fanny Bell in 1867.

the age of sixty, then in 1867, the third son Daniel married Fanny Bell of Woodbine, James and Jane Bell's eldest daughter. As stated above, Daniel's occupation as a Publican is cited on the marriage certificate which suggests that he was working, and perhaps living at the nearby Rockingham Arms. According to a Bell family descendant, Daniel and Fanny moved to Perth for a short time after their marriage, then, when Fanny became schoolmistress at the East Rockingham school (for various periods of time between 1871 and 1881) she and Daniel lived in the teacher's quarters which were built around 1866.<sup>37</sup> The couple were to have eleven children.

In 1875, Daniel bought land on the Rockingham Beach townsite, possibly as an investment. Although no township had yet been established at the beach, a railway had been constructed in 1872 to bring timber from the Jarrahdale mill to the jetty at Rockingham which would encourage the town's development. In 1878, Daniel acquired forty acres at Location 201 on which *Hymus House* was eventually built.<sup>38</sup> Towards the end of 1895, he and Fanny moved into the Port Hotel near the beach front which they had bought from Fanny's brother James Bell Jnr.<sup>39</sup> They 'added a new two-storied stone frontage to the small original one-storied wooden structure' which included bedrooms and living quarters for the family on the upstairs floor.<sup>40</sup> According to local history, Daniel and Fanny's third son, Daniel, who was to remain a bachelor for the rest of his life, lived at *Hymus House* until his death in 1932, apparently enjoying the company of his neighbour and fellow bachelor John Bell of Woodbine.<sup>41</sup> Exactly when *Hymus House* was constructed is not known, but it is possible that it was erected before the Hymus family moved into the Port Hotel in 1895 and not 1905 as suggested by the Heritage Trail plaque attached to the building.

On May 6, 1920, Daniel Hymus (senior) died, and the probate of his Will was granted to Leslie Charles Hymus, Licensed Victualler of Rockingham as executor.<sup>42</sup> There were various mortgages on the property until the Title was transferred in 1935 to Joseph Stokes, a Dairyman of Rockingham.<sup>43</sup> Stokes had come to the district in 1905 when his father purchased the Wheatfields property on Wellard Road. In 1924, Stokes married Dorothea Brown, and after purchasing the Hymus property, which was apparently in a derelict state, he set about restoring the home for his family. According to a member of the Stokes family, the front verandah boards had to be replaced, the roof repaired, new ceilings put in, and walls stripped down. New windows and doors were also installed, and a new mantelpiece over the fireplace

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37 Regehr, M., conversation with Robyn Taylor, 15/6/1999. Russell, *op.cit.*, p.81. Accounts about the teachers and the years in which they taught vary in different histories. Russell indicates Fanny Hymus taught at the school in 1871, then from 1875 to 1881, Russell, *op.cit.*, p.87. Richard Draper in *Rockingham - The Visions Unfold*, pp.57-58, gives the years as 1871, 1873 and 1881. The truth probably lies somewhere in between, because as Draper points out Fanny Hymus' teaching career would have been interrupted with her family duties, she had three to four children during these years of teaching, and seven children to care for by 1881.

38 Certificate of Title, Vol.IV, Fol. 274, dated October 24, 1878.

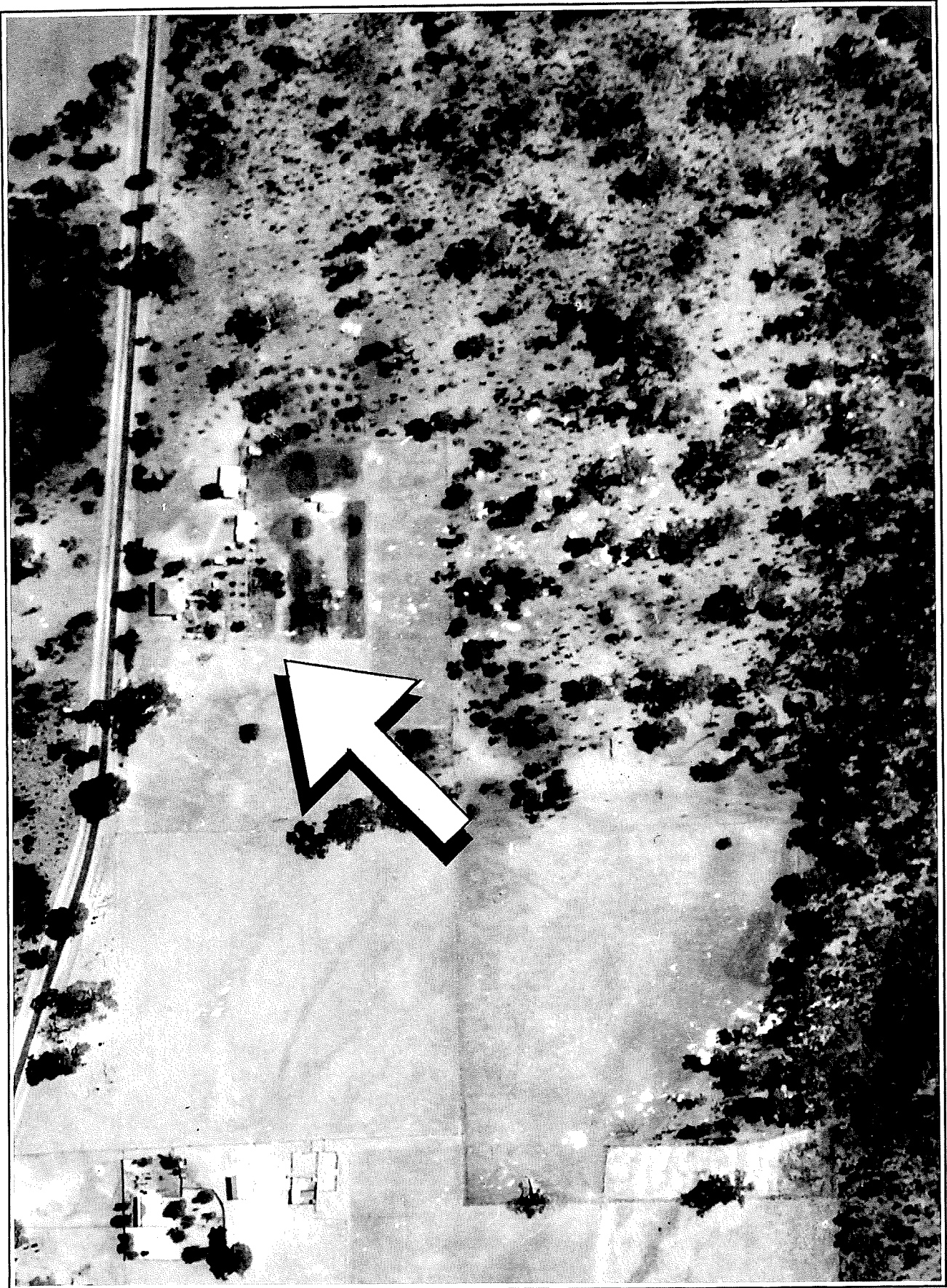
39 Taggart, *op.cit.*, p.97.

40 *ibid.*, p.101.

41 *ibid.*, p.119.

42 The Hymus family tree reproduced in Taggart's book, suggests Leslie Hymus could have been Daniel and Fanny's fifth son, born 1886.

43 Certificate of Title, Vol.IV, Fol. 274. Given the reported derelict state of *Hymus House* in the 1930s, it is possible that Daniel Hymus, who died in 1932, had moved out of the house some time earlier.



**Figure 3.6** Aerial photograph of the East Rockingham area taken in 1942, showing features on Loc. 201.

DOLA



in the lounge-room. There was also a new kitchen and bathroom.<sup>44</sup> Joseph and Dorothea Stokes and their four children, two boys and two girls, moved in about 1935-36 and gradually other additions and improvements were made. Side verandahs are added to the house around 1939-40, and used as sleep-outs, water tanks installed and a well was sunk.<sup>45</sup> In 1937, Stokes acquired the Bell property<sup>46</sup> and rented the cottage out to various tenants.<sup>47</sup> Around 1938 he built the dairy and delivered milk to Fremantle.<sup>48</sup> A paved concrete area and a septic toilet was also constructed at the rear of the house, which was eventually covered in, a garage built and a 'large room at the back where the workers used to sleep'.<sup>49</sup> According to Stokes' daughter, the local post office had also operated from the house for a time. She believes this was from the late 1940s to the early 1950s, although she couldn't be certain of the years. All the children helped out on the property. The land was gradually cleared of scrub and Stokes had irrigated an area behind the house where maize and vegetables were grown. 'On the front lawn there were lovely cypress trees, now gone'. Apart from the dairy cattle, there were farm animals, chickens and ducks and the children's pets.<sup>50</sup> An aerial photograph taken in 1942, reveals three, possible four, structures on the site and the irrigated areas and pastures.

Following the State government's decision in 1952 to build an oil refinery in Cockburn Sound and establish a new town to be called Kwinana, large areas of land began to be resumed in 1953 for development and expansion.<sup>51</sup> According to a subsequent Notice of Land Resumption gazetted the following year, the purpose of the resumptions through portion of Location 201, and other adjacent Locations 121, 49, 138, 153, 17 202, was for the Fremantle-Mandurah-Pinjarra Road, Controlled Access Road.<sup>52</sup> The Stokes were also informed that their land would eventually be used for marshalling yards. After a time, the Stokes family moved out, with one of the sons staying on the property until 1971-72, while the land was used for dry (non-milking) cattle grazing up to 1976.<sup>53</sup> After Joseph Stokes death in 1978-79, the family approached the government to find out what its intentions were, and were told that the plans for marshalling yards had been dropped. However, the place has since been earmarked for development under the Metropolitan Regional Scheme Act, Improvement Plan No.14. In 1989, *Hymus House* was sold to Bellotti Nominees who continue to rent the house out to tenants. The land is used for the agistment of camels owned by the current tenant Mr Rod Strawbridge.<sup>54</sup>

Today, *Hymus House* is considered an important part of the history of East Rockingham through its association with one of the district's earliest families. In 1992 the City of Rockingham, the Town of

44 May, D., (Joseph Stokes' daughter), conversation with Robyn Taylor, 18/5/1999.

45 *ibid.* Mrs May's sister recalls the well being sunk.

46 Transfer of Certificate of Title, Vol.1054, Folio 460. Date registered 19/12/1935.

47 Bell, E., conversation with Robyn Taylor, 18/4/1999.

48 May, *op.cit.* Apparently Stokes once had a dairy in Fremantle and a milk run.

49 May, *op.cit.*

50 *ibid.*

51 Russell, *op.cit.*, p.150-151.

52 *Government Gazette* dated 19/3/1954, p.455. The schedule for this notice lists seven properties, one owned by Raymond Stokes, and one, Location 201, by Joseph Stokes.

53 May, *op.cit.*

54 According to Mr Strawbridge, the camels were agisted on the property during the time of the former tenant Rodney Cooper's occupancy. After Cooper's untimely death, Strawbridge and his family moved into the house which is said to be haunted by Cooper's ghost. This is according to Strawbridge's stepson, Darren Potter, and his friends





**Figure 3.7** Aerial photograph of the site, taken in 1987.

DOLA



Kwinana and Landcorp commissioned the 'Heritage Report on East Rockingham Settlement' which included *Hymus House*.<sup>55</sup> The report recommended that 'The East Rockingham Settlement buildings should be submitted for Heritage Listing as a group to both the W. A. Heritage Council...and the Australian Heritage Council (sic), Canberra'.<sup>56</sup> The Report noted that *Hymus House* was still being used as a home and recommended that work be done to repair 'peripheral verandah areas' and generally maintain the fabric of the house.<sup>57</sup> The report also recommended that *Hymus House*, and the Mead house which was also tenanted at that time, 'should be retained as domestic habitation despite industrial development taking place around them'.<sup>58</sup>

### 3.1.5 Summarised Chronology of Major Events

- 1829-30 Privately funded venture devised by Thomas Peel to bring immigrants to the Swan River Colony. Land grant to Thomas Peel and formation of what was to become the Peel Estate located Cockburn Sound, between Rockingham and Mandurah.
- 1830 Early settlement in Rockingham area.
- 1842 Frederick and Phoebe Hymus, and 8 of their children arrive WA by the *Diadem*, and travel to Australind as part of Marshall Waller Clifton's settlement scheme.
- Hymus is imprisoned for one year for shooting a man.
- c.1844 Frederick and family move to Murray District some time after his release from prison. Finds employment at Bowes farm, Mowroerinup, on the Serpentine River.
- 1847 Surveyor-General Septimus Roe instructed to mark out a township for Rockingham adjacent to the waterfront at Mangles Bay. Lots are declared available for sale.
- 1852 Frederick Hymus dies of apoplexy at Mowroerinup.
- 1853 A publican's licence is granted to W. Hymus in Rockingham.
- Phoebe Hymus and children arrive at East Rockingham.
- 1855 William Hymus, acquires land at Cockburn Sound Location 44 which was surveyed in 1853.
- 1860 December, William applies to be first Schoolmaster of Rockingham.
- A memorial is registered of a mortgage dated April 6, 1860 between William Hymus and Nicholas Paterson for 20 acres at Location 44.
- c1861-2 A room in the Hymus home is used as a school. William teaches for 2 years then promoted to being the schoolmaster at Pinjarra.

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55 Keen, *op.cit.*

56 *ibid.*, p.12. The heritage body in Canberra is called the Australian Heritage Commission.

57 *ibid.*, p.14.

58 *ibid.*, p.15.

1864 Phoebe Hymus dies.

Memorial dated 26.01.1864 indicates William Hymus requested Nicholas Paterson to accept Location 44 on which Paterson holds the mortgage. This was in lieu payments and interest owed on the property.

1867 Daniel Hymus (Publican) marries Fanny Bell.

c.1868 The neighbouring Bell family build Woodbine cottage.

1872 Railway line for carrying timber is constructed from the Darling Ranges to Rockingham Port.

1875 Daniel Hymus buys land at Rockingham Beach townsite.

1878 Daniel Hymus becomes sole proprietor of Location 201 comprising 40 acres. The land is immediately north of the Bell property.

1895 Daniel and Fanny Hymus buy Port Hotel from James Bell Jnr.

c.1895-1905 *Hymus House* is built on Location 201.

1920 Daniel Hymus dies. Probate of his Will granted to Leslie Charles Hymus, Licensed Victualler of Rockingham.

1935 Joseph Stokes, Dairyman of Rockingham, buys the Hymus property.

Extensive renovations to *Hymus House*. Stokes family move in about 1935-6.

1937 Bell property, Locations 64, 44, 89, 268 and 224 purchased by Joe Stokes.

c.1938 The dairy is built on Location 201.

c.1950 The Post Office is operated at *Hymus House* from the late 1940s to early 1950s.

1953 Government announces intention to resume the land.

Government Gazette (1954) indicates land set aside for the Fremantle-Mandurah-Pinjarra Controlled Access Road.

Members of the Stokes family continue to live on the property until 1971-72.

Property continues to be used for grazing cattle up to 1976.

1971-2 Stokes family leave *Hymus House* which is rented out.

1989 Property is sold to Bellotti Nominees. *Hymus House* continues to be rented.

## 3.2 PHYSICAL EVIDENCE

### 3.2.1 Introduction

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

### 3.2.2 General Description of the Site and its Context

*Hymus House* is a bungalow style dwelling<sup>59</sup> constructed of limestone masonry with brick quoins, and a roof clad in corrugated galvanised iron. The house is located close to Mandurah Road and is a landmark along this major route. A short distance north-west of the house is a small stud-walled shed that is thought to have been constructed quarters for farm workers, and attached to this is a low flat roofed open sided shed. A concrete water tank is situated behind these sheds. A little further away, north of the outbuildings just described, is an old dairy building constructed principally of limestone masonry, with a pitched roof clad in corrugated galvanised iron. A loading ramp, constructed of limestone rubble, is located just south of the former dairy.

The property, Cockburn Location 201, fronts onto Mandurah Road which forms its western boundary for a distance of approximately 270 metres north and 120 metres south of the house. The Alcoa railway line runs through the rear of the property, approximately parallel to Mandurah Road, and level with the house the distance from Mandurah Road to the railway line is approximately 220 metres. A narrow strip of land on the other side of the railway, approximately 120 metres wide, also belongs to the property. The total area of land on both sides of the railway line amounts to 11 hectares.

Although the land is relatively level, the house is located on a low sandhill which appears to be the highest point in the central part of the property. Near the northern boundary the land also rises gently, continuing northwards as a low sand ridge which levels out in the vicinity of Wellard Road. Houses built on the three properties between Location 201 and the East Rockingham cemetery, are situated on this sand ridge. A belt of swamp land extends along the eastern fringe of the property, on the far side of the railway line, and the soil in this area is black and moist with a peaty character. Vegetation in the vicinity of the swamp is dense and lush, containing many paperbarks and acacias. The swamp is bounded on the east by sharply rising land, the Baldivis sandhills, which is heavily timbered with tuarts and banksias.

Little of the original vegetation remains on the property, the land having been cleared for pasture. Numerous tuarts, most in very poor condition, exist in the east and northern part of the property. Several mature tuarts in good condition occur in the strip of land on the far side of the railway. Trees around the

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A bungalow is defined as a single storey house which characteristically has a pyramidal roof form and is surrounded by verandahs on three or four sides. In English currency, the term was initially used to describe the dwellings with verandahs that were erected for the British administrators in India. See: Drew, P., *Verandah: An Embracing Place*, Angus & Robertson, NSW., 1992, pp. 5-7.



**Figure 3.8** *Hymus House*, view looking south-east.

Palassis Architects 15.09.1998



**Figure 3.9** *Hymus House*, south-west corner.

Palassis Architects 15.09.1998

house and sheds are introduced species such as Cape Lilacs and non-indigenous eucalypts. Gardens around the house are untended and infested with kikuyu grass.

Access to the property is off Mandurah Road, with a the driveway perpendicular to the road leading into an unpaved turning circle immediately north of the house. A service track for the railway line, accessible to two wheel drive vehicles, provides access to the eastern part of the property. The nearest entry points to the railway reserve are from Wellard Road on the north and Mead Road on the south.

At present the place is let to tenants whose principal concern is camel farming. The house is occupied by a family, and part of the former dairy is occupied by a farmhand. Besides camels, there are several horses agisted on the property. The south adjoining property, Location 64, is leased by the same tenants, and mainly used to run horses. The property contains an historic cottage and barn ruin.

A number of other heritage places are within close proximity of *Hymus House*, including the sites of the old East Rockingham School on the intersection of Mandurah and Wellard Roads and the old Road Board Offices on the corner of Mandurah and Office Roads. These two places are approximately one kilometre north of Hymus House. Closer by, approximately 650 metres north on Mandurah Road is the East Rockingham cemetery, a place Classified by the National Trust of Australia (WA). The land directly across the road from *Hymus House* is part of the Chesterfield Inn property. The inn, established in the 1850s and now in ruins, is located approximately 600 metres south-west of *Hymus House*. Some 300 metres south of *Hymus House* are the ruins of Woodbine cottage which was built in the 1860s by a prominent Rockingham pioneer family. Both Chesterfield Inn and Woodbine are clearly visible from *Hymus House*.

### 3.2.3 Description of the House

In plan, the house's outline is almost square, and its internal configuration is essentially a core of four principal rooms surrounded by verandahs, the kitchen and bathroom. An extension of the verandah at the rear contains a laundry and also links the house with the WC outhouse. The front elevation is symmetrical, and this sense of symmetry is reinforced by the internal layout which features a central passage way. Towards the rear of the house the planning tends to be more eccentric.

The roof, constructed of hardwood and clad in corrugated galvanised iron, is pyramidal in form. The main part is pitched at approximately 30° and the verandahs are pitched at approximately 25° in arrangement known as a broken back roof. Curved corrugated iron sheeting has been used to form a barrel vaulted roof over the outhouse which is an appendage to the rear of the house. Rafter ends are visible at the eaves, protruding approximately 100mm beyond the wall plate, and are notched to support the gutter which is ogee in section and made of galvanised iron. A downpipe in the south-east corner feeds into a rainwater tank, the other downpipes discharge onto the ground at the foot of the walls. Three chimneys project from the roof line, all of which are constructed of red brick. Both the kitchen and living room chimneys are surmounted by terracotta pots with lids.





**Figure 3.10** Rear elevation of the house.

Palassis Architects 15.09.1998



**Figure 3.11** North verandah area of the house, looking east towards the kitchen. The door to the main living room is on the right hand side.

Palassis Architects 20.01.1999

The core rooms and kitchen are constructed of limestone, with quoins of red shale blend brick to the window and door openings and external corners. Quoins around the west and north window and door openings are tuck pointed, and the window sills are stuccoed with a grey cement mix. Openings in the south and east elevations have wooden sills and have not been tuck pointed. External walls of the core rooms are rendered, with ashlar ruling, while those of the kitchen are face stone. Stone employed in the kitchen's construction is a lacustrine limestone with distinctive vuggs, the stone being dressed to an even face and regular edge, and laid with lime mortar in the manner of random ashlar. Enclosed areas at the rear of the house have a half height wall constructed of single leaf brickwork with lime mortar, on a footing of limestone blocks. The space between the top of the wall and the underside of the verandah beam is glazed, in part with louvres but also with square sashes containing four panes.

Verandahs on the north and south sides are enclosed with asbestos clad stud walling to dado height, and glazed above this. A range of different timber framed sashes have been used to achieve the glazing. On the south side the sashes are predominantly square in outline, with four square panes. On the north side the sashes are predominantly composed of three horizontal panes. The enclosure returns to the side walls in the same plane as the front wall of the house, leaving the front verandah open. A close inspection of the front verandah revealed that it is supported on the outside by a limestone dwarf wall, the bearer ends resting on the top edge of this wall. Presumably the other end of the bearers is supported by a ledge at the foot of the external walls of the house. The bearers support six joists running parallel to the wall which in turn support the floor of 132mm tongue and groove hardwood boards. Verandah posts, square in section with sides off 155mm, are stop chamfered on the edges and rebated at the bottom to fit over and behind the front joist, being supported by both the joist and the bearer in this manner. The ends of most boards on the front verandah are badly weathered and rotted, the worst affected area being in the south-west corner. The ends of most bearers and the outer joist have also weathered badly.

Doors located at either end of the front verandah provide external access to the enclosed side verandahs. These doors are of the high-waisted design common from the 1930s through to the 1950s, containing three vertical panels (without bolection mouldings) in the lower two thirds part of the door and a glazed panel in the upper part. Doors of the same design are found in the toilet and bathroom entrances. A set of French doors are also located at the kitchen end of the northern enclosed verandah, but are in poor condition and no longer operable.

There is a reasonable degree of consistency in the joinery found in the core rooms of the house, most of which is of a basic design typical of that found in buildings of the Inter-war period. Skirtings and architraves are a splay section. Framed paneled doors with bolection mouldings are used between rooms and in doorways leading outside, those leading into the passage and lounge room featuring a glazed top panel. The external doors have leadlight glazing of a very geometric, Art Deco style. The door leading into the lounge from the north enclosed verandah has side lights that are glazed in a similar manner and, rather incongruously, the underside of the sash and door top rails has a wave-like curve. It





**Figure 3.12** (Photograph side mounted) Front of the house, looking in a southerly direction.

Ian Boersma 1997



**Figure 3.13** (Photograph side mounted) Front hallway, looking towards the front door.

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hymus house conservation plan

is worth noting that the treatment of this doorway is more elaborate than the front door and may have served as an alternative formal entry. Windows in the core area are double hung sashes, with a vertical astragal in either sash dividing the total area of glass into four panes.

The kitchen has two doorways and a window, the joinery of which is not altogether consistent with that found in the core of the house. The window is a set of two casement hung, four pane sashes, and the opening is trimmed on the inside with splay section architraves. The door to the back verandah is a solid panel slider. Leading into the enclosed north verandah are a set of French doors that from their construction would appear to be very old - predating the other fabric in the house.

There are two fireplaces in the core part of the house, both with ornate timber mantelpieces and black metal register grates. The fireplaces are arranged back to back, one in the lounge room and one in the north front room. The mantelpiece in the lounge is taller than usual and elements of its design are stylistically related to the Arts and Crafts movement. The mantelpiece in the front room is of a more conventional size and its design is classically inspired but relatively plain. Register grates in both fireplaces are identical.<sup>60</sup> It was apparent that the lounge room fireplace is still used.

In the kitchen a Metters stove is the main provision for cooking, and is built into a tiled recess in the north-east corner of the kitchen. The stove has a grey enamel front and white enamel door to the oven compartment. Hot water for both the kitchen and bathroom is provided by a wood fired water heater located in a corner of the verandah behind the bathroom. Next to the hot water system is an old laundry boiler, commonly known as a "copper", which is intact but no longer used.

Ceilings throughout the house are made of fibrous plaster sheets. Rooms in the core of the house are divided into panels and have ornate centre pieces and cornices, the most elaborate of which are found in the lounge room and hallway. Most of the plaster mouldings are floral arrangement in the Art Nouveau style, although the cornice in the lounge and centre piece in the hallway are obviously Art Deco. Wires for incandescent pendant lights protrude from the ceiling in the centre of each room. Ceilings in every room are discoloured and paint is peeling in some areas but the plasterwork appears to be intact. The kitchen ceiling is partly raked, and is divided into panels but has no ornamental centrepiece. Its condition is poor, with most plasterboard sheets stained and drooping. A section of cornice at the junction of the raked and level parts of the ceiling is also loose. Apart from the bathroom, the enclosed verandah areas do not have ceilings.

It is apparent that most painted finishes have not been renewed for many years, with the exception of a the south wall of the core rooms which has been partly painted over with a crude mural. Externally, most timberwork bears traces of green paint. Traces of the same colour are also evident on the gutters, downpipes and roof sheeting. Asbestos cladding of the verandah infill appears to have been painted a light buff colour. The front and side external walls of the core part of the house has a buff coloured finish, while the rear wall is painted white. Joinery of the front windows and door are painted white, as is the

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An identical register and grate assembly as those found in Hymus House is illustrated on pages 32 and 33 of Evans, I., *The Complete Australian Old House Catalogue*, The Flannel Flower Press Pty Ltd, Queensland, 1990.





**Figure 3.14** The former dairy, view looking north-east.

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**Figure 3.15** Outbuildings, including workers' quarters, located north-east of the house.

Palassis Architects 20.01.1999

twin casement kitchen window at the rear of the house. Window and door joinery facing into the enclosed verandahs is painted mission brown and cream. Most internal joinery is painted the same cream colour, with the exception of one door which is mission brown.

#### 3.2.4 Outbuildings

The workers' quarters north-east of the house has timber stud walls, clad with asbestos sheeting, and a duo-pitch roof clad with corrugated galvanised iron. The building is in a dilapidated state but most of the structural wall and roof members appear to be sound. The timber floor members and wall base plate are in poor condition, and mostly over-grown by kikuyu grass. Most of the asbestos cladding of the walls is missing, as are the floor boards. The roof sheeting is intact.

Attached to the south wall of the quarters is a flat roofed, open sided shelter with an earth floor which, though of rudimentary construction, is in sound condition. The roof of corrugated galvanised iron is supported by bushpoles and sawn timbers.

An old dairy is located a short distance north of these buildings. The building is quite low in relation to its size, and generally untidy in appearance. Walls of the dairy are constructed of vuggy lacustrine limestone blocks, roughly cut, and lime mortar. Some parts of the building have been rendered. A portion of the building, in the south-east corner, is constructed of brick masonry and appears to be considerably newer than the rest. Floors throughout are concrete.

In plan, the dairy is approximately rectangular, with the ridge of the pitched roof parallel with the long axis which is oriented north-south. The ridge is centrally positioned over the main room of the dairy which measures 6.6 metres by 11.9 metres internally. The east side of this room is in part enclosed with corrugated iron and partly open. There is no equipment or fixtures remaining in the room to indicate its former functions as a dairy. The ridge over this space is supported in the centre by a single tubular steel column, and the rafters have traces of limewash on them. Termite damage was evident in some of the roof timbers.

Secondary rooms, 3.5 metres deep, are located at the south end of the main space, and on the west side is a long room that measures 2.5 metres in width. The south-western corner of the building is open to the outside and contains a wood fired tub boiler of the type commonly referred to as a "copper". A masonry platform, presumably a tankstand, is built against the south wall of the building.





## 4.0 ANALYSIS OF THE DOCUMENTARY AND PHYSICAL EVIDENCE

### 4.1 INTRODUCTION

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

### 4.2 SEQUENCE OF EVENTS RELATING TO THE PLACE'S DEVELOPMENT

The known history of *Hymus House* is documented by written and oral accounts, aerial photographs, and the building fabric of the place. From a comparison of the available evidence, certain facts may be established regarding the changes that have occurred to Location 201 over the years, and assumptions made regarding aspects of the place's development that are not recorded. Until recently, most historians dealing with the history of East Rockingham have assumed that this property has been the site of two or three consecutive homes built by the Hymus family, and that the existing home incorporates fabric of an earlier dwelling built in the late 1860s. This section provides an interpretation of the available evidence which tends to indicate that the family of the late Frederick Hymus occupied Location 44 from 1853 to at least 1864 (and possibly into the 1870s), after which Daniel Hymus purchased Location 201. He presumably constructed a house on Location 201 and lived there from around 1881 to 1895, after which Daniel and Fanny moved to the Rockingham beachfront. When they moved, their son Daniel continued to live on the property. The existing house is presumably the second house on this property, constructed in the early years of the 20<sup>th</sup> century.

#### Evaluation of the Evidence in Chronological Sequence

1853-55 William Hymus took out a publican's licence for premises in the East Rockingham region.

Location 44 was surveyed in 1853 but Hymus did not obtain title to this property until 1855. It is assumed that the property was occupied by the Hymus family<sup>61</sup> from the earlier date (it was not uncommon for settlers to develop land that they did not yet formally possess). As there was no established public house in East Rockingham at this stage, it is possible that the dwelling occupied by the family also served as a public house. At this stage no documentary or physical evidence has been uncovered to confirm or deny these assumptions.

1855 A public house known as the "Bush Inn" was by this time conducted by J. Herbert, and Hymus no longer held a liquor licence. It appears likely that the Bush Inn was located on Location 71 and is incorporated in the present fabric of Chesterfield House (formerly Chesterfield Inn).

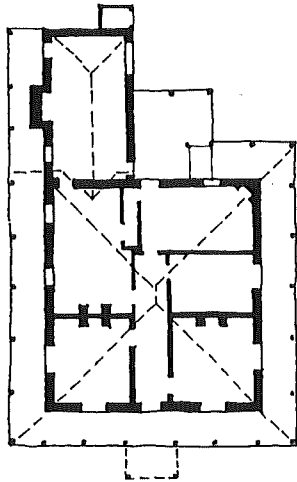
(26 June) Cockburn Location 64 granted to Henry Mead. It may be that Mead had informal possession of this land prior to this time, as it is thought that James Bell bought this land from Mead and settled there in 1854 or 1855.

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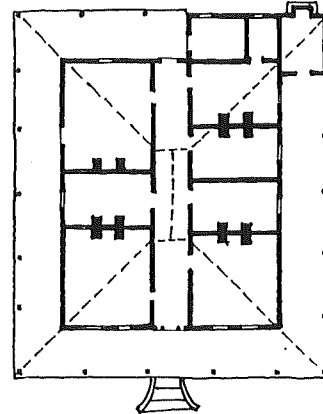
William was the eldest of the Hymus children who were born between 1829 and 1848. In 1852, after the death of his father Frederick Hymus, William became responsible for the financial support of his of his younger siblings and mother. Evidence tends to indicate that the family settled at East Rockingham in 1853.

- 1860 Location 44 was mortgaged to Nicholas Paterson for the value of £65/12/-. The value of this mortgage could represent considerable improvements that had been made to the property.
- 1861-2 William Hymus was employed as a schoolmaster in the Rockingham area, and is believed to have taught children in a room in the Hymus home.
- 1863 William Hymus moved to Pinjarra where he continued to work as a schoolmaster. Around this time his mother, Phoebe, moved to Perth to live with her married daughter. She died there the following year. It is assumed that other family members continued to live on Location 44.
- 1864 Ownership of Location 44 was transferred to Nicholas Paterson to satisfy the debt incurred four years previously. By this time the youngest of the Hymus family was aged 16 years old, and several of the older siblings were living elsewhere. The two eldest girls had married shortly after the family had come in Rockingham. Given these circumstances, it is possible that after this date the family did not share a common home. It is equally plausible to assume that some family members continued to occupy Location 44 as tenants until the place was sold to James Bell (some time between 1867 and 1872).
- 1867 Daniel Hymus, aged 32 years, married Fanny Bell and on the certificate of marriage his vocation was recorded as "publican." It would seem most likely that he was working at the Rockingham Arms which was operating on Location 71 at this stage. The couple are said to have moved away from the area for a few years after they were married.
- 1871 Daniel and Fanny Hymus occupied the quarters that were built onto the East Rockingham school in 1866, Fanny having been appointed mistress at the school. They are believed to have lived at the school until mid 1881, by which time they had six children. It would probably not have been possible for Fanny to have taught at the school with so many young children, had they lived elsewhere.
- 1875 Daniel Hymus purchased land on the Rockingham beach townsite.
- 1877 Location 201 surveyed.
- 1878 Title for Location 201 granted to Daniel Hymus.
- 1881 Fanny Hymus stopped teaching at Rockingham School mid year, and presumably the family would have been required to vacate the school quarters. It is likely that a house had been erected on Location 201 by this time, and that they moved there (no documentary evidence has been found to confirm this). This would not be the existing house, as an inspection of the place revealed that the fabric of the place is of more recent origin, most probably having been built in the first decade of the 20<sup>th</sup> century (with later modifications).
- 1895 Daniel and Fanny Hymus moved into the Port Hotel on the beach front. Daniel Hymus Jnr., aged 19 in 1895, is believed to have continued living on Location 201 after his parents moved to the beach front.

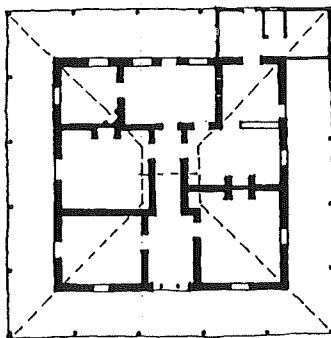
- c.1905 The estimated date of construction for the present *Hymus House*. No primary documentary sources were found to confirm the date of the house's construction.
- 1920 Daniel Hymus Jnr. died. He had occupied the house on Location 201 up to this time. Probate of Daniel Hymus' will was granted to Leslie Charles Hymus.
- 1935 The property was sold the property to Joseph Stokes. At this stage the house was in a poor condition and extensive works were undertaken to make it habitable. Verandah floors were replaced in part, the roof repaired, new doors and windows installed, and the interior plasterwork re-done. A new mantelpieces was also supposedly installed in the lounge room. A new kitchen and lounge room were also added to the house. Inspection of the place confirmed that most of these elements date to the 1930s.
- 1938 The dairy was constructed.
- 1939-1940. Further alterations were made to the house, including enclosure of the side verandahs which were used as sleep-outs, and the construction of a toilet at the rear of the house. A garage and workers' quarters were erected behind the house at this stage. An asbestos clad stud-walled structure with a pitched roof is located north-east of the house and was probably the quarters referred to, but no structure fitting the description of a garage is extant.
- 1942 An aerial photograph taken of the area at this time shows a large shed located between the structure believed to be the quarters, and the milking shed, and this was probably the garage referred to. The aerial photograph also showed a substantial structure east of the milking shed, and a small structure north-east of the milking shed. Neither are extant, and no documentary evidence has been located to confirm the use of these structures. There is a possibility that the structure east of the milking shed was an earlier dwelling, but descendants of the Stokes family could not recall such a building.
- The aerial photograph also provides some indication of the types and scale of vegetation on the property. Three large trees are located on the roadside in front of the house, and may be the cypress trees that Dawn May, Stokes' daughter, referred to. Land east of the house is a darker tone than the surrounding vegetation and has distinctive circular patterns, which is consistent with Dawn May's recollection that the area behind the house was irrigated.
- 1953 Resumption of land for future rail and road ways commenced in the area, and eventually part of Location 201 was resumed for railway purposes.
- 1989 The Stokes family sold the property to Bellotti Nominees, and after this date *Hymus House* was occupied by tenants who used the property for grazing horses and camels. The house, dairy and old quarters were the only buildings remaining at this stage, and hereafter received little maintenance.



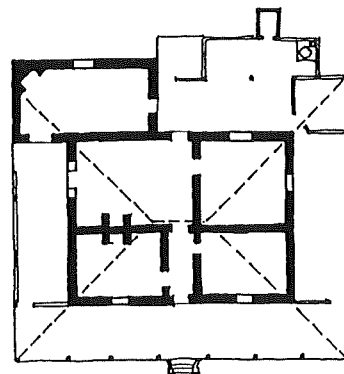
Woodloes Homestead, Cannington



Homestead, Intersection of Horley  
Road & Kenwick Link, Beckenham



Mortimer Homestead, Hope Valley



Hymus House, East Rockingham

**Figure 4.1** Plans of comparable bungalow form houses in the Canning and Cockburn Sound regions.

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### 4.3 COMPARATIVE ANALYSIS

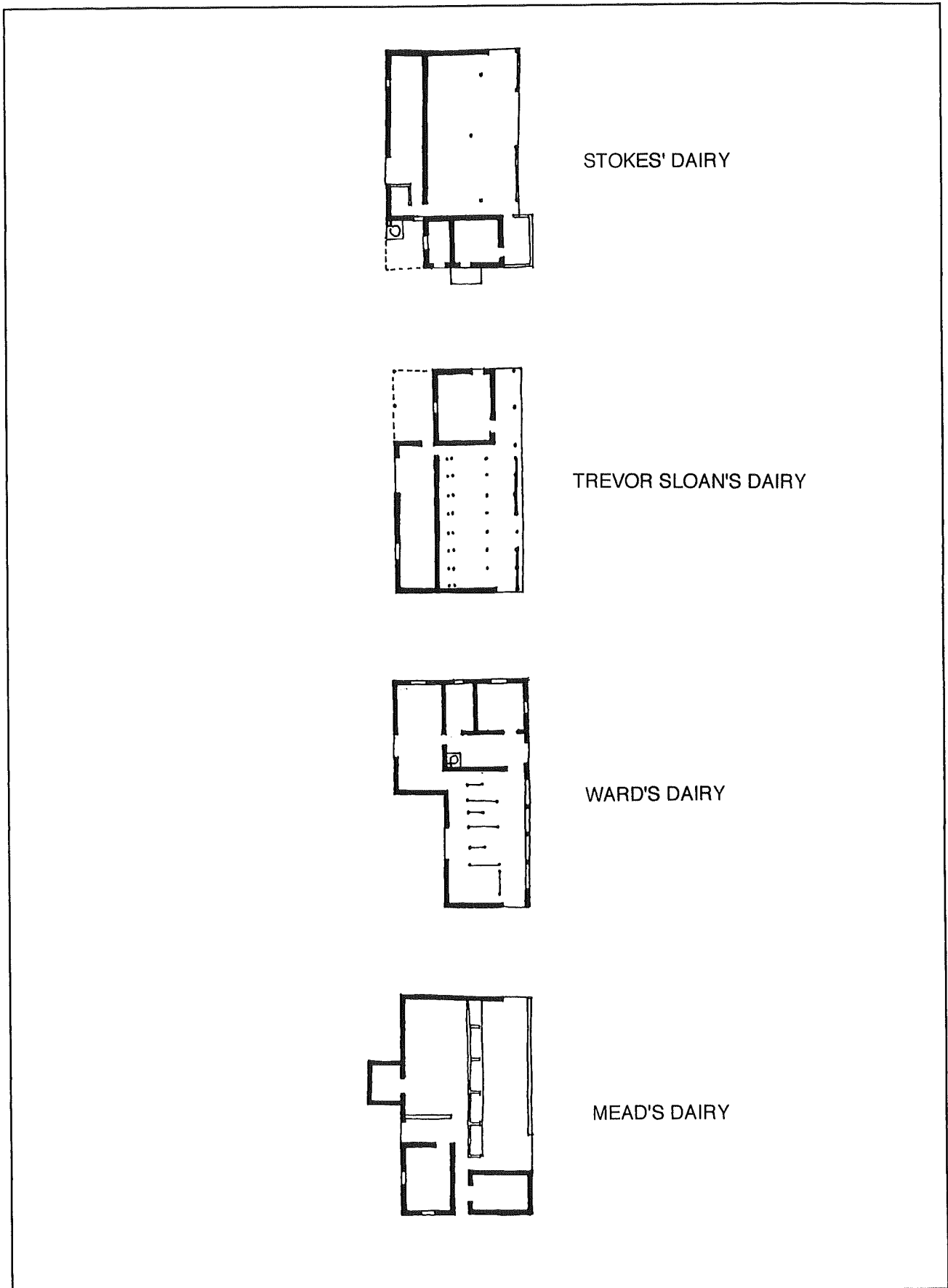
#### The form of the house

*Hymus House* is a dwelling of the type commonly referred to as a 'bungalow', the principal characteristics of which are a single storey dwelling with a square plan which featured two front rooms separated by a hallway or passage which led from the main entry through to the rooms at the rear, a strong sense of symmetry to the facade and plan, and wide verandahs on three or four sides beneath a common roof that was typically a modified pyramidal form (commonly a "gambrel" form roof). Verandahs at the rear of the house were frequently enclosed at a later date to provide additional living space or room for facilities that had formerly been located in separate buildings (eg: the laundry) or that had not previously required a dedicated room (eg: bathroom). The term 'bungalow' has also been applied to buildings that do not conform to this description, often simply used to describe a single storey dwelling which has verandahs wrapping around the front. The term has sometimes been used in combination with other descriptive words, as in the case of the 'Californian bungalow', a style popular in Australia during the 1930s but which typically had a small verandah shielding only part of the house front.

Bungalows with the characteristics initially described emerged as a popular form of building after the gold boom of the 1890s, and were probably most common during the period 1900 - 1930. They were mostly built in rural areas, the form being a logical development from the linear plan homestead with surrounding verandahs. In urban areas, more elaborate designs were popular and in most instances could only be described as bungalows in the loosest sense of the term. Narrow suburban blocks were poorly suited for the spreading form of the bungalow, and consequently few buildings of this type are found in the working class suburbs such as Subiaco or North Perth.

A large number of bungalows of a similar design as *Hymus House* are in existence, several fine examples being found in the south east corridor area of the Perth Metropolitan area which was mostly rural but densely settled until the Post World War Two period. One of the earliest examples is Woodloes homestead in Cannington, built in 1871 and designed by the architect Francis Bird who was also the owner and first occupant of the building. The broad characteristics of Woodloes homestead are consistent with those of rural bungalows, and like *Hymus House* the place is built of limestone with brick quoins around the openings and external corners. The building has a number of distinctive features that are, however, less typical of rural bungalows: it has an attic room and a cellar, and the front rooms have French doors opening onto the verandahs. The kitchen forms an appendage to the rear, extending past the line of the rear verandah. Prior to being restored in the mid 1970s, the roof of Woodloes was clad with corrugated galvanised iron but had an older shingled roof cladding underneath. A new cladding of shingles was installed in 1976.

Other examples of bungalow style dwellings in the South-East Corridor area include the Kiely homestead in Kelvin Road, Maddington, constructed of brick masonry for Mr F.M.Alcock c.1900; a timber framed homestead on the intersection of Horley Road and the Kenwick Link in Beckenham, believed to have



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

Palassis Architects

been built c.1905; the Wilkinson homestead in Homestead Road, Gosnells, which was constructed of brick for John and Emma Wilkinson in 1912; and a homestead at 228 Brookton Highway in Kelmscott, constructed of stone c.1900 for, it is believed, the Buckingham family. There were, until recent years, numerous examples of old bungalow homesteads on the southern and western outskirts of Armadale, but most have now been demolished in the path of suburban expansion.

A local example of a bungalow with similar detailing as *Hymus House* is the Mortimer homestead, 'Mione', located on a hill overlooking the intersection of Hope Valley and Abercrombie Roads in Hope Valley (approximately 7km north-east of *Hymus House*). This building was constructed for James and Margaret Mortimer in 1913, and consists of limestone masonry walls with brick quoins, double hung sash windows, and shingled roof covered over with corrugated galvanised iron. Like *Hymus House*, part of the back verandah has been enclosed, in this case to house bathroom, toilet and laundry facilities.

The examples of bungalows introduced in this section are generally of a more substantial size than *Hymus House*, but it is apparent that the subject of this report is not a rare building type and that it would appear to be representative of bungalows built on a smaller scale.

The plan configuration of *Hymus House* is also comparable to two other local buildings which, strictly speaking, are not bungalows. Rooms in both the old core of Chesterfield Inn at East Rockingham, and Sloan's Cottage in Kwinana (Leda) are of a similar arrangement to *Hymus House*. The concept of arranging the four principal rooms of a house into a square plan, with a passage dividing the two front rooms and leading through to a larger back room (usually the dining room) was, however, one of the most common plan configurations for vernacular housing in Western Australia during the late colonial period and up to World War Two.

#### The dairy

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

- Mead's property (Lealholm) - a large dairy constructed of local limestone.
- Sam Chalwell's property - a small dairy with 4 or 5 bays.
- Phil Ward's property (Chesterfield) - had a fair sized dairy constructed of local stone.
- Trevor Sloan's property (on Mandurah Road) – a dairy constructed of local stone.
- Joe Stokes' property - one of the larger dairies in the area, constructed of local stone.
- Pollard's property had a dairy.
- Riseley's property (The Pines) - dairy constructed of concrete blocks on a concrete pad.
- Devoretsky's property (Mona's Mount) had a dairy.
- Gilbert Chalwell's property (formerly Percy Sloan's property) - had a dairy with 4 to 6 stalls.<sup>62</sup>

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<sup>62</sup> Churcher, F., conversation with Ian Boersma, 23/6/1999.



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

The dairies on the Mead, Ward, Stokes and Trevor Sloan properties are of a similar size, constructed of local limestone on a concrete floor slab, and typically have a large open area where the milking took place, with smaller rooms located off to the sides or on the end. The milking area for Stokes' dairy is approximately 78m<sup>2</sup>, and the milk room and engine room for the milking machine are located at the southern end of the building. A long room along the west side was used as a fodder store, and the roofed area at the south-west corner has a copper which was used to sterilise the suction cups and the pipes through which the milk flowed. Trevor Sloan's dairy is constructed of local limestone which was quarried from the western end of the property (traces of excavation in this area are still evident). Posts corresponding to the position of the bails are still extant, indicating that the place could hold seven cows at any one time. There is a steel drive shaft in the engine room, and an old stationary engine nearby which may in fact be the one used to drive the milking machine. The dairy is almost identical to that of Stokes' in terms of plan and is similar in elevation, but has the milk and engine rooms are on the northern end (not south) and the area of the milking room is approximately 60 m<sup>2</sup>. Generally speaking, Trevor Sloan's dairy has survived in a more complete state than the dairy on the Stokes property.

The milking area of Ward's dairy occupies an area of 54m<sup>2</sup>, being the southern half of the building. A passage, approximately 2.3 metres wide separates the milking area from the milk room and engine room which occupy the northern end. A copper is located in the west end of this passage, an unusual arrangement according to Frank Churcher, as this was more usually located on an outside wall where the heat could dissipate without heating the interior. A large room on the west side of the building served as the fodder store. Mead's dairy has a large open area of approximately 100m<sup>2</sup>, of which only the eastern half appears to have been used for milking. Presumably the other half was used for fodder storage. The milk room and engine room were located at the southern end of the dairy. The function of a small room appended to the west side of the dairy has not been determined.

Research into the operation of these dairies has been limited, but Frank Churcher recalls that Stoke's dairy was one of the best in the district during the late 1940s through to the 1960s.<sup>63</sup> His assessment does not cover Mead's dairy, as the Meads delivered their own milk and consequently he did not have the opportunity to become acquainted with the place. Historical evidence would suggest, however, that

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<sup>63</sup> Churcher, F., conversation with Ian Boersma, 10/2/1997.

the production of Mead's dairy was greater than most dairies in the area, and the building appears to have been of a better quality of construction than Stokes' dairy.<sup>64</sup> Ward's dairy is also better constructed than that on the Stokes' property, but is of a more recent date. Both Mead's and Stokes' dairies were built before 1942, Ward's dairy being constructed after this date.

#### The quarters

The quarters, located a short distance north-east of the house, are typical of basic worker's quarters that were erected on small farm holdings in the south-west of the state in the early part of the 20<sup>th</sup> century. Similar quarters can be found on the Mead property, Lealholm, in East Rockingham.

#### **4.4 UNRESOLVED ISSUES RELATING TO THE DEVELOPMENT OF THE PLACE**

There are a number of issues relating to the development of the place that have not been resolved. Our present understanding of the Hymus family's occupation of Locations 44 and 201 is based on limited factual information and certain assumptions. Further research may be directed to resolving the uncertainties that have become apparent in the evaluation of the evidence (section 4.2), addressing the following questions:

- What settlers were occupying land in the East Rockingham area in the early 1850s? Were the Hymus family in any manner connected to these settlers in a way that might account for their taking up land in the area?
- At what date did William Hymus and other family members occupy Location 44? It seems that the block was surveyed in 1853, but a formal certificate of title was not issued until 1855. Further research into family records may provide an answer to this question.
- Is there any evidence of European habitation on Location 44, and if so, for what length of time does this occupation appear to have extended? Are there any remains that would indicate that the place has been the site of a public house in the early 1850s? Archaeological investigation is likely to yield information with respect to these questions.
- What is the exact date for the transfer of Location 44 from Nicholas Paterson to James Bell? Does the documentation for this transfer make mention of any improvements to the place, such as houses or fences? Further research into land titles (memorial books) and old maps of the area may provide an answer to this question.
- What became of the other members of the Hymus family after William moved to Pinjarra? Which family members stayed in the East Rockingham area? Further historical research into family documents could provide this information.
- Can it be ascertained that a house was built on Location 201 in the late 1870s or early 1880s? What is the precise dating of the present house's construction? Further research into family documents and Education Department Records for the Rockingham School may provide an answer to these questions.

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<sup>64</sup> Palassis, report dated May 1998, *op.cit.*



## 5.0 ASSESSMENT OF SIGNIFICANCE

### 5.1 Introduction

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

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

### 5.2 Aesthetic Value

By virtue of its pleasing proportions, construction in local stone and the appearance of having been established on the site for many years, *Hymus House* has considerable visual appeal. (Criterion 1.1)

The form of the bungalow dwelling, an essentially square plan comprising four-rooms surrounded by verandahs under a common roof, symmetrical front elevation and generally restrained ornamentation, is demonstrative of an early 20<sup>th</sup> century approach to the design of homesteads in the rural sector of Western Australia. The generous verandahs are particularly evocative of the built form of early Australian homesteads. (Criterion 1.2)

*Hymus House* is located close to Mandurah Road, and is a visually prominent element in the East Rockingham landscape. It is one of a number of landmark buildings in the area. (Criterion 1.3)

### 5.3 Historic Value

The place has historic value for its association with the Hymus family who were among the earliest settlers in East Rockingham and were involved in the social and civic development of the district. In the early 1850s William Hymus operated the district's first licenced public house, and in 1861 he became the district's first school teacher. Daniel Hymus, the original owner of Location 201, was the proprietor the Port Hotel in Rockingham which he purchased from James Bell in 1895, and was also a founding member of the Rockingham Road Board. Aspects of the family's early life in the colony have been graphically recorded in the journals of the renowned Reverend, later Archdeacon, John Ramsden Wollaston. (Criterion 2.3)

The place also has some value for its association with the Stokes family who owned land and farmed in the district from near the beginning of the 20<sup>th</sup> century up to the 1970s. (Criterion 2.3)

The place also has value for its association with the dairy and farming history in East Rockingham. Under the management of Joseph Stokes, a dairy was built on the property which was for several decades one of the best in the district. (Criterion 2.2)

#### 5.4 Scientific Value

*Hymus House* and the associated dairy have some interest from a cultural-geological point of view: the stone employed in the construction of these buildings is a vuggy lacustrine limestone which, apart from in the Cockburn Sound region, has not been quarried for building purposes. *Hymus House* is one of the older and more substantial buildings in the area that has been built of this stone type. (Criterion 3.1)

#### 5.5 Social Value

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

#### 5.6 Rarity

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

The masonry of the house and dairy is an example of local building techniques that are no longer practiced, much evidence of which is in danger of being lost. Buildings erected in East Rockingham prior to the 1960s were commonly constructed using the local lacustrine limestone which has a distinctive vuggy texture, but this method of building is no longer employed. Many buildings constructed of this material no longer survive. (Criterion 5.2)

The dwelling, dairy and other structures on the site are not intrinsically rare in terms of their design.

#### 5.7 Representativeness

*Hymus House* is representative of a form of dwelling commonly built in rural areas at the beginning of the 20<sup>th</sup> century. (Criterion 6.2)

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

#### 5.8 Condition, Integrity, and Authenticity

##### Condition

*Hymus House* is in a habitable state, with operable plumbing and electrical services. The masonry walls are in sound condition, but stud wall infill on the north and south verandahs has deteriorated from exposure to weather and inadequate maintenance, and are in poor condition. Timberwork of the verandahs, as has rotted and the foot of some verandah posts. A number of posts are now supported by temporary metal stumps. The corrugated iron roof cladding appears to be water tight, but gutters and downpipes are missing or mostly rusted out. Internal finishes are deteriorated: paintwork on walls, ceilings and joinery is marked and discoloured from accumulated grime; carpets are worn and soiled; and

built in cabinet work is falling apart. In general, the place has accumulated a backlog of maintenance that will require considerable capital expenditure to remove.

The dairy is in poor to fair condition. The roof cladding of this structure is watertight, but termites have damaged some of the rafters and consequently the roof over the milking area has required propping. Most of the masonry is in fair to good condition, but parts of the west external wall are in poor condition, with considerable cracking evident.

The stud walled outbuilding near the house is in poor condition. The roof is intact and apparently sound, but most wall cladding and the floor boards are missing. Some of the structural members of the floor and the ground wall plate are in poor condition.

### Integrity

The significant qualities identified for the place, including its association with the Hymus and Stokes families, the landmark and design qualities of the house, and the place's association with the dairy and farming history in East Rockingham, are in part sustainable. The property is intended for industrial redevelopment, which will effectively preclude the option of returning to dairy farming on the property in the longer term. The dairy is also located some distance from the house and, because of its limited inherent significance, there will eventually be considerable pressure to demolish the structure to make way for new development. The location and inherent qualities of the house present a strong case for its preservation, and the financial resources required for conservation of the house are not likely to be in excess of its market value. The quarters are in poor condition, but restoration could be achieved with limited resources and provide a potentially useful structure.

The house is the single element with the strongest association to the Hymus family, and consequently this important aspect of the place's significance, and other aspects embodied in the physical fabric of the house, are sustainable in the long term.

### Authenticity

The house is in a highly authentic state relative to the period of its occupation by the Stokes family during the 1930s and 1940s. Work undertaken by the Stokes in the 1930s is inconsistent with the style of the older fabric, but is of a good quality and not deemed to be intrusive. The last major alterations made to the house would have occurred in the 1940s, and were carried out in a sympathetic manner. More recent changes and adaptation has mostly been of a minor nature, and is generally reversible. There has been no obvious loss of significant fabric to the house.

The dairy has undergone some alterations that have detracted from its authenticity. The bails in the milking area have been removed, all machinery in the engine and milk rooms has been removed, and a brick addition has been built onto the south-east corner. This building has a moderate degree of authenticity.

Only part of the fabric of the quarters remains, but all of that which remains is in its original state. It could be said that this structure has a low to moderate degree of authenticity.





## 6.0 STATEMENT OF SIGNIFICANCE

*Hymus House*, a bungalow style dwelling constructed of limestone masonry and a roof clad in corrugated galvanised iron, together with its outbuildings which include workers' quarters and a dairy, has cultural heritage significance for the following reasons:

the place is important for its strong association with the Hymus family who were among the earliest settlers in East Rockingham and were involved in the social and civic development of the district;

the place is also associated with the Stokes family who owned land and farmed in the district from near the beginning of the 20<sup>th</sup> century up to the 1970s;

the house is a visually prominent element in the East Rockingham landscape, and one of a number of landmark buildings in the area;

the place is among a number of sites in East Rockingham which provide the district with a sense of history and permanence;

the place is an important component of a clearly definable precinct containing cultural and natural heritage sites;

the house has considerable visual appeal for its pleasing proportions, construction in local stone and the appearance of having been established on the site for many years;

the form of the house is demonstrative of an early 20<sup>th</sup> century approach to the design of homesteads in the rural sector of Western Australia; and,

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

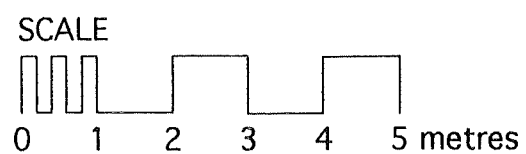
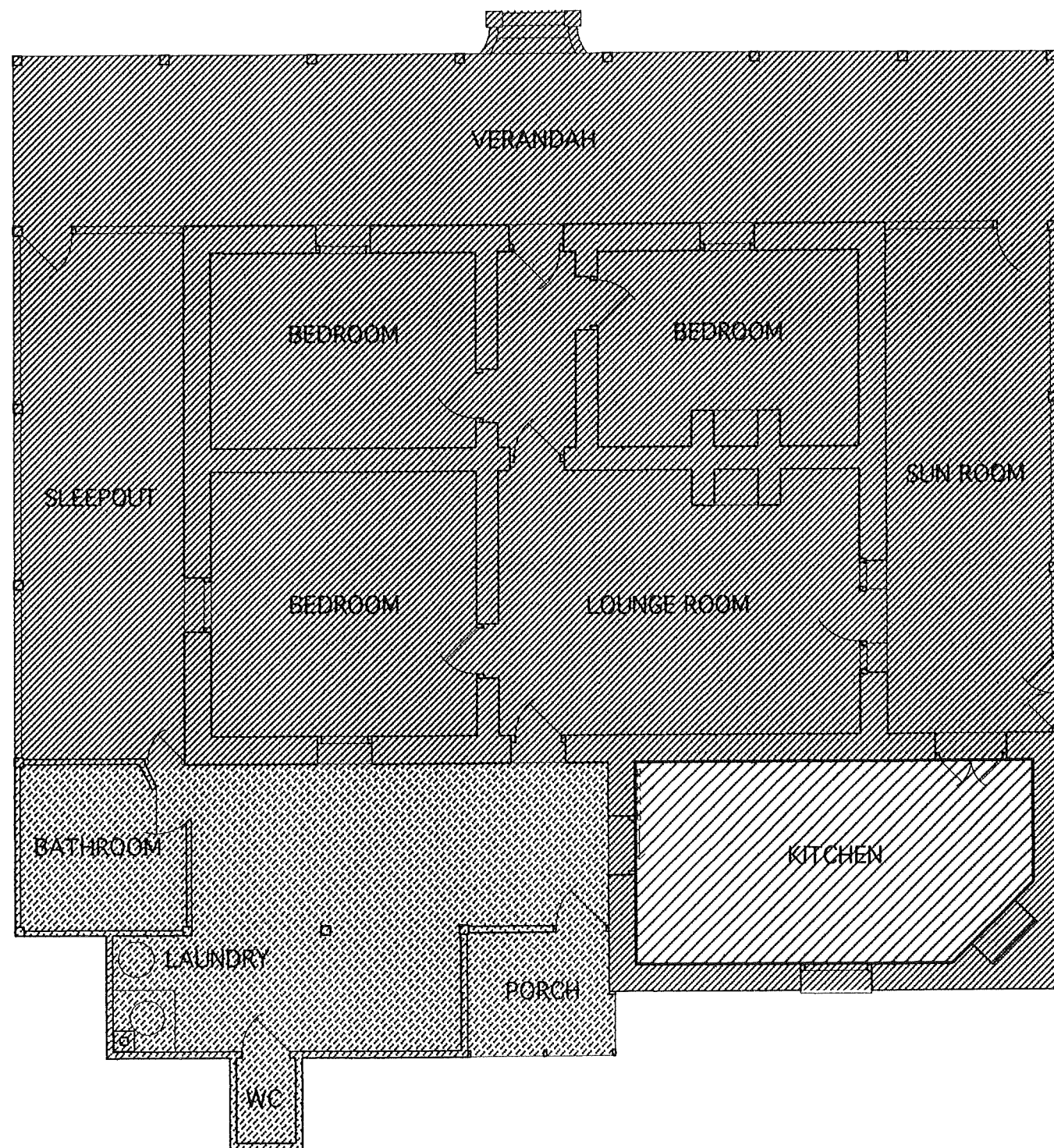
Besides a number of portable objects related to the present occupation and use of the site, the place contains no cultural fabric that is deemed to be intrusive to its character.

On the basis of this assessment, *Hymus House* is deemed to be a place of "considerable" local significance, and a place of "some" significance within the state context. The individual components of the place (see Figure 2.3) are graded<sup>65</sup> as follows:

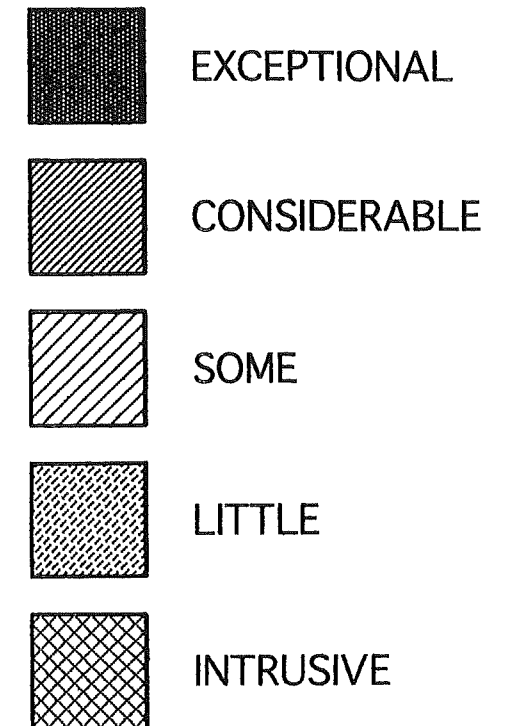
- House "considerable" significance
- Dairy "some" significance.
- Workers' Quarters "little" significance.
- Lean-to shed "little" significance.
- Tank "little" significance.

See Figure 6.1 for the grading of significance for specific zones within the house.

<sup>65</sup> Based on the four tier scale used to describe the relative significance of places as outlined by James Semple Kerr in *The Conservation Plan: A guide to the preparation of conservation plans for places of European cultural significance*, National Trust of Australia, 1996, p.19. The four tiers are: exceptional, considerable, some and little. Intrusive is also used as a fifth category to describe fabric that is not considered to contribute to, and in fact detracts from, the place's cultural significance.



# LEVEL OF SIGNIFICANCE



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<p>Level 2, 5 Ord St, West Perth 6005 Ph: 93211666</p>		
<p><b>HYMUS HOUSE</b> MANDURAH ROAD EAST ROCKINGHAM</p>		
<p>GRADING OF SIGNIFICANCE</p>		
	scale: 1:100	<p><b>FIG. 6.1</b></p>
	drawn by: ILB	
	date: 30.06.99	
	job No.: 98.29	

## Definitions

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

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

## 7.0 CONSERVATION POLICY

### 7.1 INTRODUCTION

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

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

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

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

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

Keeping accurate records about decisions and changes to the place helps in its care, management and interpretation.<sup>66</sup>

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

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

what curtilage would be appropriate for the place, given the intended future development of the property and the limited significance of the dairy and other outbuildings;

what uses the buildings could be put to in the longer term, in order to make their conservation financially viable;

what approach that should be taken to conserving the different buildings on the site, given that much of the house's fabric is not original but illustrates the history of occupation, and that the dairy has little intrinsic significance but its presence is a valuable reminder of period in East Rockingham's history when dairy farming was the main occupation of most land owners;

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

what maintenance should be undertaken in order to minimise the deterioration of significant building fabric.

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

## 7.2 CONSTRAINTS AND OPPORTUNITIES

### 7.2.1 Retention and Conservation

The statement of significance set out in section 6.0 provides a summary of the attributes which make the place valuable to the local community and also to Western Australia for its cultural associations. Our culture recognises that places of this type should be preserved for the instruction and enjoyment of future generations.

#### Policy 1 Retention and conservation

The place known as *Hymus House*, being the cultural features described as "a bungalow style dwelling constructed of limestone masonry and a roof clad in corrugated galvanised iron, together with its outbuildings which include workers' quarters and a dairy", have been assessed and found to be of 'considerable' significance to the region and of 'some' significance to the state. Because of this significance, the place should be retained and conserved.

### 7.2.2 Importance of the Original Setting

The property on which the significant cultural features are located is intended for industrial development. A number of other heritage buildings in the area are in a similar situation, and in the past there have been proposals to relocate some of them to a park as a means of ensuring their survival. This course of action would, however, strip the buildings of the significance they derive from their location and setting. Because of the fragile composition of these rubble limestone structures, relocation would also necessarily involve a total dismantling and rebuilding of each structure, the process of which would result in the loss of original workmanship, materials and finishes, the patina that the masonry and other elements have acquired through age, and traces of past inhabitation.<sup>67</sup>

#### Policy 2 Conservation on the present site

The significant material elements comprising *Hymus House* should be conserved on their present site, and not relocated.

### 7.2.3 Integration of Culturally Significant Features in New Development

Although the retention of significant material elements on the site places constraints on the manner in which the site may be developed, it also creates certain opportunities for the enhancement of the development. Not only are heritage buildings widely appreciated by the public for their inherent aesthetic qualities, but they also assist in maintaining a sense of place. When conserved in their original location, heritage buildings can serve as a fixed point of reference in an otherwise transient environment, and provide the public with an opportunity to interact with tangible expressions of the area's history.

#### Policy 3 Integration of cultural fabric into new development

The conservation of significant material elements should be viewed as an opportunity to enhance the character of the proposed development by providing the new development with a sense of historic identity and context.

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<sup>67</sup> Refer also to Article 9 of the *Burra Charter* which states: "A building should remain in its historical location. The moving of all or part of a building or work is unacceptable unless it is the sole means of ensuring its survival."

#### 7.2.4 Role of the Statement of Significance

Having recognised that the significant material elements should be conserved in their original location, it is necessary to ensure that future actions relating to the conservation of the place do not detract from the significant qualities of the place. In planning conservation works for a place, there is often the temptation to place emphasis on certain aspects of its significance and neglect or even compromise other aspects. In the case of *Hymus House*, an obvious action would be to restore the place to its original form by removing the verandah infill on the north and south sides of the building. This would, however, remove important evidence relating to the place's occupation by the Stokes family. Other aspects of the place's significance may not be readily evident, and it may be desirable to record and/or communicate these aspects in a way that ensures that knowledge of that aspect is not lost.

##### Policy 4 The role of the statement of significance

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

#### 7.2.5 Direction for Place's Conservation

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

##### Policy 5 Role of the Conservation Plan

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

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

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



#### Policy 6 Role of the Burra Charter

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

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

#### Policy 7 Specialist advice

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

### **7.3 STATUTORY CONSTRAINTS**

#### **7.3.1 Heritage Listings**

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

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

The Australian Heritage Commission has no record of *Hymus House* or the outbuildings on Location 201. Apart from Commonwealth owned property, listing on the Register of the National Estate has no practical implications.

The W.A. Heritage Committee (precursor of the Heritage Council) entered *Hymus House* into its database in 1989 (place number 2320), but to date the place has not yet been assessed for entry into the Register of Heritage Places. On the basis of the assessment of significance prepared for this conservation plan it is possible that the place would meet the threshold requirements for entry into the Register. Owners of property entered in this register will be required to observe the requirements of the *Heritage of Western Australia Act, 1990* (and subsequent amendments), into which the Register is incorporated. The Act has a mechanism which makes possible the prosecution of persons found damaging registered property, and also outlines a range of incentives that may be offered to owners of registered places in order to assist in undertaking conservation.

The National Trust of Australia has not recorded, assessed or classified *Hymus House*. Classification by the National Trust of Australia (W.A.) has no practical implications for the owners of heritage places.

The place has been included in the City of Rockingham's Municipal Heritage Inventory as place N° 32. This listing flags the place for detailed consideration by the City of Rockingham in the event that the place should be the subject of any development application.

Policy 8 Entry into the Register of Heritage Places

*Hymus House* should be recommended for entry into the Register of Heritage Places.

Policy 9 Assessment of work proposals

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

### 7.3.2 Other Statutory Constraints

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

Federal or State Legislation relating to standards of building design and construction<sup>68</sup> is generally enforceable at all times. This means that particular components or facilities within a building may require retrospective upgrade to comply to a particular regulation standard. Examples of regulations (deriving from Acts) that may be of relevance to *Hymus House* in the event of adaptive works include, but are not limited to;

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

The Building Code of Australia (BCA) is a document that sets out technical provisions for the design and construction of buildings and other structures throughout Australia. The aims of the document are to enable the achievement and maintenance of acceptable standards of structural sufficiency, safety (including safety from fire), health and amenity in buildings for the benefit of the general community. The BCA is given legal effect by building regulatory legislation in each State and Territory.<sup>69</sup> In Western Australia the BCA has been adopted in the Building Regulations 1989, Section 5. Buildings erected prior to the enforcement of current BCA standards are not normally subject to a retrospective application of these regulation standards unless new building works are being carried out.<sup>70</sup>

<sup>68</sup> Regulatory legislation dealing with building design and construction has been assembled as the *Compiled Building Regulations - Western Australia*, published by Architectural Computer Systems, Subiaco W.A.

<sup>69</sup> *Building Code of Australia 1996*, Volume 1, pp.1001-1003.

<sup>70</sup> See Section 5.2 of the *Building Regulations 1989*.

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

#### Policy 10 Compliance with regulations

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

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

## **7.4 OTHER CONSTRAINTS**

### **7.4.1 Planning Constraints**

#### Overview

The land on which *Hymus House* is located is presently zoned "Industrial" under the Metropolitan Region Scheme (MRS). The land was until recently zoned as a reservation for "Railways" under the City of Rockingham *Town Planning Scheme No. 1*, but has been re-zoned "Light Industry" in the city's recently revised *Town Planning Scheme No.2*.

#### East Rockingham Industrial Park

*Hymus House* is located on the eastern fringe of the area designated as East Rockingham Industrial Park (ERIP). The concept of this industrial park development is an initiative of the Western Australian Planning Commission (WAPC), which in its recently released 'State Planning Strategy' <sup>71</sup>provides details of its commitment to give emphasis to "investigating strategic industry sites accessible to regional centres and ensure that they are incorporated into regional plans and/or statutory region schemes." East Rockingham is identified in the strategy document as an area for the potential development of heavy industry. The WAPC has devised a specific document known as the 'IP-14 Structure Plan' (1996) as a blueprint to guide planning development subdivisions in the East Rockingham area. Under this plan, land west of Mandurah Road in the vicinity of *Hymus House* is designated for "Environmentally Acceptable Heavy Industry." The strip of land between Mandurah Road and the railway reserve which includes Location 201 (on which *Hymus House* is located), is designated as a "Special Use - Garden Industrial" precinct, in effect a developed buffer or part green buffer. Landcorp has indicated that the zoning of this area may be upgraded to "Industrial", dependant on the nature of adjacent heavy industries.

WAPC has indicated that it has not planned for the retention of heritage properties within the areas designated for Environmentally Acceptable Heavy Industry, however, *Hymus House* is just outside of this

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<sup>71</sup> WAPC, *State Planning Strategy*., 1996.

area. Plans for the future development of industry in the area, prepared by Taylor Burrell in 1998, show *Hymus House* and its associated dairy as being retained amidst the development in the "Special Use – Garden Industrial" precinct.<sup>72</sup> Implementation of the Structure Plan may, however, impact on *Hymus House* in the following ways:

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

#### Policy 11 Relationship with planning agencies

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

#### **7.4.2 Requirements of the Owner**

The property on which *Hymus House* is situated, Portion of Cockburn Sound Location 201, is owned by Bellotti Nominees Pty Ltd. The company purchased the property in 1989 with the intention of building a new engineering workshop on it, however, for certain reasons this plan did not materialise. The company has retained the property as an investment, and anticipates developing it for industrial use in the longer term (probably not before 2010 AD). The property is presently a financial liability as the tenants pay a nominal rent and land rates are currently in the order of \$4000.00 per annum.

The company has indicated that it does not object to the City of Rockingham's interest in the conservation of *Hymus House*, providing that they would not be obliged to finance conservation works with their own resources. At present the place is generating an insufficient income to provide reasonable returns on the investment that conservation works would require. The company recognises that it would be desirable to address the urgent works identified in the report by Palassis Architects (September 1998), and would be interested in making use of the incentives outlined in the *Heritage of Western Australia Act, 1990* (section 33) in order to finance this work.

In the longer term, the company is prepared to incorporate *Hymus House* into its redevelopment proposals for the property, but retention of the dairy would be unlikely because of the large area of land that would need to be set aside in order to provide a conservation area that could include both buildings.

<sup>72</sup> Taylor Burrell, 'East Rockingham Garden Industrial Precinct: Comprehensive Development Plan & Report', 1998, Figures 10 & 11.

Policy 12 Incentives for conservation works

Appropriate incentives should be extended to the owners of *Hymus House* so that the conservation of the place may be realised.

Policy 13 Development within close proximity to the place

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

Policy 14 Definition of a conservation area

A conservation area should be determined for *Hymus House* and arrangements made with the owner to allow actions necessary for the conservation of the place to be carried out unhindered. These arrangements may involve the transfer of ownership of this portion of land to a custodian committed to conserving the place.

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

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

Policy 15 Features located outside the conservation area

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

## 7.5 FUTURE USE

At present, the place is rented out to tenants who occupy the house and operate a camel farm on the property. The dairy is presently used as a fodder store and workshop, with a part also used as quarters for an itinerant person. This current arrangement provides minimal financial return to the owners of the place, but alternative options are limited as the land is in a degraded state and the house is presently in a poor state of repair and unlikely to attract tenants willing to pay higher rents. Until the surrounding land is developed, viable alternatives for the use of the place are limited.

In the event that the surrounding land is developed for industry, and this is likely to occur within the next two decades, then a new use for the place will be required. Current plans for industrial development in the area are discussed in section 7.4.1 and will impose certain restrictions on land use in the area. Uses involving the congregation of large numbers of people within this area will not be permissible, precluding operations such as lunch bars, refreshment rooms, shops, show rooms, trade displays and industry services. As industry becomes established in the area, residential occupation within the potential risk contours of the IP-14 area will no longer be permitted.

The future development of industry in the area will also provide certain opportunities for the future use of the house. New industries that become established on the site will require office and reception areas, and in some instances it would be feasible to house these in a building that is separate from the main

work areas. The house, if conserved, could provide office accommodation, secretarial facilities and/or a reception area for one or even a number of adjacent industries.

The form of the dairy is considerably different to the house, and the quality of its construction could not readily be adapted for the uses to which the house could be put. In its present form, the dairy could be used as a storage shed or workshop for an industry establishing itself on the site. Because of the limited significance of the structure, considerable adaptation of the building would be permissible. Options involving the construction of a new structure around the old, incorporating parts of the old walls as a feature and reference to the site's history, would be acceptable. In this manner the building could become part of a new factory unit, office or landscaped area.

#### Policy 16 Interim use of the place

Until the property is developed for industrial purposes, the present use involving residential occupation of the house and pastoral use of the land should continue. The house should not be left vacant, and basic maintenance should be carried out on the building.

#### Policy 17 Future use of the house

The future use of the place as an office or reception area for adjacent industry should be endorsed as a means whereby the building may serve a practical purpose as well as a cultural function. It is desirable that the future use of the place should provide sufficient financial returns support financially the ongoing costs of conservation.

#### Policy 18 Future use of the dairy

If feasible, the dairy or parts of it should be retained and a new use found for it that is compatible with the proposed development of the site. The dairy building may adapted for use as a workshop or storage shed, or preserved in part and incorporated into a new building or landscaping.

## **7.6 SPECIFIC GUIDELINES FOR CONSERVATION**

### **7.6.1 Urgent Works**

The place has accumulated a backlog of maintenance. The buildings were inspected in September 1998 and a list of urgent works were identified. The works that were identified as urgent were those needed to prevent further loss of significant building fabric, and which would be sufficient to stabilise the structures until it becomes feasible to carry out a more comprehensive program of conservation works.

#### Policy 19 Urgent works

Works identified in the *Urgent Works Report* prepared in September 1998, and any other urgent works that have become apparent since that time, should be carried out with minimal delay.

### **7.6.2 Maintenance**

Regular maintenance of older buildings will limit the degree to which the fabric of the building will deteriorate. The following examples demonstrate how a failure to maintain a building can result in the damage of fabric that is otherwise sound:

- Leaking gutters and inadequate disposal of waste water can create rising damp in old masonry walls, causing the mortar and stone to fret and structurally weaken.
- The accumulation of soil, humus and lank vegetation around a timber floor or wall can provide a bridge for termites to enter the building. It may also be conducive to damp conditions that are likely to cause the timber to rot.
- Deteriorated paint on timberwork will provide opportunity for water to penetrate, creating conditions that will cause damage through expansion and contraction, bleaching or rotting.
- Chimneys of wood burning fires will tend to accumulate combustible residues that can ignite and burn. In situations where these residues have accumulated over several years, a fire in the chimney can generate intense heat which can set the rafters or other flammable materials in the roof space alight.

#### Policy 20 Pest control

The house and outbuildings should be subject to a program of regular inspections and treatments for termites and other potentially damaging pest types.

#### Policy 21 Vegetation and soil around the house

Grass and other vegetation on the perimeter of the house should be kept trimmed short. Ground levels around the building should also be maintained at such a level as to ensure that the masonry dwarf wall of the verandah is visible by 300mm in the clear.

#### Policy 22 Painting

Timberwork in parts of the house that are exposed to weather should be painted or oiled on a regular basis in order to limit deterioration of the substrate through water penetration. A preservative oil may be used as an interim measure to nourish and protect timber with a deteriorated paint coating that for whatever reason cannot be painted in the short term.

The colours used for painting the place should be based on the existing colours where these are obviously an old colour scheme, or otherwise an early colour scheme should be determined by scraping back the existing paint and analysing the colours of the underlying coats of paint. This work will require the involvement of a suitably qualified painter in coordination with the conservation practitioner overseeing the project.

#### Policy 23 Chimneys

If the fireplaces in the house are being used, the chimneys should be swept clean on an annual basis.

### **7.6.3 Approach to Conservation**

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



The relative completeness of the house and its significance would warrant the reconstruction of deteriorated external fabric and a restoration of internal finishes in its principal rooms. The limited significance of the bathroom and kitchen interiors, and the enclosed rear verandah area, provides scope for a certain amount of adaptation. Any adaptation should, however, be justified by practical requirements relating to the ongoing use of the place, or its intended future use.

It would be desirable to retain the dairy building as a reminder of dairy farming which for many years was the principal activity on the property. Because of the limited intrinsic value of the dairy building, there is considerable scope for alternative approaches to the building's conservation. Extensive adaptation would be acceptable. Aspects of the dairy that one would aim to preserve would be its presence in relation to the house, a sense of its plan layout, and expression of the local stone used in its construction.

#### Policy 24 Treatment of different zones of significance - house

External building fabric which predates the 1950s, including the infilled areas of verandah on the north and south sides of the place, is deemed to be of considerable significance. Likewise the four rooms and the passage which comprise the core of the house are deemed to be of considerable significance. In general, the original and early building fabric and spaces of these areas should be preserved, and specific elements restored. The verandah infill should be restored and reconstructed to its original form when installed. External and internal wall finishes, and the finishes of joinery should be restored. Glazing, ceilings and floors should be restored (and not replaced with a different design). Intrusive elements in these areas, such as carpets and minor fittings of recent date should be removed as part of this work. Adaptation in these areas should be limited, reversible, and should not involve structural change to the building fabric.

The interior of the kitchen, which is deemed to be of some significance, may sustain a reasonably high degree of adaptation, but should not involve structural alterations to the building fabric, or the removal of original door and window joinery or stove. Kitchen cabinets may be removed, and new cabinet work and partitions installed. The existing timber floor should be retained, but the ceiling may be replaced with new sheeting to match the form of the existing if necessary.

The enclosed back verandah area (including bathroom, laundry and toilet), which is deemed to be of little significance, may be adapted as necessary for the reuse of the place. Original verandah posts should be retained in their existing placement.

#### Policy 25 Treatment of the dairy

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

#### Policy 26 Treatment of the workers' quarters

The workers' quarters, deemed to be of little significance, should be retained as evidence of one of the original outbuildings of the place if this proves to be feasible. Repairs should be made to restore the building to a sound condition. Damaged structural members should be replaced with new timber of the same dimensional size, the floor should be replaced with tongue and groove jarrah boards, and walls clad with fibre-cement sheeting in a manner similar to the original asbestos.

#### Policy 27 Landscaping

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

- The type of plantings used for landscaping the place should be based on historic precedent where possible. Remnant garden plantings around Hymus House should be preserved and used as this precedent where it is evident that the plants have been established on the place for more than twenty years.
- Plantings should not obscure views to the house from Mandurah Road.
- In the event that other structures on the property are conserved, for example the dairy or the workers' quarters, the visual connection between the house and these buildings should not be broken by the introduction of plantings.
- Portions of the outbuildings or other cultural features on the site may be incorporated into the landscaping as evidence of the site's history of use.

#### **7.6.4 Demolition**

It is acknowledged that while the conservation of the dairy and worker's quarters is desirable, it may not prove to be feasible because of the location of the structure(s) on a site that is required for new structures related to the development of industry on the site, or because of the deteriorated condition of the buildings (particularly if this decision is made 10 years from now).

#### Policy 28 Recording of structures to be demolished

In the event that the dairy or workers' quarters will need to be demolished, the structures should first be recorded. Archival quality photographs and architectural drawings should be prepared by qualified persons, and the record lodged with the J.S.Battye Library of Western Australian History.

#### **7.6.5 Hazardous Materials**

It has been noted that some of the buildings on the site contain asbestos cement sheeting, which is known to be a hazardous product.

#### Policy 29 Handling of asbestos

The intervention of building fabric containing asbestos products should only be undertaken by an approved contractor who is operating in strict accordance with Worksafe requirements and all statutory regulations and directives relating to the handling of asbestos products.

#### **7.6.6 Archaeological Materials**

Location 201 is believed to have been occupied by the Hymus family as early as the late 1870s or early 1880s, and it is likely that the place contains the site of a cottage which predated the existing house. It is possible that disturbance of the ground when carrying out site works will reveal remains relating to this early occupation.

#### Policy 30 Archaeological materials

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

## 7.7 OTHER ISSUES

### 7.7.1 Interpretation

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

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

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

#### Policy 31 Interpretation

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

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

### 7.7.2 Update of Records Relating to the Place

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

#### Policy 32 Updating of records relating to the place

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

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

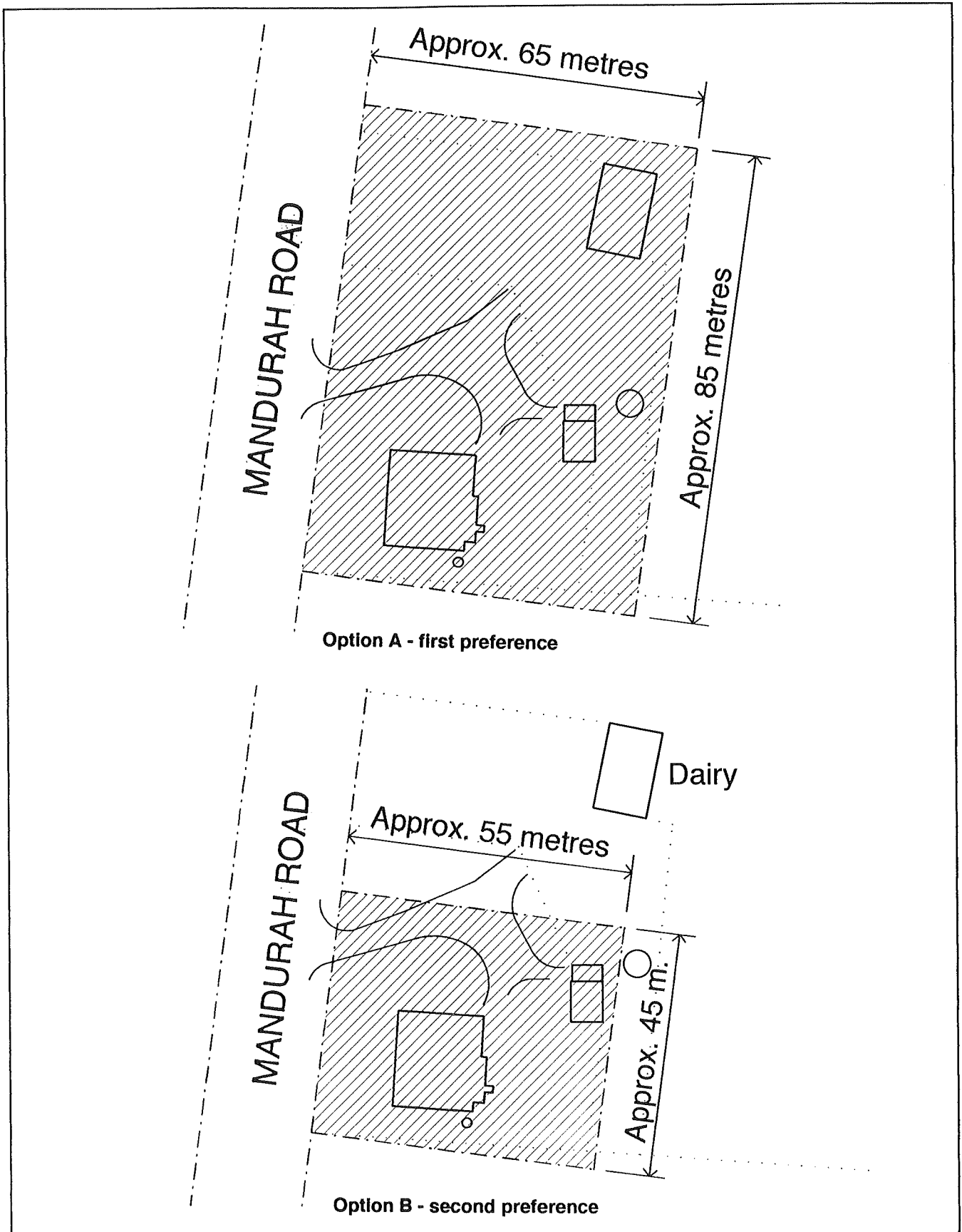
Policy 33 Review of the Conservation Plan

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

## 8.0 POLICY IMPLEMENTATION

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

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



**Figure 8.1** Preferred configurations for the *Hymus House* conservation area (refer to Policies 13 & 14).

Policy #	Responsibility	Time Program	Action Required
9	Land owner / custodian & Practitioners involved in conservation works	When proposing to undertake work that will physically affect the place	Provide the Heritage Council of W.A. with documentation of proposed works. The type of documentation required is outlined in the Heritage Council's Development Referral Guidelines.
10	Land owner / custodian & Practitioners involved in conservation works	When proposing to undertake work that will involve alteration of the building fabric	It is a requirement that any new building works comply with the current regulations. The responsibility for determining which regulations are to be acted upon will generally rest with the architect documenting the works.
11	City of Rockingham	Short term	A copy of this report, or a summary of its findings, should be forwarded to the agencies involved in the planning of the East Rockingham Industrial Park.
12	Owner & relevant authority: 1. City of Rockingham 2. Heritage Council 3. Commonwealth Dept. of Communications & the Arts	Medium term	Application may be made by the owner for funding under the Heritage Council's Heritage Grant's Program or other funding programs that may be currently running. Application may also be made for other concessions as applicable, including tax incentives, rate reductions or planning concessions. Information relating to available concessions may be obtained from the Heritage Council of W.A.
13	City of Rockingham	Whenever the development of adjacent land is proposed	Planning officers of the City of Rockingham should make a detailed assessment of any development proposal that is likely to impact on <i>Hymus House</i> , and make every effort to arrive a satisfactory solution.
14	Land owner & City of Rockingham	Short term	The preferred options for a conservation area, as shown in Figure 7.2, should for the basis of discussion between the land owner and City of Rockingham. In determining a conservation area, arrangements should be made for its custody, whether this involves the transfer of the area in question to the City of Rockingham or another custodial agency, or involves a commitment from the owner to undertake the conservation of the place within a reasonable time frame.
15	Land owner & City of Rockingham	Whenever the development of adjacent land is proposed	Refer to the implementation of Policies 3 & 13.
16	Land owner	Ongoing	Until such time as a full program of conservation works is to be undertaken, the present arrangement of occupancy should be retained. If for any reason the house should be vacated and the place is left untenanted, then the place should be made secure with a fence or by boarding up all openings.
17&18	Land owner / Custodian & City of Rockingham	N / A	Endorsement of these policies provides a goal towards which conservation works may be directed.
19	Land owner	Short term	The land owner should seek to address the urgent works identified within the next two years.
20-23	Land owner / Custodian	Ongoing	The issue of maintenance should be addressed in the short term and be ongoing. Responsibility for some maintenance may be assigned to the tenant occupying the house.



Policy #	Responsibility	Time Program	Action Required
24-27	Land owner & Practitioners involved in conservation works	Medium to long term	The treatment appropriate for the different components of the place, including the different zones of the house, should guide any decisions regarding the future development and use of the place. It would be appropriate to engage an architect for the conservation of the historic structures on the site, and these policies would form part of the brief to this task.
28	City of Rockingham & Land owner	In the event that the workers' quarters or dairy are to be demolished	The City of Rockingham should ensure that a recording is made of these structures before issuing a licence for demolition. The recording should be coordinated by an architect with the relevant experience in this type of work. See implementation for Policy 7.
29	Land owner	When works are undertaken which intervene with asbestos building fabric	The appropriate requirements and statutory regulations may be obtained from Worksafe.
30	Land owner	When site works are being undertaken	Contractors engaged to carry out any work on the site that will involve major disturbance of the ground should be briefed on this matter and the procedures recommended.
31	Custodian	Once conservation of the place is underway	Architect with relevant experience in heritage work to be involved in interpretation. The involvement of a graphic artist may be required.
32	City of Rockingham	Short to medium term	Forward copies of the relevant information to the agencies identified.
33	Custodian	Long term (by 2009 A.D.)	The conservation plan should be reviewed by an architect with relevant experience in heritage work of this nature. Liaise with the Heritage Council of Western Australia to obtain details of suitable practitioners.

## 9.0 BIBLIOGRAPHY

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*Compiled Building Regulations - Western Australia*, Architectural Computer Systems, Subiaco W.A.

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## 10.0 APPENDIX Copies of cancelled certificates of title relating to the place



1648/37

526/53

Sch. 2,  
39 V. III.

7000/36



WESTERN AUSTRALIA.

REGISTER BOOK.

Vol. IV.

Fol. 274

4

Plan 6465

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

CT 0004 0274 F

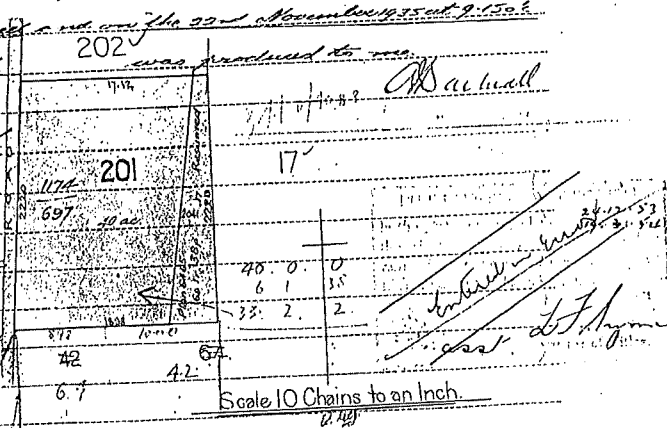


Daniel Hyman of Rockingham Farmer

is now the sole proprietor

of an estate in fee simple in possession subject to the  
encumbrances if any existing on back of these presentsin ALL THAT parcel of land situate in the Cockburn Land District  
containing Forty Acreor thereabouts, being Cockburn Land Location 201. Bounded on  
the North by the South boundary of Location 202  
measuring seventeen chains twelve links, on the West  
by twenty two chains twenty links of the road from  
Pembury to Serpentine, on the South by the North  
boundary of Location 42 and 64 measuring together  
eighteen chains twenty eight links and on the East by  
twenty two chains sixteen links of the West boundary  
of Location 17. All bearing being true or thereabouts the  
measurements above or less and a square post placed  
at each corner of the location.

Application 2305/1935. On the 6<sup>th</sup> May 1935 Daniel Hyman died  
and on the 8<sup>th</sup> November 1935 Probate of his Will was granted to Felix Charles Hyman  
of Rockingham Licensed Victualler, one of the Executors named in the said Will  
the other Executors having renounced. On the 22<sup>nd</sup> November 1935 at 9.15 a.m.  
an office copy of the said Probate was produced to me.



Application 1030/1936 by me  
Transfer 9310/1935 transferred to Joseph  
Stokes of Rockingham, Farmer  
Registered 19<sup>th</sup> December 1935 at 10.40 a.m.  
L. H. James  
19<sup>th</sup> May 1936  
L. H. James  
19<sup>th</sup> May 1936

Industrial Development Act, 1952-1953.  
No. 1253  
19.12.53  
19.12.53  
Part of  
Her Majesty  
Reuben  
Part of Titles

Dated the Twenty Fourth day of October One thousand eight hundred  
and Seventy Eight  
L. H. James  
Commissioner of Land Titles.

Portion resumed alone remains



## ENCUMBRANCES REFERRED TO.

Mortgage 3730/1916. Daniel Rymus to William Thomas Matthews of Brookston Farmer  
to secure £100. and interest at £12 per centum per annum, reducible as therein.  
Registered 26<sup>th</sup> October 1916. at 11.35 a.m.

W. Marshall  
ASSISTANT REGISTRAR OF TITLES

Serial No 114 Section 132

Application No 114 36/1918 On the 3<sup>rd</sup> June 1918 William Thomas Matthews the Mortgagee did  
On the 4<sup>th</sup> July 1918 Prostate of his will and said there is no power to Charles Halobek  
Fielding of Fremantle, Thine and his Merchant, the Executor therein named, and on the 26<sup>th</sup>  
December 1918 at 3.45 p.m. an office copy of the said Prostate was produced to me

W. Marshall  
ASSISTANT REGISTRAR OF TITLES

Discharge 3366/1921 of Mortgage 3730/1916. Registered 3<sup>rd</sup> September 1921 at 4.40.00 -

W. Marshall

Caveat 1172/1935 by Commissioner's instructions 2.12.1935 at 3.00  
Withdrawal 1219/1935 of caveat 1172/1935. Lodged 19.12.1935 at 10.15 a.m.

W. Marshall  
ASSISTANT REGISTRAR OF TITLES

Instrument stamped 12/6

Mortgage 2519/1936 James Joseph Stokes to The Bank of Australasia Registered 19<sup>th</sup> May 1936 at 11.5 a.m.

W. Marshall  
ASSISTANT REGISTRAR OF TITLES

Collateral to Mortgage stamped 12/6. Instrument primarily stamped 10/6 to secure £350  
Mortgage 5223/1937 James Joseph Stokes to The Bank of Australasia Registered 16<sup>th</sup>  
September 1937 at 3.00.

R. L. Chilton  
ASSISTANT REGISTRAR OF TITLES

As to Mortgage. 2519 19/36  
APPLICATION 1000 19/36 The correct name of  
the Mortgagee is now The Bank of Australasia Limited  
6<sup>th</sup> March 1953. W. Marshall  
Assistant Registrar of Titles

As to Mortgage. 5223 19/37  
APPLICATION 1001 19/37 The correct name of  
the Mortgagee is now The Bank of Australasia Limited  
6<sup>th</sup> March 1953. W. Marshall  
Assistant Registrar of Titles

DISCHARGE 2070/1953 of Mortgage 2519/1936

Registered 6<sup>th</sup> March 1953 at 10.30 a.m. W. Marshall  
Assistant Registrar of Titles

DISCHARGE 2071/1953 of Mortgage 5223/1937

Registered 6<sup>th</sup> March 1953 at 10.30 a.m. W. Marshall  
Assistant Registrar of Titles

Instrument stamped 12/6

MORTGAGE 2586/1953 James Joseph Stokes  
Australasia and New Zealand Bank Limited  
Registered 6<sup>th</sup> March 1953 at 10.30 a.m. W. Marshall  
Assistant Registrar of Titles

Resumption Booklet 43/1953. A separate  
certificate issued for the unresumed  
portion.  
Registered 12<sup>th</sup> October 1954 at 9.0 a.m.  
W. Marshall 1174.697  
Registrar of Titles

CT 0004 0274 B



Transfer  
Application 4509/1955 (20369)  
From Volume Folio  
1174 697  
1739/56



WESTERN AUSTRALIA.

REGISTER BOOK.

Vol. 1186

Fol. No 682

Plan 8163

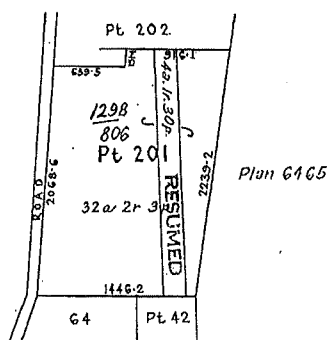
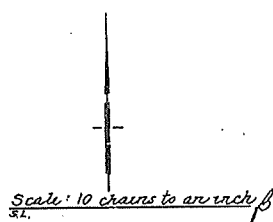
# Certificate of Title

CT 1186 0682 F



under "The Transfer of Land Act, 1893" (56 Vic., 14. Sch. 5).

James Joseph Stokes of Mandurah Road, East Rockingham, Dairyman, is now the proprietor of an estate in  
fee simple subject to the easements and encumbrances notified hereunder in all that piece of land delineated  
and coloured green on the map hereon containing thirty-two acres two roods and three perches or thereabouts,  
being portion of Cockburn Sound Location 201.



Dated the tenth day of November One thousand nine hundred and fifty-five.

PUBLIC WORKS ACT 1902-1953.  
R.D. 260-64  
Gaz. 8.11.64 Plan 8163  
Portion resumed and vested in  
Her Majesty  
P. JOHNSON  
Registrar of Titles.

PUBLIC WORKS ACT 1902-1953.  
in the portion resumed Gaz. 8.11.64  
the right to mines of coal or other  
minerals is resumed and reverted in Her  
Majesty as of her former estate.  
P. JOHNSON  
Registrar of Titles.

*Stokes*  
Registrar of Titles.

Portion resumed above remains.

EASEMENTS AND ENCUMBRANCES REFERRED TO

12/6.  
 2588/1953. James Joseph Stokes  
 to  
 Australia and New Zealand Bank Limited  
 Registered 6th March 1953 at 10.30 a/c.  
 J. [Signature]  
 REGISTRAR OF TITLES

Discharge 32588/65 of Mortgage 2588/1953  
 Registered 11th May 1965 at 9.20 a/c.  
 [Signature]  
 ASSISTANT REGISTRAR OF TITLES

RD 260/62. a separate certificate  
 Issued for the unincorporated portion  
 Registered 21st May 1965 at 9.0 a/c.  
 [Signature]  
 1298806. Register of

CT 1186 0682 B



CERTIFICATE OF TITLE

Vol.

Fol.

1186