



ARCHITECTURE INTERIORS CONSERVATION URBAN DESIGN MASTER PLANNING

# WOODBINE

(ALSO KNOWN AS BELL COTTAGE)



## CONSERVATION PLAN

for

City of Rockingham

November 1999

KPA5000/98.29/WOODBINE

# **WOODBINE**

**ALSO KNOWN AS BELL COTTAGE**

## **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 *Woodbine* or Bell Cottage, which is located on Mandurah Road in East Rockingham.

The place comprises a ruined limestone masonry cottage which has only remnants of its roof and floor remaining, three peppercorn trees in front of the cottage, and the ruins of a barn constructed of limestone masonry. The property on which these features are located was part of a large holding taken up by the Mead family in the early 1850s. In 1854/55 James Bell purchased 20 acres of this, which he established as the *Woodbine* property. At the time of purchasing this land, Bell had been married for 8 years to Jane Green, and by 1854 the Bell family consisted of three children. Shortly after purchasing the property, a hut was erected there and the family moved from Mandurah to East Rockingham. Additional land was purchased by Bell in the next few years, and around 1868 a more substantial home was built closer to the Mandurah Road. This building is the primary concern of the conservation plan. Jane Bell died in 1909, and James in 1911. John Bell, an unmarried son, then took over the property. Following John's death in 1936, the place was sold to Joe Stokes. It is possible that the cottage was only occupied for a short period after this. In 1969 the land was resumed by the crown for railway purposes, and from this time the land was leased for pastoral purposes but the cottage and barn were no longer maintained. By the 1980s both structures were in a ruinous condition. The barn collapsed circa 1995, leaving only two walls standing. At the time of writing this conservation plan only a portion of the barn's masonry was left standing.

The conservation plan comprises two principal 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 one of the earliest land grants in the Rockingham region, and the cottage and barn ruin on the property are among the region's oldest built structures;

- the place is important for its close association with the James Bell family who were pioneers of the district, and specifically Jane Bell (nee Green) who arrived in Western Australia as an orphan sponsored by the Children's Friend Society and who, after suffering abuse in the hands of her custodian, came to the public eye in a legal case for the murder of her child;

- the place is part of the documented life of James and Jane Bell which, involving an advancement from humble beginnings to a situation of land ownership, business success and respectability, represents a recurrent theme in the history of Western Australia;

- the cottage in particular is highly valued by long term residents of Rockingham because it is a tangible reference to the district's history, residents having fought for its preservation for approximately thirty years;

the Georgian elegance of the cottage and its simple vernacular construction have considerable visual appeal, and together with the barn ruin and old peppercorn trees present an aesthetically pleasing composition;

the building fabric has acquired, through many years of weathering, a textural and tonal quality that harmonises with the surrounding environment;

the authenticity of the cottage and its visual qualities makes it one of the more evocative and memorable ruins in the near vicinity of Perth, and a landmark along Mandurah Road;

the place has considerable archaeological potential which may provide information relating to domestic life of the lower classes during an early period of this state's settlement. Relatively few sites of this nature have been investigated; and,

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

Policies for the conservation of *Woodbine* 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; (i) whether or not it would be acceptable to relocate the building, given that the place's history is closely interconnected with its context and that its presence assists in our understanding of the development of the area; (ii) what curtilage would be appropriate for the place, given the intended future development of the property and the extent of the barn's deterioration; (iii) how cultural features which are located outside the conservation area should be treated. Examples of such features include archaeological sites and the remains of an old tuart tree which was located south of the barn; (iv) to what degree the cottage should be restored, given the advanced state of its dilapidation and the significance that is derived from the place's ruined condition, and what viable uses could the place be put; (v) what specific actions would be appropriate for conserving the different elements and materials that the cottage is comprised of; (vi) how the peppercorn trees are to be conserved; (vii) what constraints would apply to new landscaping that may be required as part of a redevelopment incorporating the cottage; (viii) how should the archaeological resources of the site be managed; and, (ix) in what manner should the significance of the place be interpreted for visitors to the place in the event that the cottage is conserved.

The thrust of the policies is to ensure that: the cottage is retained on its present site while the surrounding land is developed for industry; the cottage is provided with a suitable curtilage that has frontage onto Mandurah Road but which does not necessarily include the site of the barn; that the cottage either be restored to a state similar to how it was when last occupied (1930s) or preserved and integrated into a new structure; and the place be adapted sympathetically to allow its reuse as an office for an adjacent industry.

The conservation of the place is an urgent matter, and one of considerable interest to the community. This conservation plan is intended to be principal guide for determining how conservation work is to be carried out. 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 *Woodbine*;
- determine the extent of that heritage significance;
- determine an appropriate curtilage for the cottage (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 *Woodbine*, sometimes referred to as "Bell Cottage", which is located on Cockburn Location 64, Mandurah Road, East Rockingham. The place comprises a ruined colonial vernacular cottage with limestone masonry walls and remnants of a corrugated iron and shingle clad roof, together with three peppercorn trees and the ruins of a limestone masonry barn.

### 2.3 STRUCTURE OF THE REPORT

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

### 2.4 SOURCES OF STUDY INFORMATION

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

## **2.5 PROJECT TEAM**

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## **2.6 ACKNOWLEDGMENTS**

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Mervyn Regehr, Bell family descendant

Edward Bell, Bell family descendant

Poppy Meyers, The Colonial Art Gallery

Henry McLaughlin, artist

Ross Shardlow, artist

Bob Carter, Rockingham Council for the Arts and Crafts

Dawn May, daughter of Joseph Stokes

Christine Ward, Heritage Council of Western Australia

Cherie Wood, former National Trust Heritage Guide (Tranby House)

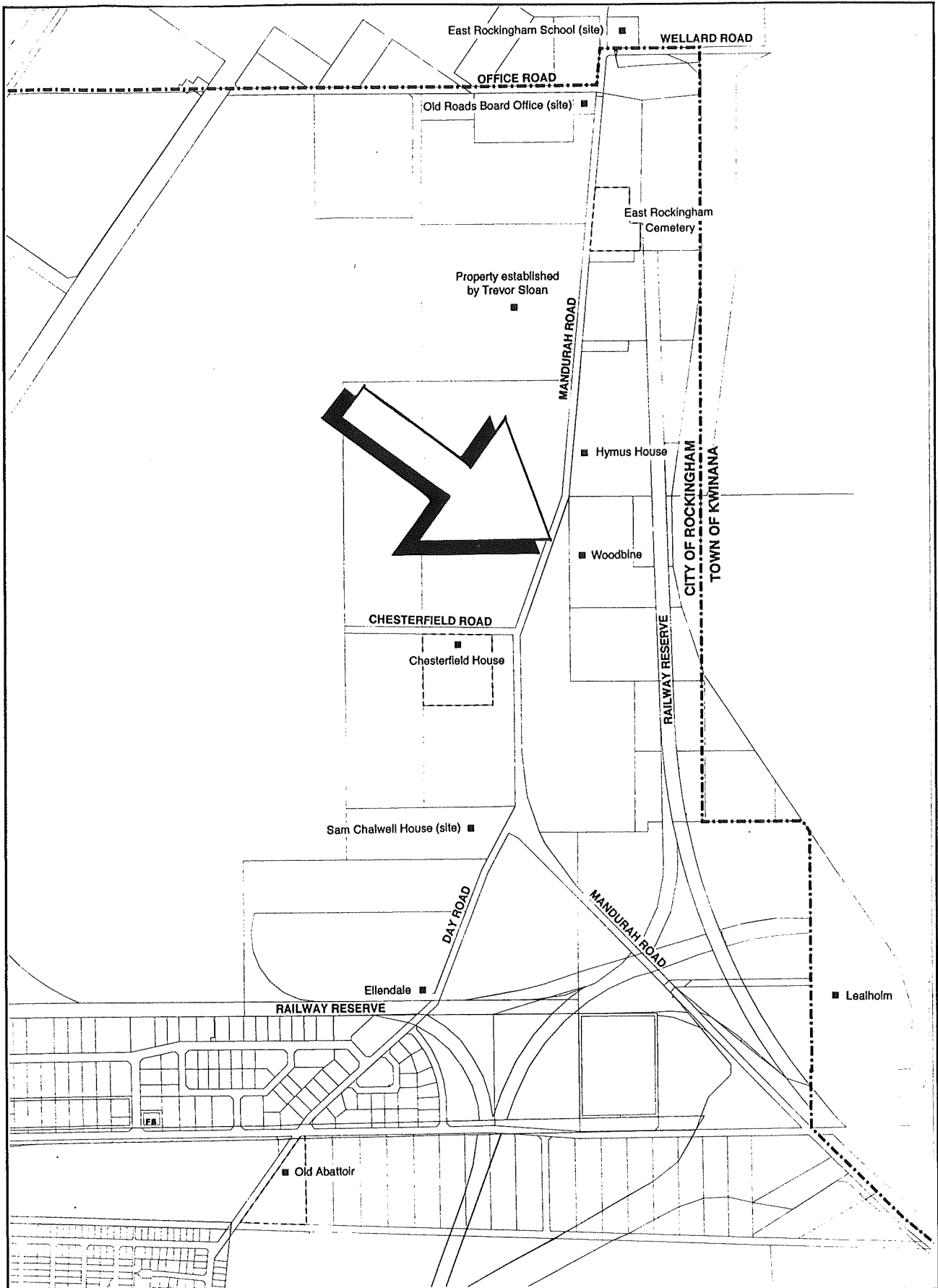
Fiona Bush, historical archaeologist

Shane Burke, UWA archaeology student (PhD)





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

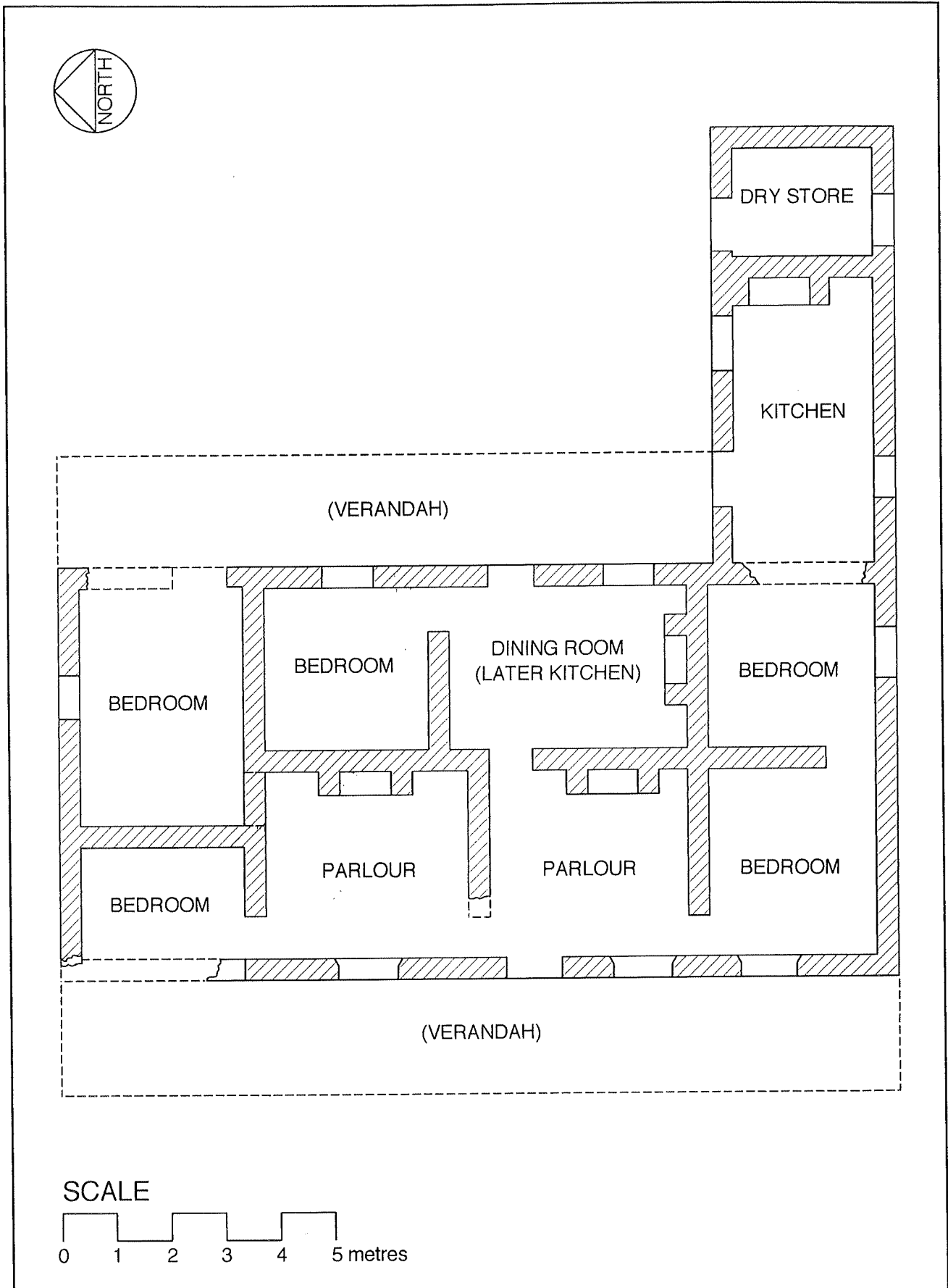


**Figure 2.2**

Map of the locality, showing the position of *Woodbine*.

City of Rockingham / Palassis Architects





**Figure 2.3** Plan of *Woodbine* cottage.

Palassis Architects



**Figure 3.1** Photograph of James and Jane Bell in the front garden of Woodbine, together with Selina Hymus (nee Bell), Adeline Dare and a grandchild. Note the bottle garden edging, and the skilfully constructed garden gate.

Rockingham Historical Society

### 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 *Woodbine* - An Overview

*Woodbine*, also known as Bell Cottage, is one of the earliest settlers' cottages in the East Rockingham district. Today, it stands as a ruin off the Mandurah Road. The house, the second on the former Bell family property, had been built by James Bell around 1868. *Woodbine*, together with the former Chesterfield Inn opposite, Hymus Cottage to the north on the adjoining property, Day Cottage to the south of Chesterfield, and several other early cottages, form a rare collection of buildings representative of the early history of the district.

The future of *Woodbine* is now in doubt. When the property was resumed by the Government for Westrail in the latter part of the 1960s, the farm buildings on the site were allowed to deteriorate in the expectation of demolition.<sup>1</sup> However, concern by interest groups, in particular members of the newly formed Rockingham branch of the Royal Western Australian Historical Society,<sup>2</sup> that this part of Rockingham's history should be recognised and preserved, led to approaches to the National Trust in 1970 for the building to be considered for classification. An alternative use for the cottage was also being proposed such as a museum for the district.<sup>3</sup> Nothing eventuated from these plans, and *Woodbine* gradually fell into a ruin becoming a favourite subject for artists. In 1992 a Heritage Report on the East Rockingham Settlement, including *Woodbine* cottage, was jointly commissioned by the City of Rockingham, the Town of Kwinana and Landcorp. The report recommended that 'Bell Cottage... be completely restored.'<sup>4</sup> In 1996 the National Trust, with financial support from Landcorp, commissioned a 'Study of Conservation Options for Thorpe, Thomas and Bell Cottages'. Thorpe (The Pines) and Thomas (Paradise) cottages are further north of the *Woodbine* and Hymus cottages. Recommendations from this report include the need for urgent works to be undertaken and a full conservation plan for the re-use of the Thomas and Bell Cottages.<sup>5</sup> The *Woodbine* property, which is in an area zoned for 'Light Industry', was in 1997 purchased by a private developer with the intention of establishing industry on the site.

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<sup>1</sup> Bell, E., telephone conversation with Robyn Taylor, 18/04/1999.

<sup>2</sup> The Rockingham branch of the RWAHS was formed in July 1969.

<sup>3</sup> Suggestion by Nora Taggart on her submission to the National Trust, dated July 25, 1970. National Trust files for Rockingham.

<sup>4</sup> Keen, J. C., 'Heritage Report on East Rockingham Settlement', for City of Rockingham, Town of Kwinana, & Landcorp, 1992, p.13.

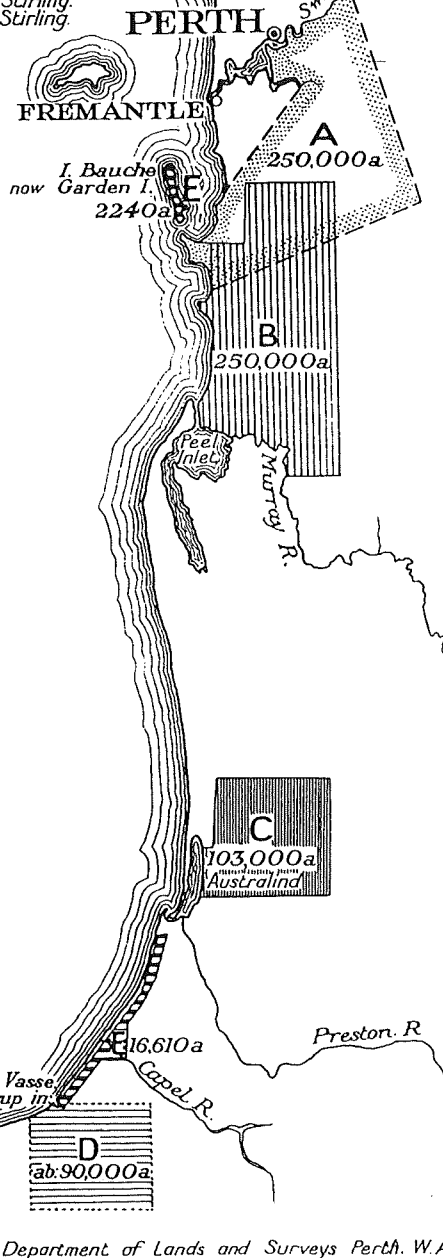
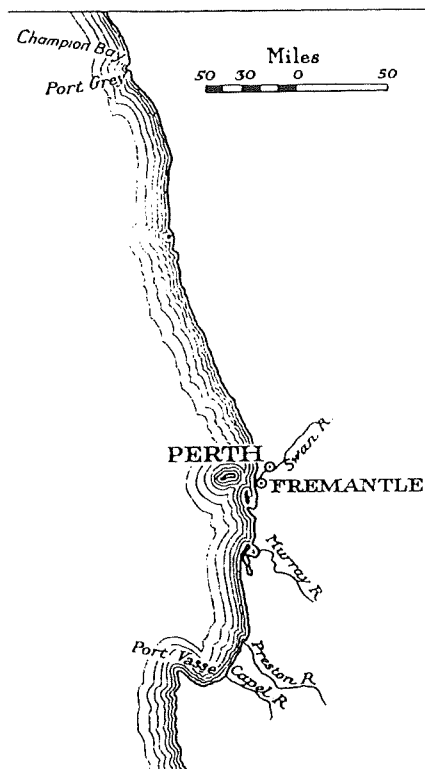
<sup>5</sup> Palassis, K. *et al*, 'Study of Conservation Options for Thorpe, Thomas and Bell Cottages, East Rockingham', unpublished report for the National Trust of Australia (WA) and Landcorp, February 1997, p.41.

# 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)

### 3.1.3 A Brief History of the 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>6</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.

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 despatched 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>7</sup> The homes they erected are believed to have been in the vicinity of East Rockingham, although the exact location is not known. However, in a petition to Governor Stirling dated August 30, 1830, the settlers gave their place of abode as Rockingham Town.

We left England under the care of Mr Halliburton, master of the 'Rockingham', agreeing to work for Thomas Peel, Esq. as field labourers to receive three shillings per day to start from the day of our landing; but we were sent by Mr Peel's orders about five miles South West of Clarence to build our houses and to turn up as much land as we thought proper. We have done this without receiving any pay or having any proper seeds to sow on the land we have been labouring at ... and can get no satisfactory answer from Mr Peel ...<sup>8</sup>

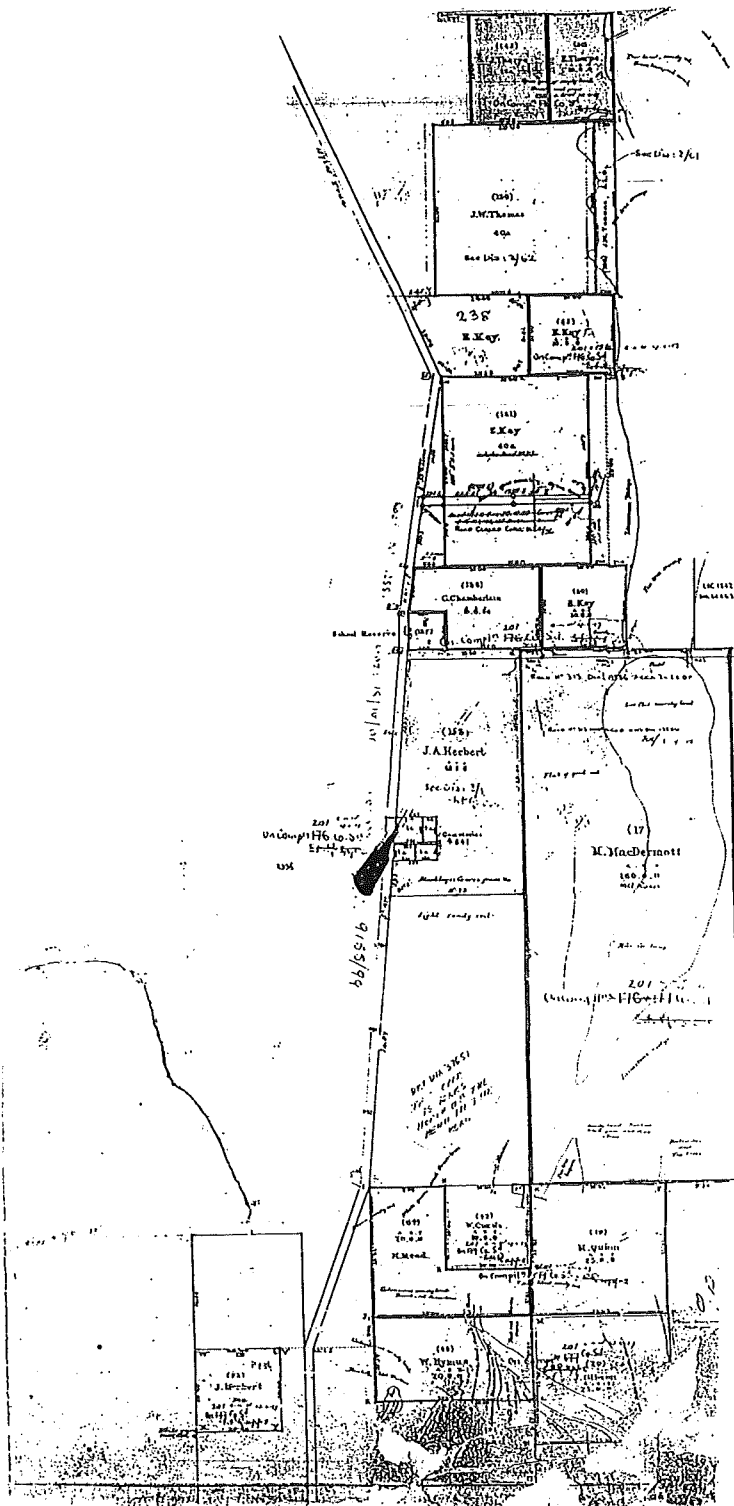
Eventually these settlers also moved on and to date no trace of their early habitation in the Rockingham district has been found.<sup>9</sup> Some of these settlers moved to the Mandurah area where Peel had also settled.

<sup>6</sup> See Taggart, N., *Rockingham Looks Back, A History of the Rockingham District 1829 - 1982*, Rockingham District Historical Society (Inc), 1984, pp.7-8 for a transcript of 'Conditions For Land Grants at Swan River Colonial Office December 5th, 1828.

<sup>7</sup> Fall, V. G., *The Sea and the Forest*, UWA Press, 1972, pp.13-14.

<sup>8</sup> Russell, L., *Kwinana, "Third Time Lucky"*, Town of Kwinana, 1979, p.32.

<sup>9</sup> Fall, *op.cit.*, p.14. Russell, L., *op.cit.*, p.32. According to another publication (Uren, M., *Land Looking West, The Story of Captain James Stirling in WA*, Oxford university Press, 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.



**Figure 3.3** 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 ("H. Mead" appears on Loc. 64).

Dept. of Land Administration

Overland tracks were eventually established linking up the settlements between Fremantle and Mandurah. One particular track passed through the Rockingham district and went along the high ground on the west of Lake Coo loongup. In later years a track on the east side of the lake came into use, and evolved into what has become known as the Mandurah Road. This road was the "spine" along which the East Rockingham settlement developed.<sup>10</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>11</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>12</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>13</sup> However, it would be many years before Rockingham would take on the semblance of a township.<sup>14</sup>

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 Baldivis sandhills to the east, was not extensive enough to attract the interest of large-scale landowners, but was able to support a number of small properties.<sup>15</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>16</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>17</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>18</sup> The number of children in the settlement justified the building of the East Rockingham School. This was built in 1865 by James Bell, with assistance from the other parents, on the corner of Wellard and Mandurah Roads.<sup>19</sup> The school replaced earlier bush schools, or a school

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

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

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

13 *ibid*.

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

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

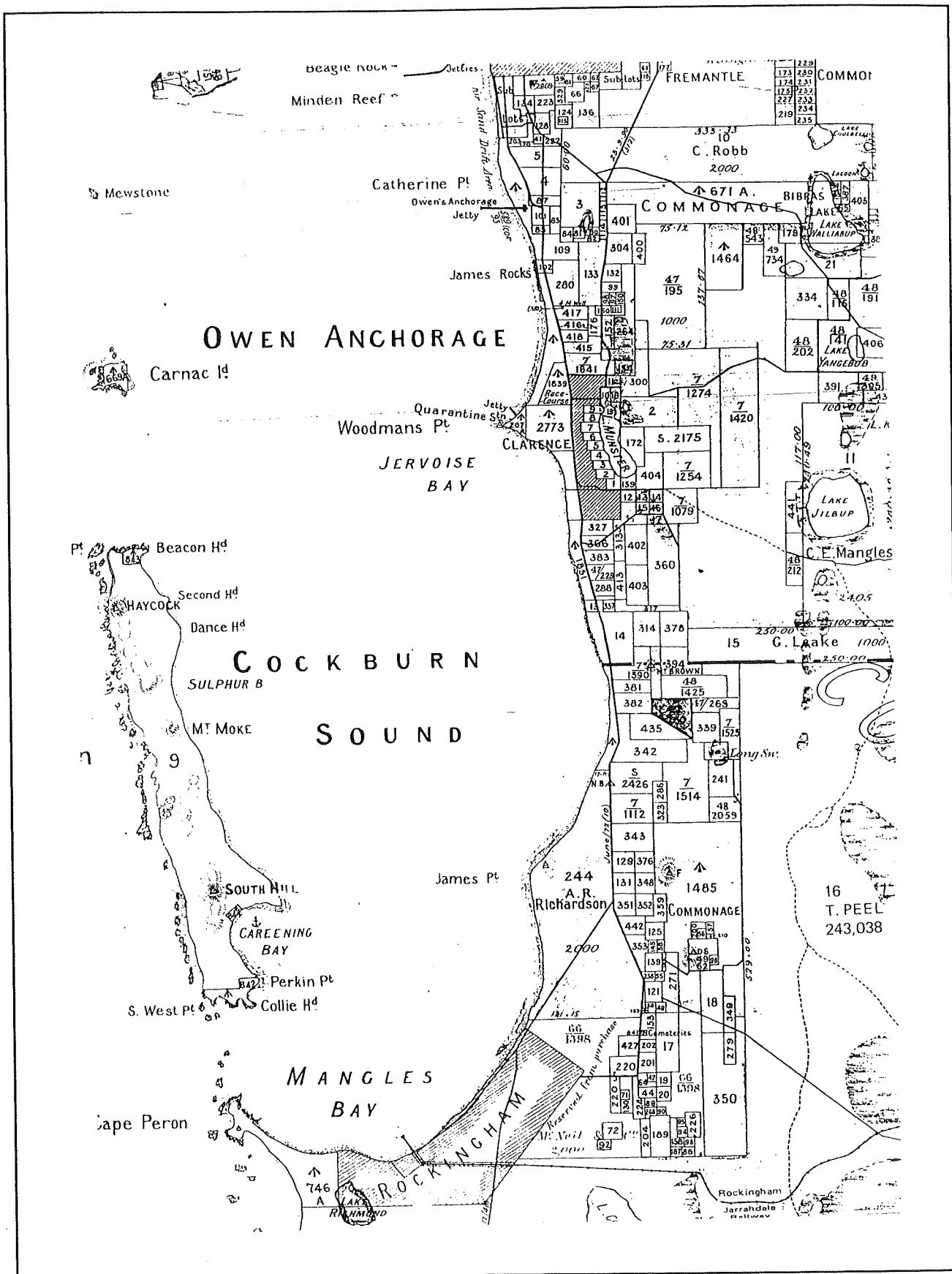
16 Taggart, *op.cit.*, Chapter 4 'The East Rockingham Settlement', pp.47-66.

17 *ibid*, p. 48.

18 See Taggart, *op.cit.*, p.85, and family trees.

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





**Figure 3.4** Map of the Cockburn Sound district showing the subdivision of lots around the turn of the Twentieth Century. The estate of Thomas Peel, which formed the eastern and southern limits of the East Rockingham settlement, had remained largely undeveloped up to this point in time. Battye Library

Battye Library

room set up in a settler's house such as the one which operated for a short time in nearby Hymus cottage. The school house has since been demolished. A tight-knit community developed in East Rockingham with the children playing and going to school together, marrying into each other's families, and growing into responsible and worthy citizens.

During this time the townsite of Rockingham, situated on the beach front of Mangles Bay, had not really developed to any extent. The town jetty largely serviced the shipping trade, visiting whalers and timber haulers who brought in their timber from the hinterland. However, with the rapid expansion of the sandalwood and jarrah trades, which resulted in the opening of the Jarrahdale mill in 1872 and the construction of a railway between Jarrahdale and the port, the town eventually became more attractive to settlers who could establish businesses there. For example, around 1886 James (Jnr) Bell had purchased property on the beach front and built the Port Hotel in Kent Street where he worked as the publican. He sold this to his sister Fanny and her husband Daniel Hymus in 1895, and built a home called 'Ocean View' and a thriving general store on the beach front.<sup>20</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 (jnr) Bell, Daniel Hymus, William Day, George Mead, John Thorpe and Charles Parkin.<sup>21</sup> Meetings were held at various locations 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 Bell Family and Woodbine

Around 1854-5 James Bell bought 20 acres of land from Henry Mead in Location 64, one of seven surveyed blocks that had been bought by Mead. The land was timbered, with some swamp towards the rear of the block, and adjacent to the Mead farm. Around 1855 the Hymus family had also moved to East Rockingham and took up twenty acres of land just south of the Bell property.<sup>23</sup> It is possible that the Bell and Hymus families erected their first dwellings about the same time.<sup>24</sup> These early settlers' farms were located near the bush track which linked Mandurah and Fremantle and opposite the Rockingham Arms Inn, or Bush Inn, which had begun operating at least by the early to mid 1850s.<sup>25</sup> The Inn provided a resting stop for travellers, and for police escorting prisoners to Fremantle.

One of the more exiting episodes in Rockingham's early history, often retold at the Rockingham Arms, was the daring escape of six Irish Fenians from Fremantle Gaol. Their flight had been noticed as they

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

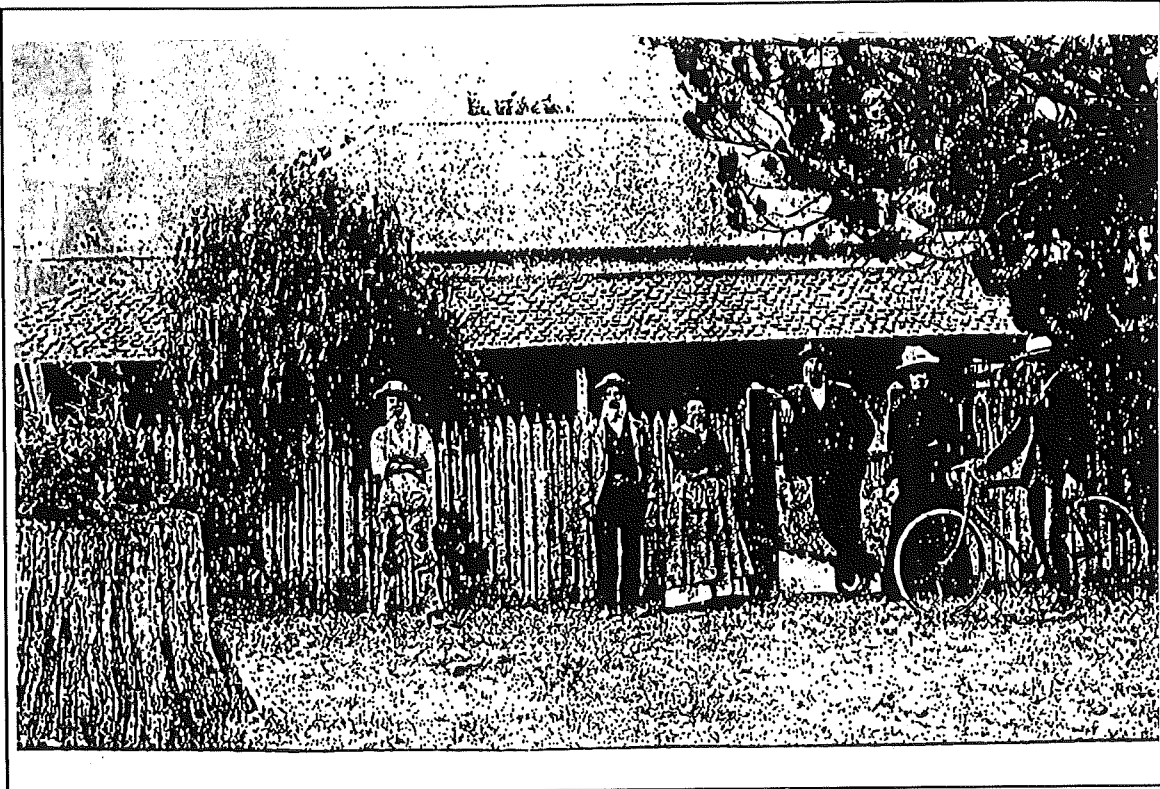
21 Fall, *op.cit.*, p.127.

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

23 Palassis, K. *et al.* 'Hymus House Conservation Plan', unpublished report for the City of Rockingham, November 1999, p.18.

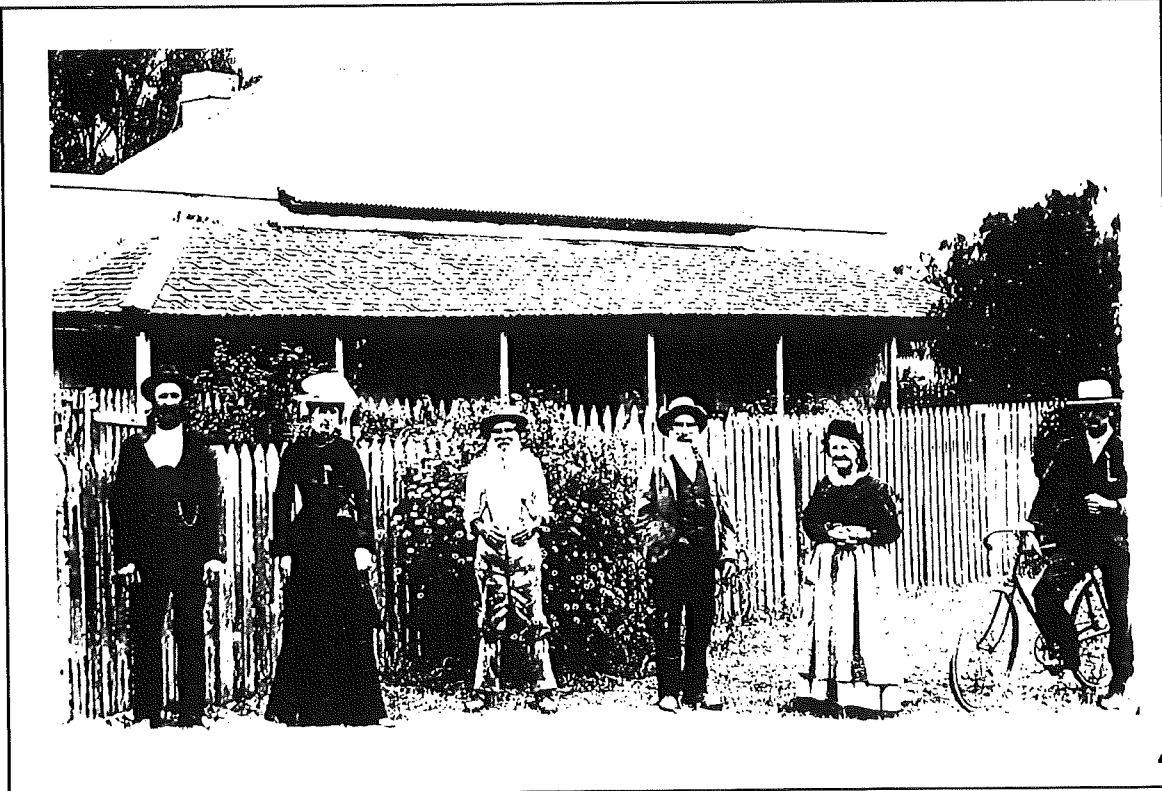
24 Regehr, *op.cit.*, p.22. From recent research, it appears that the Hymus family may have settled on their land before the Bells as W.Hymus was granted a publican's licence at Rockingham in 1853. Refer to Palassis, *op.cit.*, report dated November 1999, p.18.

25 If the Rockingham Arms Inn (later Chesterfield Inn), was the Bush Inn referred to in the travel diaries of Frederick Mackie, the Inn was operating in 1855. See 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. Mackie states the Inn was 14 miles from Fremantle.



**Figure 3.5** Group in front of Woodbine cottage, circa 1902. From left to right: Tom Howell, James Bell, Jane Bell, James Bell jnr., Edith Bell, and Hobart Tuckey.

Mervyn Regehr



**Figure 3.6** Another view of the same group in front of Woodbine, presumably taken on the occasion as the above photograph (Figure 3.5).

Mervyn Regehr

dashed by the Rockingham Arms, and shortly afterwards James Bell also witnessed the group casting off from the beach in a whaleboat. Bell suspected that they were escaping convicts and rode non-stop to Fremantle to alert the authorities.<sup>26</sup>

Both James and Jane Bell had somewhat colourful histories before they met and married in 1847, although Jane's was a tragic story which touched the hearts of many in the Colony. In many ways, their lives were typical of the other 'class' of landowner who started in the infant colony with little or no capital, but worked for many years in order to save and purchase their own piece of land. Through sheer hard labour the land would be first cleared and cultivated, livestock purchased and a dwelling erected. These early settlers' dwellings were typically of timber and mud construction, either slab or wattle and daub, but as the means became available, they erected more substantial masonry homes which more truly reflected their aspirations.

James Bell (1821-1911) came from the village of Ulverston in Lancashire where his father was a farmer. He served an apprenticeship to be a shipwright and went to sea at an early age. Bell had been a crew member on board the steamship H.M.S. "Driver" when it called at Fremantle on its way to New Zealand in December, 1845.<sup>27</sup> The steam ship, or steam sloop, was the first to be seen in the colony, and caused much consternation when smoke was seen billowing from what appeared to be a ship under sail.<sup>28</sup> Bell jumped ship and eventually made his way to the Murray River, and, being a skilled ship's carpenter, easily found employment doing various jobs such as boat building, repairs, and farm labouring. He also delivered wheat by wagon from Mandurah and Pinjarra to Fremantle, returning with supplies for the settlers. It was on one of his journeys to Fremantle that Bell first saw Jane Green, a servant girl then working in the home of the Anglican minister of St John's church.<sup>29</sup>

Jane Elizabeth Green (1823-1909) had arrived in Western Australia aboard the "Eleanor" in December 1837.<sup>30</sup> She had come from Salisbury, Wiltshire, where she had lived in an orphanage, and was brought out to Western Australia through the Children's Friend Society to be an indentured servant. In Western Australia this child immigration scheme was organised by a committee headed by the colonial chaplain Reverend J. B. Wittenoom. Children were assigned to various settlers and their welfare monitored by a local resident official.<sup>31</sup> It was while working in Newcastle (Toodyay) in Captain Francis Whitfield's home where she had been transferred in July 1839, that Jane became pregnant after being raped by Whitfield. Whitfield was the resident government official who was supposed to be responsible for her welfare. Jane delivered the child herself and concealed its body in her bedroom. The child was found by Mrs Whitfield with a wound to its throat caused by a pair of scissors. Jane was charged with its wilful and premeditated

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26 Taggart, *op.cit.*, pp.77-84.

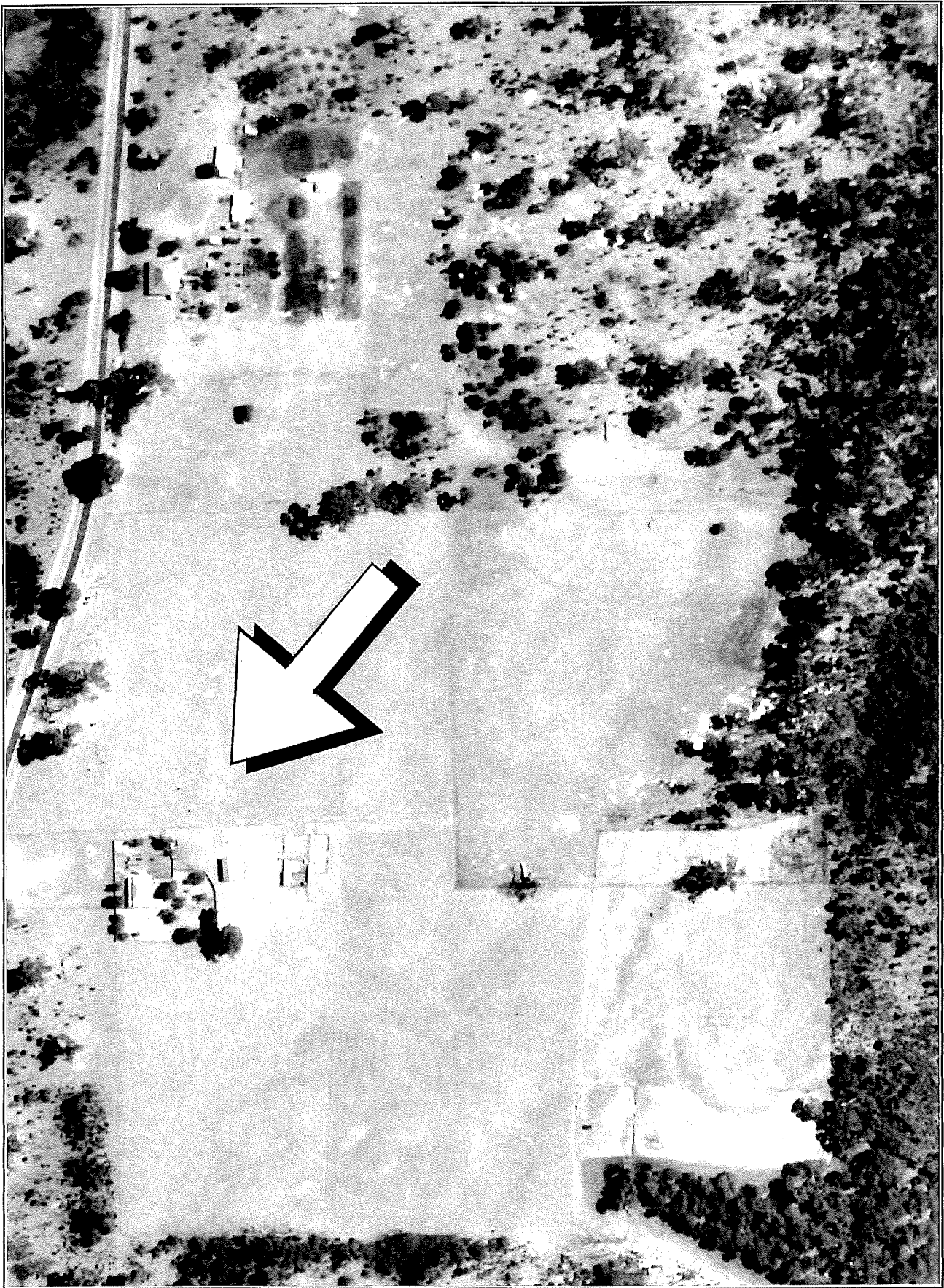
27 Regehr, *op.cit.*, pp.8-9.

28 Fall, *op.cit.*, p.36.

29 Regehr, *op.cit.*, p.17. According to an unreferenced document in the National Trust files, Bell was working as a ferryman in Fremantle at the time he met Jane Green in 1845. Another account states that in 1847 Bell worked as a ferryman in Fremantle, then at some later date became a ship's carpenter and boat builder in Mandurah, refer to Blackburn, G., *The Children's Friend Society*, Access Press, Northbridge, WA, 1993.

30 Blackburn, *op.cit.* and numerous newspaper reports based on the court proceedings following Jane's conviction.

31 Regehr, *op.cit.* See Appendix 3: *The Children's Friend Society*.



**Figure 3.7** Aerial photograph of the site, taken in 1942.

United Photo & Graphic Services

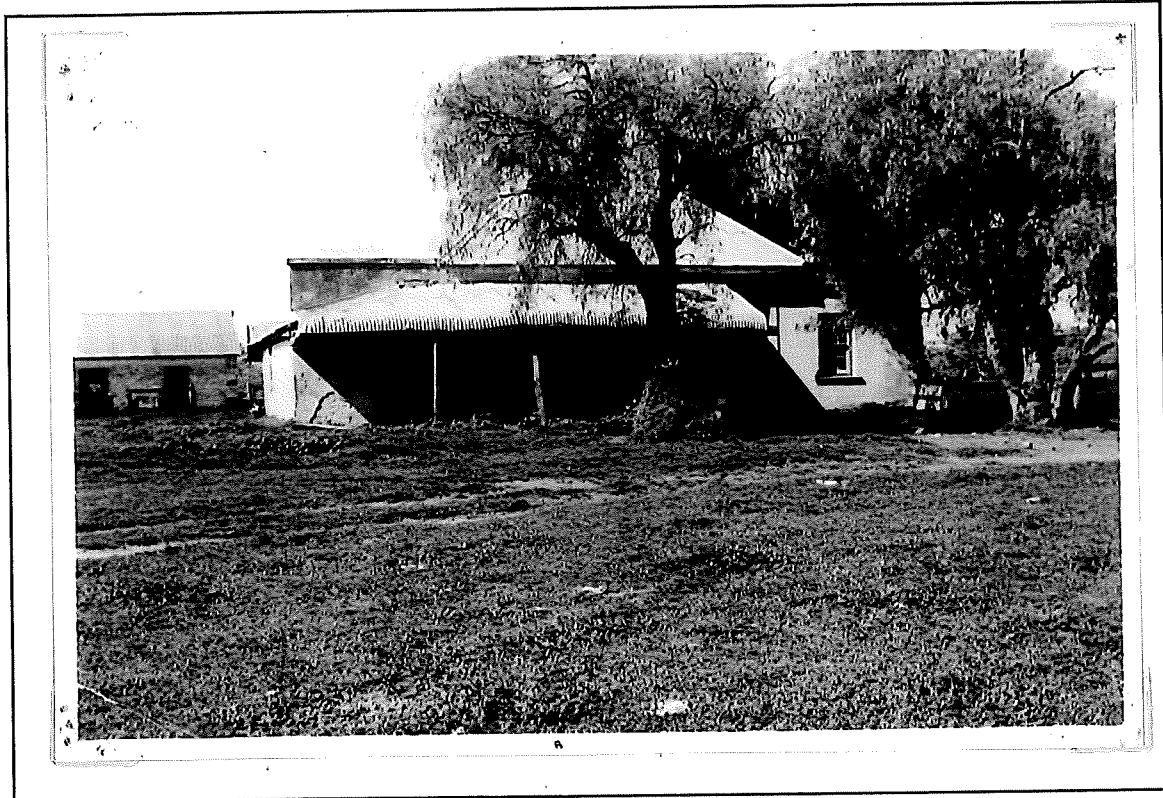
murder.<sup>32</sup> The case caused a sensation in the colony with Whitfield eventually being socially ostracised. Many were sympathetic to Jane's plight and pleaded her cause. A barrister, Richard West Nash, undertook her defence at no charge, while others set up a subscription on her behalf. There was considerable coverage in the local press about the case, with the *Perth Gazette* making the interesting observation, 'The appearance of the gown and wig in our court for the first time, was a novelty we were well pleased to see.'<sup>33</sup> Nash's strong defence made an impression on the jury and Jane Green was found not guilty of murder, but guilty of concealing the birth. Her sentence was two years gaol on Rottnest Island 'with such labour as might suit her age and sex.'<sup>34</sup> Documents suggest she was the only 'white prisoner' at the time of her incarceration on Rottnest.<sup>35</sup> Jane Green completed her sentence in 1842 and took up employment as a seamstress.<sup>36</sup>

On November 12, 1847, James and Jane were married by the Reverend C. King in St Johns Church in Fremantle,<sup>37</sup> and travelled to Mandurah where they made their way to a farm several miles out of Mandurah called *Jim Jam*. The farm was owned by a settler named Beacham, and according to a family history, it may have been here that James learnt 'the ways and means of farming on sandy soils so typical of what was required near Mandurah and Rockingham'.<sup>38</sup> In 1848 a daughter Fanny was born, then Emma in 1850, George in 1852 and William in 1855. The Bell family history suggests that it was probably during James' travels between Mandurah and Fremantle that he may have stopped at William Mead's farm, and Mead could well have encouraged him to buy land and settle in the district.<sup>39</sup> Bell eventually bought 20 acres of land from Mead and in 1855 the family moved from Mandurah to East Rockingham.<sup>40</sup> A hut was erected close to the swamp, with vegetables and fruit trees planted in the fertile soils.<sup>41</sup> Some years later (between 1867 and 1872) Bell was to increase his holdings with the purchase of Location 44, originally owned by Hymus then sold to a man called Patterson, and Lot 224 in 1878.<sup>42</sup>

The site where the Bell's built their hut was proved to be too damp and cold in winter, and with the addition of four more children, James (1857), John (1859), Elizabeth (1862) and Helen (1864), the family

- 32 Evidence from the trial report. See Blackburn, *op.cit.*, Chapter 8. It was suggested in Jane's defence that the cut may have occurred if the umbilical cord was about the child's throat and in cutting the cord she had caused the injury to its throat. Evidence also suggested she had been unaware of her pregnancy and may have been in a state of delirium during the birth of the child.
- 33 *Perth Gazette*, October 3, 1840, Editorial, quoted in Blackburn, *op.cit.* Chapter 8.
- 34 *ibid*
- 35 Documents typed from the Colonial Secretary's Records and submitted to Palassis Architects by Ms Cherie Wood. Letter and attachments dated 4/4/1997. Further research would need to be undertaken to establish whether Jane Bell was the first white woman to be incarcerated on Rottnest Island.
- 36 Blackburn, *op.cit.*
- 37 The marriage certificate identifies James Bell as a boatman, he was 26 years at the time, and Jane, a domestic servant, was 24 years.
- 38 Regehr, *op.cit.*, p.20.
- 39 *ibid*, p.14.
- 40 *ibid*, p.22. According to Regehr, a memorial for the land which registers the Title in Bell's name is dated September 5, 1857. James Herbert, the publican at the nearby Bush Inn/Rockingham Arms was a witness. According to research by the Mead family descendants, the land belonged to William Mead's brother Henry and his land purchase was also finalised in 1857. See Palassis, report dated May 1998.
- 41 *ibid*, p.22.
- 42 *ibid*, p.22, and Regehr, M., telephone discussion with Robyn Taylor, 4/3/1999.





**Figure 3.8** 1960s photograph of *Woodbine* cottage and barn (view looking east). Note the bull-nose verandah on the front of the cottage.

Rockingham Historical Society



**Figure 3.9** *Woodbine* cottage and barn (view looking east), photograph taken 29.04.1970.

National Trust of Australia (WA)



would have outgrown their home. Around the late 1860s,<sup>43</sup> James began constructing *Woodbine*, a larger and more substantial dwelling closer to the Mandurah Road, diagonally north-west of the hut.<sup>44</sup>

The house was constructed of stone<sup>45</sup> with a distinctive parapet wall.<sup>46</sup> According to a Bell family descendant;

The new house had milled timber rafters, well made door and window frames, plastered ceilings over battens, manufactured door locks, glass windows, a board floor (later) and verandahs front and back. Jarrah shingles used for the roof and were split with a mallet and shingle knife.<sup>47</sup>

Bell would have been responsible for the fine carpentry in the house. For example the pinned mortise and tenon window and door frames, and the lined window reveals which are splayed inwards, which at the time of writing this are still extant. However some of the joinery has been removed over time, including the mantelpiece over the fireplace in the main living room, 'which was made of honey coloured wood and contained carved elements'.<sup>48</sup>

There are a number of descriptions of *Woodbine* narrated by family members and descendants. Of particular interest is an interview with James and Jane Bell's grandson 'Paddy' Alfred Turner in which he recalls the years he lived with Granny Bell when his parents moved to Jarrahdale. This was between 1895 to 1900 when he was attending the East Rockingham school.

He described the Bell house as having a large kitchen, built on the back, with a trodden earth floor, and open fires. A number of rooms had fireplaces with mantelpieces made by grandfather Bell himself. Bread was baked in a stone oven constructed at the back of the kitchen. On the verandah was an old pedal washing machine but no copper. Around the house there was a high picket fence, enclosing a pleasant flower garden, which can be seen in photographs of "Woodbine". When Alfred came home from school, it was his job to water the garden, which meant that he had to draw water from the well and carry it a bucketful at a time around the front of the garden. At the back of the house were a number of fruit trees which produced good crops. Paddy recorded that he had to pick the fruit in season and one of his daily jobs was to carry out the tray full of drying fruit.<sup>49</sup>

Another building erected some time later on the *Woodbine* property was a large stone barn which stored hay and housed a chaff cutter. The cutter was powered by a cog-wheel and shaft which at first was turned by a horse led by one of the boys. The horse eventually led itself. The chaff was then bagged and loaded onto a dray for selling in Fremantle.<sup>50</sup> There was also an outdoor toilet to the north of the main building, said to be built over a cess-pit. This was a two-seater, with one of the seats for the

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43 The dating for the house has been estimated from probate documents drawn up in 1911 after James Bell's death. According to Regehr's account, the assessor's description indicates the house was more than forty years old at the time. *ibid*, p.23.

44 Regehr, M., telephone conversation with Ian Boersma, 12/3/1999.

45 According to a report by Palassis Architects on 'Lealholm', "The stone is most accurately described as vuggy lacustrine limestone. It is soft enough to be easily shaped when freshly dug, but hardens on exposure to air. It is also known as swampstone, coral stone and lacustrine marl." Palassis, report dated May 1998, *op.cit.*, p.7, fn.12. It is possible that Bell acquired his stone from the same place as the Meads which was from swamp land on the other side of Mandurah Road, between Office & Dixon Roads. *ibid*, p.8.

46 Its design is said to be similar to the Thomas Peel (Junior) home 'Lowlands', although comparisons may be made with a number of other contemporary dwellings built in the vernacular tradition (refer to section 4.3.3). See National Trust file on Bell Cottage. The submission dated July 25, 1970 was made by Nora Taggart.

47 Regehr, *op.cit.*, p.23. An inspection of the structure reveals that some of the rafters were of sawn timber, and others were split. The shingles appear to be hand split and made of sheoak timber (see section 3.2.2 of this report).

48 Regehr, M., telephone conversation with Ian Boersma, 12/3/1999.

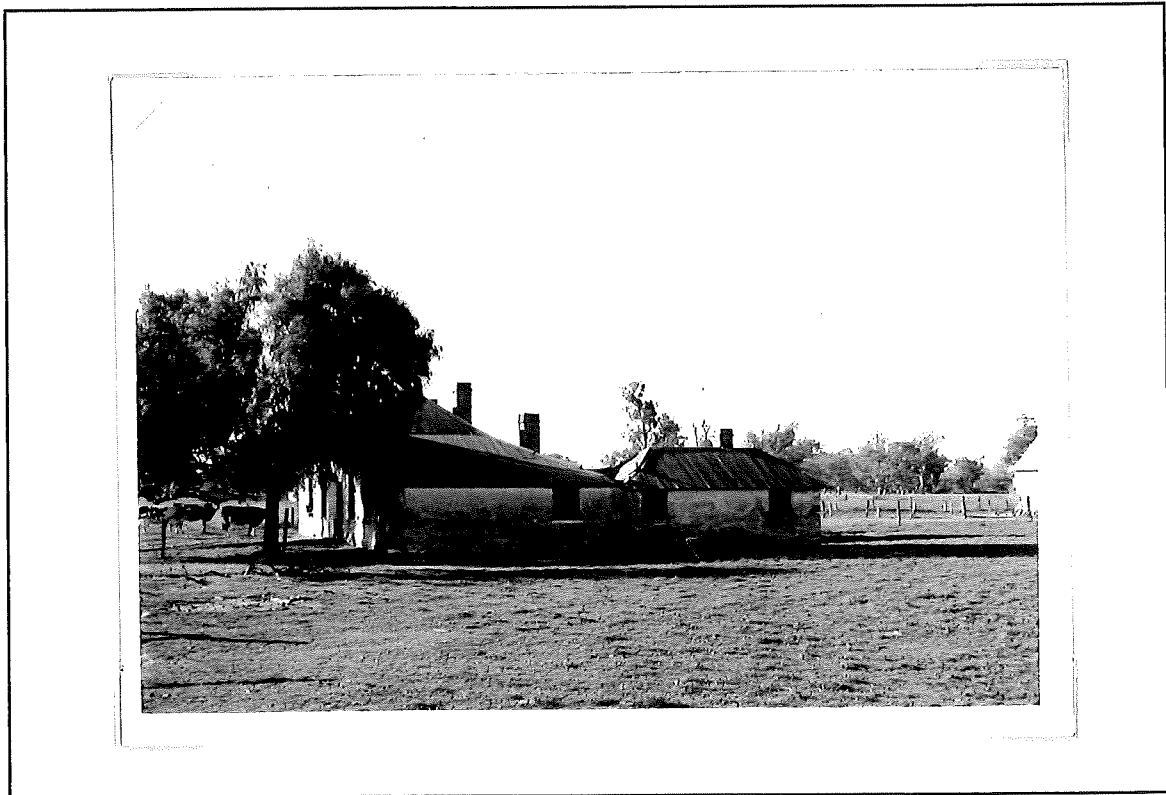
49 *ibid*, p.35. Paddy Turner was interviewed in 1971 by Nora Taggart of the Rockingham Branch of the Royal W.A. Historical Society.

50 *ibid*, p.37. Taggart, *op.cit.*, p.94.



**Figure 3.10** View of Woodbine cottage, looking south-east. Photograph taken 29.04.1970.

National Trust of Australia (WA)



**Figure 3.11** View of Woodbine cottage, looking north-east. Photograph taken 29.04.1970.

National Trust of Australia (WA)

• KEVIN PALASSIS ARCHITECTS •

woodbine conservation plan

children.<sup>51</sup> Today, there is no visual evidence of the toilet, while only some sections of the walls are left of the barn. There were also rainwater tanks alongside the house.

*Woodbine* was also noted for the flower garden at the front of the house with the beds edged with up-turned bottles. Family photographs taken around 1902 (see Figures 3.4 and 3.5), show the garden enclosed by a high picket fence with tall shrubs and flowers behind. In one photograph, a peppermint tree stands in the front garden with a large pine tree framing the right hand side of the picture. Another photograph, taken at a different angle, shows a large tree, possibly a Tuart, behind the house. In both photographs is the farm labourer Tom Howell who came to the Bells as a young man.

Apart from clothing, and some basic stores such as sugar, tea, coffee, which had to be purchased from Fremantle, *Woodbine* provided for all the needs of the family.

They killed and corned their own meat, gristed their own flour, baked their own bread, made their own jams, pickles and preserves, grew their own vegetables and fruit and produced their own milk, butter and cheese. The wheat itself was flailed by hand, usually by Thomas or 'Tom' Howell, who worked for the Bells, and lived with them all his life.<sup>52</sup>

Cattle and sheep were also reared by the Bells. When James Bell junior (colloquially known as 'Jim') established his store on the beach front at Rockingham in 1895, the stock were driven to the beach-front where 'they were kept in a holding paddock at the back of the shop until he was ready to kill them to supply the visiting ships with fresh meat.'<sup>53</sup> The shop also sold produce from *Woodbine*. Beasts slaughtered for home use were hung from the large tree at the back 'to set and be salted down. Granny Bell always kept a barrel of pickled pork on the back verandah while hanging safes held other fresh meat for short periods.'<sup>54</sup> Apart from what the Bells and other families produced for themselves, there was also what nature provided in abundance - wild ducks at nearby White Lakes, bush turkeys, kangaroos and fish.

In 1907 James and Jane Bell celebrated their Diamond Wedding Anniversary, an event which received considerable coverage in the press.<sup>55</sup> Two years later, in 1909 Jane died, then in 1911 James passed away. In that year *Woodbine* was transferred to James' son John who would remain a bachelor for the rest of his days. His nephew, Edward James Bell (son of James jnr) and his wife Lily moved in to help his uncle John run the farm until his death in 1936. Unfortunately, John did not leave a Will and the property was sold with the 'proceeds split up amongst many relatives'.<sup>56</sup> It was bought by Joe Stokes for £550 in 1937.<sup>57</sup> Two years before this, in 1935, Stokes had bought the Hymus property next door.<sup>58</sup>

51 Regehr, M. telephone discussion with Robyn Taylor, 4/3/1999. Regehr indicated the toilet was built of stone.

52 *ibid* p.94.

53 *ibid*

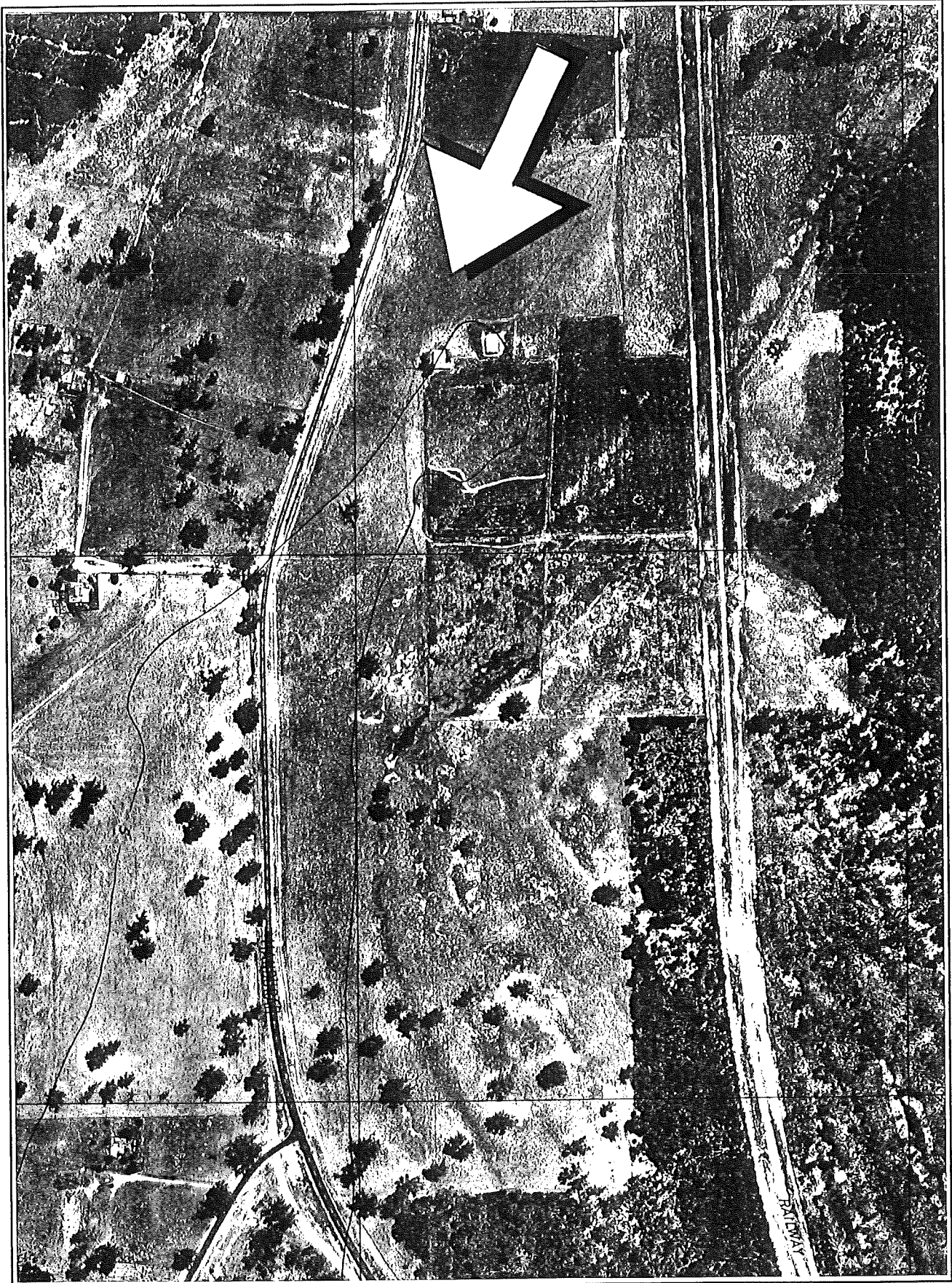
54 Regehr, *op.cit.*, p.29.

55 *Western Mail*, 23 /11/1907, p.40e, 41a.

56 Regehr, *op.cit.*, p.38.

57 *ibid*, p.38. Transfer of Certificate of Title, date registered 19/12/1935.

58 Taggart, *op.cit.*, p.119. Transfer of Certificate of Title, date registered 19/12/1935.



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

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Stokes renovated Hymus cottage and moved in with his young family, while *Woodbine* was let to tenants.<sup>59</sup>

An aerial photograph, dated January 1942, clearly shows the former Bell and Hymus properties and surrounding lands. *Woodbine* stands well back from Mandurah Road but there does not appear to be any distinct road or carriage way leading up to the house from the road. The property appears to have been built on a boundary line (due south of the dwelling presently known as Hymus House). The surrounding land is totally cleared with plantings of shrubs and trees evident within the fenced enclosure of the house and gardens. A small structure, possibly the water closet is located on the north-east corner of the enclosed area. The barn is clearly visible and behind the barn at some distance is what appears to be another smaller structure and low stone wall enclosures.<sup>60</sup>

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>61</sup> A narrow belt of land running through the eastern side of Location 64 was one of the resumed portions.<sup>62</sup> Other properties to the north and south of *Woodbine* were similarly affected. According to a subsequent Notice of Land Resumption gazetted the following year, the purpose of the resumption through *Woodbine* and other adjacent properties owned by Stokes was for the construction of the Kwinana-Mundijong-Jarrahdale Railway.<sup>63</sup>

However there were other developments being planned for Cockburn Sound which influenced the future of *Woodbine*.

With the planning and construction of the Garden Island Naval Base from 1967 a scheme was also drawn for a system of railways to service the Base and other local industrial requirements. The property containing Bell Cottage was acquired for marshalling yards, and was to be the point of junction for the Garden Island line.<sup>64</sup>

According to a member of the Stokes family, because it was believed that the Government was going to use the *Woodbine* property for marshalling yards, there appeared to be no point in maintaining the cottage when its demolition was imminent.<sup>65</sup>

In July 1969 the Rockingham Branch of the Royal Western Australian Historical Society was formed and began actively campaigning for the protection of *Woodbine* and other early settlers' cottages in the district which were similarly under threat of demolition. A submission was made to the National Trust of Australia (WA) for classification in July 1970. On the submission form, which gives Mr J. Stokes of Rockingham Road, Baldivis as the owner, the comment was made, 'It would form the basis for an

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59 Conversation with Edward Bell, 18/4/1999. Bell believes one family, the Kellys, moved into 'Woodbine' sometime after the War, and that they later moved into Day Cottage. Also conversation with Stokes' daughter, Mrs Dawn May, 10/5/1999.

60 Aerial photograph dated 20/1/1942; Map 1459, Area: Challenger.

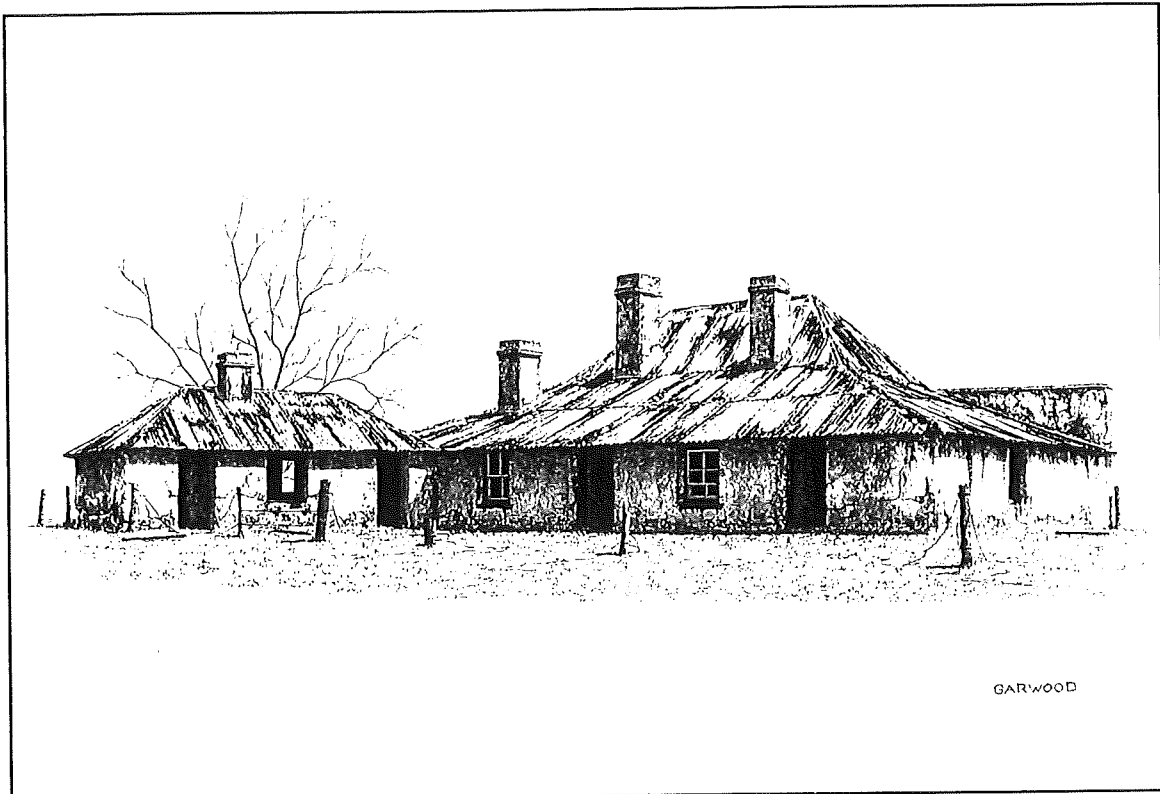
61 Russell, *op.cit.*, p.150-151.

62 *Government Gazette* dated 19/3/1954, p.454.

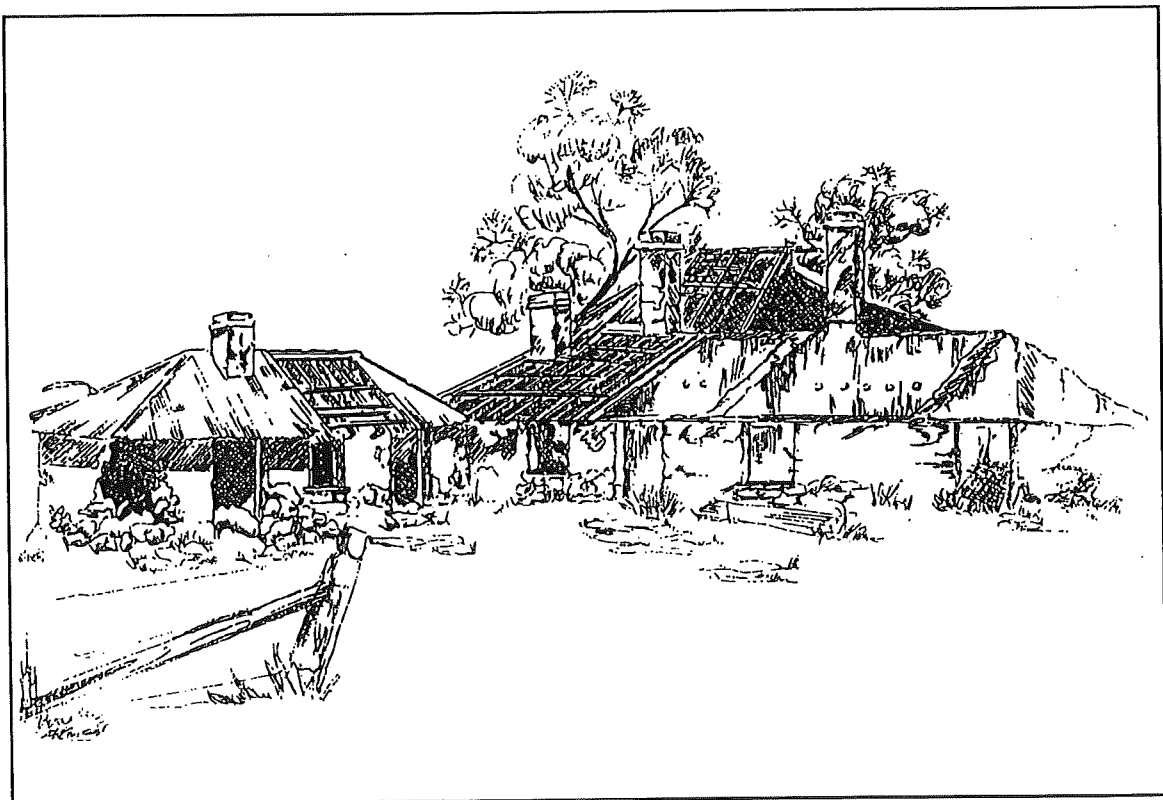
63 *Government Gazette* dated 6/11/1964, p.3707. The Schedule for this Notice lists five properties, one owned by Raymond Stokes, and the other four owned by Joseph Stokes.

64 Palassis, report dated February 1997, *op.cit.*, p.13.

65 May, D., telephone discussion with Robyn Taylor, 10/5/1999. Exactly when the Government resumed all of Location 64 has not been established, as this was not indicated on the Certificate of Title. The Title indicates a separate Certificate was issued in May 1965 for the portion not resumed.



**Figure 3.13** Print of *Woodbine* from an early 1970s painting by Mike Garwood. Copies this and other Garwood prints (in colour) are still available from certain art retailers.



**Figure 3.14** Sketch of *Woodbine*, by Wendy Durant.



excellent museum for the district'.<sup>66</sup> However, the place was only given a 'C' grading, then upgraded to 'B' in 1971. Since 1982, *Woodbine* has been on the Recorded list, which is currently under review.<sup>67</sup>

The marshallings yards were not built, and over the following decades the condition of *Woodbine* has steadily deteriorated. While its future remains in limbo, its evocative presence off the Mandurah Road has become the subject of many amateur, and professional artists such as Mike Garwood, Henry McLaughlin, Ross Sharwood and Malcolm Lindsay. Their sketches and paintings, executed over a couple of decades to the present, are now an invaluable record of how this and other old buildings have appeared in the landscape of East Rockingham. Details and textures of the fabric of the buildings, and various other structures and out-buildings which no longer exist, can be compared with existing photographic documentation. Considerable regret has been expressed by the artists contacted that the buildings, in particular *Woodbine*, have been allowed to deteriorate to the extent they have.<sup>68</sup> There is apparently much affection for these old places in the community with many requests for paintings and sketches of the settlers' cottages.<sup>69</sup>

In 1992 a 'Heritage Report on the East Rockingham Settlement' was jointly commissioned by the City of Rockingham, the Town of Kwinana and Landcorp. The report recommended a staged restoration for the cottage; 'that some form of fencing be installed to deter vandals from the property; that Bell Cottage be restored as soon as possible to a watertight condition...', and 'that the property be completely restored to either a useable domestic dwelling or to be retained as a heritage building for visitors.' Similarly for the barn, it was recommended, 'that this be restored initially to a watertight condition and protected from vandalism until such time as long-term agreement can be made for its use.'<sup>70</sup> The recommended works were not carried out.

In 1996 Westrail agreed to sell *Woodbine* and its land to a private purchaser, '...who intends to subdivide the land for light/garden industry.'<sup>71</sup> The following year *Woodbine* was purchased by Trecap and Bluechip Nominees (later Trecap Pty Ltd). Because of the heritage concerns being raised, a study was commissioned by the National Trust to determine feasible conservation options for *Woodbine*, and two other East Rockingham properties recently assessed by the National Trust, Paradise and The Pines.<sup>72</sup> Among the recommendations in the report was the need for urgent works to be undertaken and a full conservation plan for the re-use of *Woodbine*.<sup>73</sup>

Over the years there has been considerable interest in the history of Rockingham. This is evidenced by the impressive number of publications which have appeared over the years and which continue to be

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<sup>66</sup> Submission made by Nora Taggart dated July 25, 1970.

<sup>67</sup> The system then operating at the Trust, from 1960 to 1972, was to award A, B, C, and D gradings. From 1972 to 1982, 'C' stood for Classified, while 'R' indicated the place was Recorded. Since 1982, places have been considered for Classification status only, while the Recorded lists comprising the earlier B, C, and D listings have been gradually reviewed, with a number of B places being upgraded to the Classified list.

<sup>68</sup> Telephone conversations with Henry McLaughlin, Ross Sharwood and Malcolm Lindsay, March 1999.

<sup>69</sup> Meyers, P., conversation with Ian Boersma 25/03/1999. Poppy Meyers, an art dealer, has sold works by the above named artists.

<sup>70</sup> Keen, *op.cit.*, p.13.

<sup>71</sup> Letter from John Ellis, Acting CEO, Landcorp to National Trust dated 28/11/1996.

<sup>72</sup> Palassis, report dated February 1997, *op.cit.*

<sup>73</sup> *ibid.* p.41.





**Figure 3.15** Aerial photograph of the site taken in 1987.

DOLA



produced by local government, historical societies and individuals. These histories, graphically illustrated with photographs of the early settlers and their homes, have served to heighten awareness about the potential and established heritage values of the remnant buildings in the East Rockingham landscape.<sup>74</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, possibly in the vicinity of East Rockingham.<sup>75</sup>
- 1837 Jane Elizabeth Green (1823 – 1909, future wife of James Bell) arrives in WA aboard the "Eleanor" in December.<sup>76</sup>
- 1845 December 4, James Bell (1821 – 1911), ship's carpenter, arrives from England via Hong Kong aboard the steamship H.M.S. Driver. Jumps ship at Fremantle.<sup>77</sup>
- 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.<sup>78</sup>
- 1854-55 James Bell buys 20 acres of land from Henry Mead located near bush track to Mandurah and opposite the Rockingham Arms Inn.
- 1855 The Bells move from Mandurah and settle on the land, and a dwelling is erected close to the swamp.<sup>79</sup>
- 1854-55 James Bell buys 20 acres of land from Henry Mead located near bush track to Mandurah and opposite the Rockingham Arms Inn.
- 1857 Memorial dated 5 September registers the title to Location/Lot 64 in Bell's name.<sup>80</sup> A few years later Bell purchases Location 44.<sup>81</sup>
- c.1868 A second home, *Woodbine*, is constructed by Bell closer to Mandurah Road. Over time Bell acquires adjoining blocks of land to expand the farm.

74 These publications include: Laurie Russell's Kwinana, *"Third Time Lucky"* published in 1979; Nora Taggart's *Rockingham Looks Back, A History of the Rockingham District 1829-1982*, published in 1984, and *Rockingham from Port 1872 to City 1988*, A pictorial history of the City of Rockingham from 1872-1988, published in 1988. A more recent history is Richard Draper's *The Visions Unfold - A History of the Rockingham District*, published in 1999.

75 Fall, *op.cit.*, p.14. Also Russell, *op.cit.*, p.32. Apparently the settlers had sent a petition of complaint headed 'Rockingham Town' to Governor Stirling which was dated August 30, 1830. In Russell's account, which quotes from the petition, the settlers indicate they were 'about five miles South West of Clarence'. To date, no trace of these early dwellings have been found.

76 Blackburn, G., *op.cit.*, Entry on Jane Elizabeth Bell.

77 Regehr, M., *op.cit.*, p.8.

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

79 Regehr, *op.cit.*, p.22.

80 Memorial of Conveyance in Vol.VI, 295. DOLA Deed Office. The Location and Lot are one and the same.

81 Regehr, *op.cit.*, p.22.



**Figure 3.16** View of the cottage, looking south-east. Photograph taken in the early 1980s.

Rockingham Historical Society



**Figure 3.17** Photograph of the cottage and barn, taken c.1993.

Ian Boersma

- 1872 Railway line built from Darling Ranges to the Rockingham Port.
- 1897 Rockingham Road Board formed, John and James (Jnr) Bell are members.<sup>82</sup>
- 1907 James and Jane Bell's Diamond Wedding Anniversary.
- 1909 December 6, death of Jane Bell.
- 1911 March 1, death of James Bell. Property is transferred to the son John Bell who never marries. Edward James Bell (son of James jnr) and his wife Lily lived with John Bell at *Woodbine* until his death.
- 1936 Death of John Bell. He left no Will and property had to be sold.
- 1937 *Woodbine* is bought by Joe Stokes.<sup>83</sup> Various tenants live at *Woodbine*.<sup>84</sup>
- 1953 Portion of Location 64 (*Woodbine*) is resumed by the Government under the Public Works Act.<sup>85</sup>
- 1964 Portion of Location 64 resumed by the Government under the Kwinana-Mundijong-Jarrahdale Railway Act, 1961, and the Public Works Act.<sup>86</sup>
- 1964-69 Railway constructed through eastern portion of Location 64. Government plans for Location 64 to be used as railway marshalling yards.<sup>87</sup> Construction commences for the Garden Island Naval Base.
- 1970 Heritage assessment of *Woodbine* undertaken by the Rockingham Branch of the RWAHS for purposes of classification by the National Trust.<sup>88</sup>
- 1992 Heritage Report on East Rockingham Settlement commissioned by the City of Rockingham, Town of Kwinana and Landcorp and prepared by KTA Partnership (Chris Keen).
- 1997 (June) The *Woodbine* property (including Portion of Location 64) purchased by Trecap Pty Ltd.<sup>89</sup>  
(February) Study undertaken to determine feasible conservation options for *Woodbine*, and the Thorpe and Thomas Cottages, commissioned by Landcorp and prepared by Palassis Architects.<sup>90</sup>
- 1998 (September) Urgent Works Report prepared for buildings in East Rockingham Heritage Precinct, commissioned by the City of Rockingham and prepared by Palassis Architects.

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<sup>82</sup> Taggart, *op.cit.*, p.99.

<sup>83</sup> Transfer of Certificate of Title, date registered 19/12/1935.

<sup>84</sup> Bell, E., telephone conversation with Robyn Taylor, 18/04/1999.

<sup>85</sup> *Government Gazette* dated 24/12/1953 and amended notice of resumption dated 19/3/1954. The Gazette states the resumption was for 'Town Planning and Housing (New Town) at Kwinana - Extension', p.454.

<sup>86</sup> *Government Gazette* dated 6/11/1964, p.3707.

<sup>87</sup> Palassis, report dated February 1997, *op.cit.*, p.13.

<sup>88</sup> The place was not classified. See National Trust files for Rockingham.

<sup>89</sup> Letter from Trecap Pty Ltd to City of Rockingham, September 1, 1997.

<sup>90</sup> Palassis, report dated February 1997, *op.cit.*





**Figure 3.18** View looking west with the barn ruin in the fore ground and cottage behind.

Palassis Architects, 06.06.1999



**Figure 3.19** View of the cottage looking north-west. In the foreground is the remains of the old tuart tree that was for many years located south of the barn.

Palassis Architects, 06.06.1999

## **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 and April 1999.

### **3.2.2 General Description of the Site and Its Context**

*Woodbine* consists of a ruined colonial vernacular cottage constructed of limestone masonry with a shingle and corrugated iron clad roof, together with three peppercorn trees and the ruins of a limestone masonry barn. The place is located on the east side of Mandurah Road, approximately 1.4 km south of the Wellard Road intersection, and is one of eight places along Mandurah Road in East Rockingham that have been identified for their cultural heritage significance.

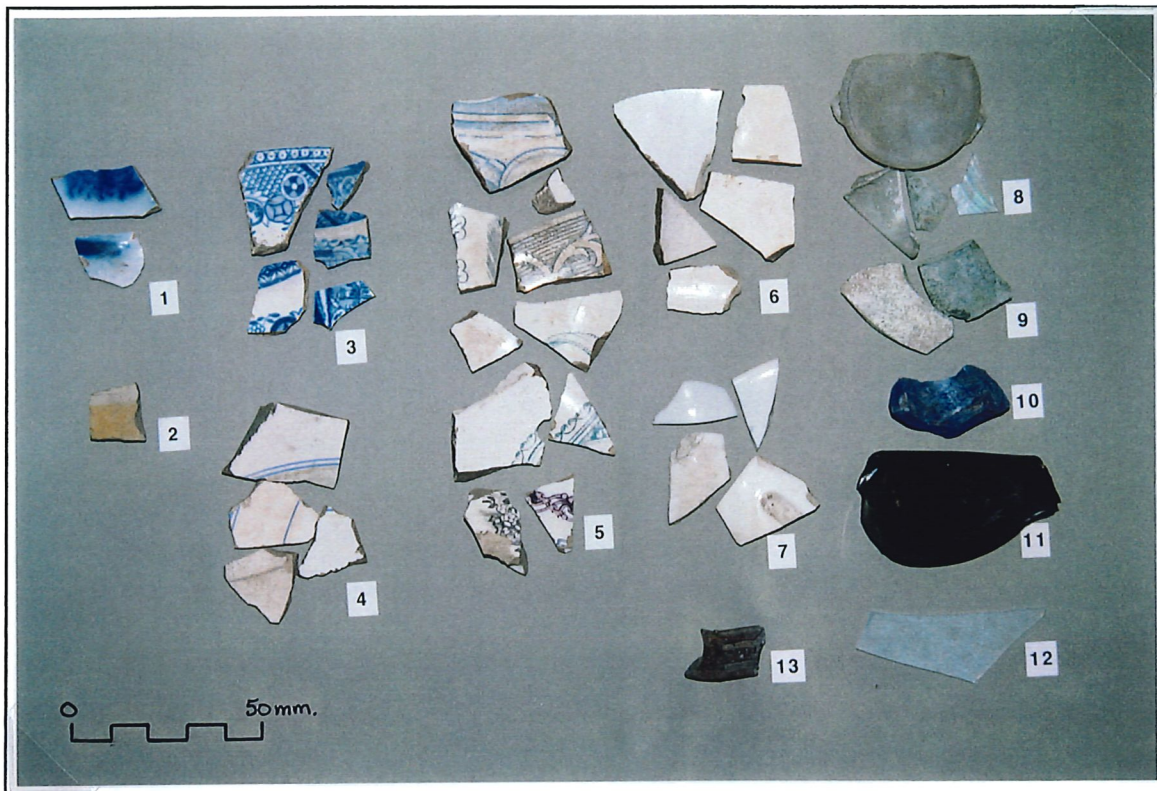
Hymus House is the closest heritage place, and is located just 300 metres north of the *Woodbine* cottage, across open fields. The other heritage place that is within sight of *Woodbine* is Chesterfield Inn, located approximately 350 metres away in a south-westerly direction. The dairy associated with Chesterfield Inn is due west from the cottage, approximately 300 metres distant.

The property consists of approximately 35 hectares and fronts onto Mandurah Road which forms its western boundary for a distance of approximately three quarters of a kilometre. The Alcoa railway line cuts through the rear of the property, running due north-south. On the far side of the railway there is a narrow belt of land, approximately 120 metres wide, which belongs to the property. The southern part of the property is leased to Westfarmers which has a road transport depot on the site. The north adjoining property, containing Hymus House, consists of cleared pasture and is used as a camel farm.

The topography of the property is relatively level, with slight undulations and a downward slope towards the eastern boundary. Mandurah Road traces the line of a ridge along the west boundary of the site. Soil covering the greater part of the property is a loose sand with black organic content. 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. In contrast with the swamp area, there is little original vegetation remaining in the land between Mandurah Road and the railway, native species having been displaced almost totally by agricultural and pastoral activity. North of the Westfarmers depot and west of the railway line, there remains only one native tree on the place, being a large tuart 150 metres south-west of the cottage. This tree is in poor condition, having a sparse canopy and much dead wood.

Visible cultural features on the site are the ruined cottage, remnant masonry of the barn, three peppercorn trees on the west side of the cottage, and fences. Fragments of ceramics, glassware and





**Figure 3.20** Assemblage of artefacts collected from the ground surface in the vicinity of the cottage on 20.01.1999.

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Nº	TYPE OF MATERIAL	COMMENTS	FRAGMENTS
1	flow blue ceramic ware	relatively uncommon	x2
2	salt glaze ceramic ware	generally for utilitarian applications	x1
3	willow ware pattern ceramic	common ware in the late 19th century	x5
4	annular pattern ceramic ware	light blue rings - common ware	x4
5	transfer pattern ceramic ware	light blue, brown, green, & purple	x10
6	hard fired pasteware - plain white	various thicknesses	x4
7	plain white glaze ceramic	-	x5
8	clear bottle glass	-	x4
9	light green bottle glass	heavily opalised	x2
10	dark blue bottle glass	bottom edge of condiment bottle	x1
11	black bottle glass	punt fragment	x1
12	clear window glass	1.7mm thick	x1
13	flattened tubular copper object	possibly the stem of a lamp wick	x1

**Figure 3.21** Table identifying the characteristics of the various artefacts shown in Figure 3.20.

other materials have also been found in exposed soil around the cottage. A sample collection of exposed surface scatters was carried out on 20.01.1999, the findings of which are shown in Figures 3.20 & 3.21. The greater proportion of the material found dates to the latter half of the 19th century and is indicative of household wares in common usage at the time. Some materials date to the early 20th century. The oldest material recovered was a fragment of brown transfer ware which was a popular type of ceramic from the 1870s to the 1880s.

### **3.2.3 Detailed Description of the Cottage**

The cottage is located approximately 80 metres back from the road, near the western boundary of Lot 64, and is positioned approximately central to the north and south boundaries. In plan, the cottage forms a rectangle with sides measuring 15.4 metres by 7.6 metres, oriented with its long axis north-south. A semi-detached kitchen and store is appended at the south-east corner of the building, measuring 7.7 x 3.4 metres with the long axis oriented east-west. Limestone walls divide the main part of the house into eight rooms, with the two largest rooms occupying the central front part of the building. These two rooms, measuring 4.3 x 8.5 metres, are covered with a hipped roof and have remnants of lath plaster ceilings 3.26 metres high from the floor. The other six rooms are roofed with skillions that are an extension of the hipped roof, the ceilings in these rooms being partly raked and originally lined with lath plaster. The kitchen and store, also constructed of limestone, are covered by a separate hipped roof. No evidence of a ceiling was found in the kitchen, though the store has an almost intact lath plaster ceiling.

Only part of the roof remains over the main part of the building, covering the south-west quarter. This roof is constructed of pit-sawn hardwood rafters and battens, with split sheoak shingles, covered over by galvanised corrugated iron. The roof over the kitchen and store is clad with galvanised corrugated iron, and the spacing of the battens would tend to indicate that it has never had a shingle roof. It is apparent that termite damage has been the primary cause for the destruction of the main roof. Some termite damage was noted in the timbers of the kitchen roof, but it has not had a critical effect on the roof's structural integrity.

The facade of the building conceals the line of the skillion on the south side of the main roof behind a parapet. A similar arrangement presumably existed on the northern side, but neither the parapeted facade wall nor the roof of that side remain. The top edge of the remaining parapet is level with the wall head of the largest rooms, the height of which measures approximately 3.6 metres from the ground. It was noted that the facade is leaning outwards by up to 100 mm at its highest point, the masonry having broken key with the return walls. Furthermore, fractures have occurred in the masonry directly over and below the south window in the facade, limiting support of the adjacent parapeted section of facade. It is likely that this section of wall will collapse in a similar manner as the northern end, unless urgent remedial action is taken. Other areas of masonry are also in danger of collapse, the main area of concern being the kitchen and store building, the masonry of which is rapidly deteriorating. In the main part of the cottage, only one section of wall has collapsed besides the northern part of the facade, being a short section of the back wall at the northern end.





**Figure 3.22** View of the north and west facing elevations, looking south-east.

Palassis Architects, 15.09.1998



**Figure 3.23** Close-up of the parapeted southern end of the facade (west elevation).

Palassis Architects, 15.09.1998

All external walls of the cottage have been rendered with a lime mortar which has weathered to an earthy grey colour. Traces of a limewash and a buff coloured pigment were found on the south and east facing walls. The north wall and facade have been scored to imitate coursed ashlar, the size of the blocks drawn being 0.3 x 0.6 metres. Traces of a light blue pigment were found in the top part of the south front window reveal, indicating that the facade was probably painted with this colour at some stage. A length of timber, presumably a verandah pitching plate, is bolted to the facade at approximately 0.5 metres below the head of the wall, terminating just beyond the south end of the hipped roof. Several lines scored into the render from the end of this timber, diagonally down towards the protruding end of the south side wall plate, are possible evidence of different verandah sheeting alignments. Below the wall plate end the render stops 170mm short of the corner, indicating that there may previously have been a post fixed to the wall in this location.

Fenestration is arranged in such a manner that each room except the kitchen has one window, some rooms also having an external doorway. The kitchen has two windows. The front door is located off centre in the facade, and is flanked on either side by large windows measuring 0.95 x 1.45 metres internally. A third window, slightly smaller than the others (0.8 x 0.95 metres internally), is located in the southern quarter of the facade. Remnants of window joinery in the broken northern end of the facade indicates that the original fenestration was approximately symmetrical. Windows in the sides and rear of the building measure approximately 0.8 x 1.0 metres internally, the wall plate forming the lintel over each of these. The wall plate also forms the lintel over the external doorways at the rear of the cottage.

A close examination of the masonry work revealed that capstone rubble was the main type of limestone employed for the bulk of the walls, but windows and door openings were trimmed with neatly cut blocks of vuggy lacustrine limestone.<sup>91</sup> The chimneys are also constructed of blocks of this stone, but rendered above the line of the roof.

The house has four fireplaces, one in either of the largest front rooms, one in the main back room and one in the kitchen. The kitchen fireplace has the remains of an old cast iron fronted stove. Mantles and timber lintels over the fireplaces are missing.

Although the building is in an advanced state of decay, many of the internal finishes are evident. The walls are rendered with a lime mix and in some rooms finished with calomine of blue, green and buff colours. Little remains of the ceilings, but it is evident that these were plaster on laths nailed to the underside of rafters and ceiling joists. Traces of paint, the same type and colour as that of the walls, were noted on the extant ceiling plaster. Two colours of paint were used on the internal joinery, a dark reddish brown colour for skirtings and architraves, and a light tan colour for panelling of the reveals and for the window framing. Only one side of a front window sashes remained at the time of the inspection, and this bore tan coloured paint on both inside and out, the outside having a lighter buff colour over. Traces of green paint was noted on external joinery work, although the front door frame has traces of

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91 The stone is also described in fn.45.





**Figure 3.24** View of the cottage from the south-east corner. The kitchen is in the foreground.

Palassis Architects, 06.06.1999



**Figure 3.25** Interior of the kitchen.

Palassis Architects, 06.06.1999

reddish brown paint beneath the green. It was noted that both brown and green paint were layered on the kitchen doorway.

Extant window and door joinery is of some interest. Most window and door frames are constructed of hardwood members measuring approximately 120 x 75 mm and 120 x 50 mm in section. Framing joints are typically mortice and tenon, fastened with draw pins. Physical remains indicate that internal window and door reveals were mostly lined with boards, and the return at the wall face was finished with a narrow moulded architrave. Windows in the front facade have splayed openings, and the joinery is of a very fine execution, the sides being rebated into the top panel. On previous inspections of the place it was noted that several windows had hardwood brackets for curtain rails, but these fixtures are no longer extant. Skirtings are extant in places, and two different sections were noted. A tall skirting with a period edge moulding occurs in the two principal rooms, and a shorter skirting with a beaded edge occurs in the south-west room and the kitchen in the main part of the cottage. Floor boards are extant in the main room, though buried beneath rubble. In the other rooms of the cottage it is uncertain what remains of the floors because of the depth of debris. In the kitchen at the rear of the cottage the joists are evident and several boards remain. Termites have damaged much timber work within the building, and active termites were noted in the door frame of the store behind the kitchen.

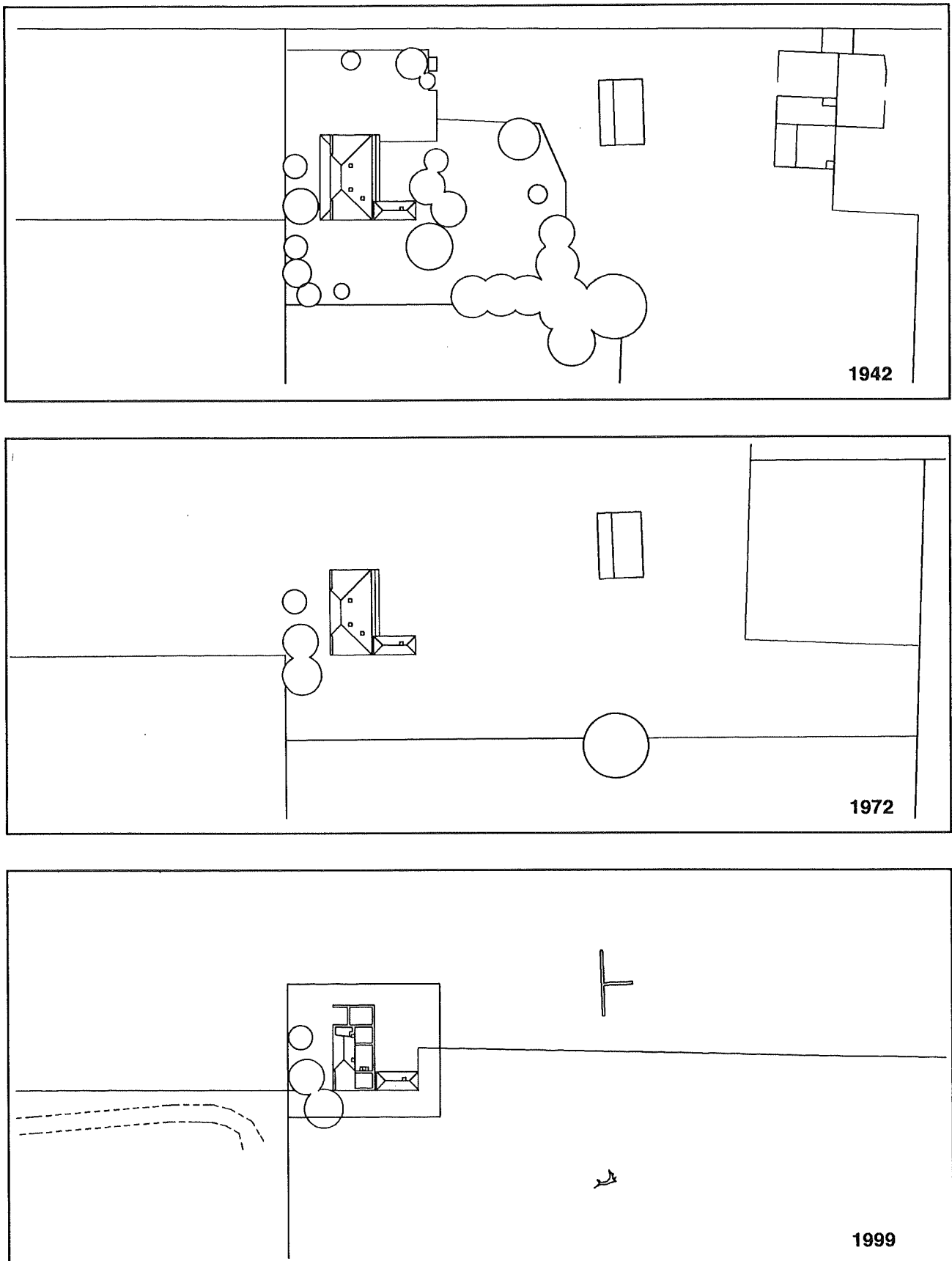
### **3.2.4 Detailed Description of the Barn Ruin**

The ruined walls of the barn are located 41 metres behind the cottage (from the rear wall of the main structure). Only two walls of the barn are standing, the west wall and an internal wall that intersects the west wall midway. These are constructed of rubble limestone masonry and stand approximately 2.8 metres tall. The west wall is 11.5 metres long, but the north end is broken and its point of termination indistinct. At the northern end the wall has a considerable outward lean. A large opening with a wooden lintel exists in the northern half of this wall, and the is in very fragile condition.<sup>92</sup> The southern half of the wall is partly broken down midway where there had been a doorway, and the end terminates neatly with squared quoins of vuggy lacustrine limestone. One brown stone of a very dense composition has been used approximately midway the wall, and upon close inspection it became evident that figures had been scratched into its surface. Although indistinct, the figures could be interpreted to read: "WEH 2 4 1911" The internal wall has parted from the west wall, and is approximately 4.4 metres long with a relative indistinct end. Littering the site are sheets of corrugated iron, a few items of structural roof timber, some large diameter timber posts and piles of limestone rubble.

<sup>92</sup>

The lintel was found to have collapsed when the site was visited on 03.04.1999, leaving a narrow arch of stone over the opening, and on 18.04.1999 it was noted that the northern end of the wall and arch had totally collapsed.





**Figure 4.1** Changes to *Woodbine* as documented by aerial photographs taken in 1942 and 1972, and as noted from recent inspections.

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## **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 DEVELOPMENT OF THE PLACE**

The history of physical change to the *Woodbine* property is documented by aerial surveys, archive photographs, written and oral accounts of the place, several inspections in recent years, and by the extant physical fabric. From a comparison of the available evidence, the history of the development of Woodbine can be summarised as follows:

1854/55 Location 64 purchased by James Bell from Henry Mead. The property is unlikely to have been cleared or had other improvements made to it in the short time that Mead had owned it.

1855 Bell family occupy a cottage they had erected on the property. Descendants and local history sources indicate that it was sited near the swamp at the eastern end of the property. No physical evidence of this cottage has been identified.

c.1868 New cottage built on the property, nearer the Mandurah Road. This is believed to be the existing cottage which is constructed of limestone masonry with a shingled roof over the main part and corrugated iron roof over the kitchen.

No evidence has been found to indicate with certainty the date when the barn was constructed, but descendants of the Bell family consider it to be contemporary with the existing cottage.

c.1902 A series of photographs taken at this time show the cottage to be roofed with corrugated galvanised iron, but the verandah is shingled. There is a picket fence in front of the cottage, and on one photograph (but oddly, not on the others) a tall bush that may in fact be the northern-most peppercorn tree. A large eucalypt is evident in the south-western corner of the yard, and an old stump in the foreground.

1911 Death of James Bell. A probate document for the estate of James Bell mentioned that the dwelling was more than 40 years old.

1936 Death of John Bell. The property was sold to Joe Stokes who may have lived there for a short time, but soon after this date the cottage was vacated and was not occupied again. Existing paint finishes on the interior of the building are unlikely to be more recent than this date.

1942 Aerial photograph of the district shows the arrangement of the house and outbuildings, including a small building and yards some distance east of the barn. The front verandah of the cottage is a very light tone, indicating that it was probably corrugated iron by this time. There is also what appears to be a small roof in the north-east corner of the house yard, probably a privy. In

general, the place is characterised by clearly defined yards and a number of established trees within close proximity of the house. What appears to be the largest tree is south-east of the cottage, due south of the barn.

- c.1950 Mervyn Regehr recalled from visits he made to the place in the late 1940s and after that time that there was a stone lined well in the yard behind the cottage, and a two seater privy constructed of limestone masonry north of the cottage. Other details of the place are also recalled.
- 1969 The property was resumed by the Crown, and it is assumed that the structures on the property were no longer maintained after this date. Evidence after this date documents the progressive deterioration of the place's cultural fabric.
- 1970 Photographs taken of the place show the following details: the front verandah of the cottage is missing; at the rear of the cottage is a verandah with a pitched roof; masonry of the cottage is in a deteriorated condition, and some window sashes missing; the barn is apparently in sound condition, with a little deterioration of the masonry evident at the northern end (the north wall is clad in corrugated iron); yards around the cottage and behind the barn are no longer extant; a pile of rubble is evident in the place where the privy is thought to have been located; a mature eucalypt is evident a short distance south-east of the cottage; and two or three peppercorn trees are evident in front of the cottage (apparently in good health).
- 1972 Aerial photograph of the district shows distinct patterns of land use in the different paddocks of the *Woodbine* property, and some disturbance of the ground east of the barn in approximately the position previously (1942) occupied by some form of stock yards. The eucalypt south-east of the cottage and south of the barn is evident but indistinct.
- 1987 Aerial photograph of the district shows the eucalypt south-east of the cottage to be without foliage, and similar patterns of land use in the different paddocks of the *Woodbine* property.
- 1993/94 Photographs taken of the place show the following details: the masonry of the cottage is generally in poor condition, the northern end of the facade is missing (collapsed), the south end is badly cracked, and the north-east corner of the kitchen has also collapsed; the northern end of the hipped roof over the central front rooms of the cottage has collapsed, and roof sheeting over the rest of the building is missing except in the south-western corner of the cottage and over the kitchen (two sheets are missing from the kitchen roof); roof timbers are still extant over the two central rooms at the rear of the cottage and some window framing is extant at the rear and northern side of the cottage; only small remnants of the window sashes and front door remain; the barn is still standing, but open at the northern end and masonry around the doors in the west side is deteriorated; the eucalypt which stood a short distance south-east of the cottage is gone; and three peppercorn trees are extant but the northern-most tree is in poor condition.
- 1997 (February) Photographs taken of the place show the following details: the condition of the cottage's masonry has deteriorated further, particularly of the kitchen, and a serious crack

threatens the rear wall at the north-eastern corner of the cottage; the ridge of the hipped roof over the central front rooms is no longer extant and only a small part of the roof in the south-western corner of the cottage and over the kitchen remains (the two missing sheets on the kitchen have been replaced); roof timbers from the rear rooms of the cottage, and window frames in this part of the building, are missing; details such as curtain rail hooks are also now missing; and the barn has by this time collapsed, leaving parts of only two masonry walls standing.

1998 (September) A site visit, undertaken as part of the Urgent Works Report, found the following: a 'cyclone' mesh fence had been erected around the cottage; a section of wall at the north-eastern corner of the cottage has collapsed; and, the masonry of the kitchen is noticeably deteriorating.

1999 (April) A site visit on the 3<sup>rd</sup> of April found that: part of the masonry on the north wall of the kitchen had collapsed; and that the timber lintel over the (north) doorway in the west wall of the barn had collapsed, leaving a narrow arch of stone over the opening. It was noted on the 18th of April that the northern end of the wall and arch had totally collapsed.

#### 4.3 COMPARATIVE ANALYSIS

There are an infinite number of ways in which one can compare one place to another. For any comparative exercise to be profitable, the choice of subject for discussion must relate to some aspect of the place that one wishes to demonstrate is important or otherwise. The choice will, naturally, be determined by one's point of view. An architect will tend to evaluate the merits of a place differently to an engineer, the engineer differently to an archaeologist, and the layman will view a place differently from any of these professions. In making this comparative analysis of *Woodbine*, the following points will be considered:

- whether, to the casual observer, the place has any outstanding qualities;
- whether the history of the place is unusual in any regard, or perhaps representative of a theme in Western Australian history;
- whether the cottage is a rare building form, or in some way representative of dwellings of that period;
- whether or not the archaeological potential of the site is uncommon or of any value.

##### 4.3.1 How the Place is Perceived by the Casual Observer

The first point, how the place is perceived by the casual observer, is perhaps the most crucial in determining its relative value to the public. This value will, however, be affected by any change in the character of the place, whether the place continues to deteriorate or is restored.

*Woodbine* is located on an important arterial road that is used by many Western Australians travelling between the metropolitan area and Mandurah or the south-west. The place has up to the present time been noticed by many who travel on this road because the cottage and barn ruin are located in an open field, clearly visible from the road, and because old building ruins are not a common sight so close to Perth. One of the few old ruins near Perth that is in a comparably prominent location is Perry's Cottage

(built 1850-1886), a ruin co-located with a number of other heritage buildings on Ocean Reef Road in Woodvale.

It is probably also accurate to say that *Woodbine* has been particularly noticeable because the cottage (and formerly the barn also) were seemingly untouched by the present, and had been in a ruined condition for as long as most people can remember. Those whose memories of the place go back thirty years or more will, however, know that the building was remarkably intact in 1970, although a little shabby. The buildings are to many people a reminder of the state's pioneering heritage - an anonymous reminder, perhaps, to those who merely passed through the area and never stopped to learn of its history, but for locals the place has meaningful associations. Locals know the place as "Bell(s) Cottage" and older residents are aware of the prominent role that the Bell family had in the early development of the area. Regardless of how much people know of the place's history, *Woodbine* is memorable for its unusual situation as a colonial cottage and barn that have been free of modern intrusion and for many years a ruin.

Further, most people would agree that humans are inherently fascinated by the past, particularly where cultural developments have distanced them from the ways of their ancestors. The interpretation of history is a subjective affair and, as in the case of colonial history in this country, is frequently romanticised. Building ruins are, by their very nature, evocative of the past endeavours which they symbolise, and any contemplation on them is likely to be shaped by whatever notions we have of the past. In the case of *Woodbine*, where one is observing and contemplating the ruins of a pioneer's habitation, every romantic notion we have of this country's pioneers will affect the sentiments that are aroused. The apparently undisturbed state of *Woodbine* has made it a particularly fascinating subject for this type of contemplation, and probably explains why it attracted such attention from artists during the 1970s and 1980s. The compositional and textural qualities of the place would also have had a bearing on its suitability as a subject. The public has also demonstrated that it is responsive to this subject, as paintings and drawings of *Woodbine* have sold well in local galleries over the past three decades. Judging by the popularity of the place as a subject for artists, it is probably accurate to say that *Woodbine* has in recent times been one of the more evocative ruins in the near vicinity of Perth.

#### 4.3.2 The Nature of the Place's History

The one outstanding aspect of the history of *Woodbine* is the social advancement of James and Jane Bell, both of whom arrived in the colony with a minimum of possessions. Prospects for their social advancement in England would have been limited, but in the developing colony the prospects for capable and willing workers were good. Qualified tradesmen, labourers, and household servants were sought after. Colonial society was relatively egalitarian, presenting opportunities in business or farming for persons with a small reserve of ready cash. The means to acquire land was within reach of even the most menial labourer. Property ownership proved to be a major incentive for people to immigrate to the colony from the crowded conditions in Britain. That James Bell opted to jump ship and establish a life in

the colony demonstrates his perception of the opportunities offered in the colony. It is documented that his capabilities as a carpenter and sailor indeed led to his ready employment.

James Bell married a woman who was, in the society's view, of the lowest social class. With limited capital, this couple was able to acquire a small piece of land, within a day's travel from Fremantle, that had not been taken up by the more wealthy land owners. Through hard work and many deprivations the couple established a farm of which they could be proud of, with a respectable dwelling and substantial barn. Their dwelling was a single storey cottage, not the two storey house to which a gentleman might have aspired. However, the care with which the cottage was built and presented is indicative of an effort to achieve a certain respectability. James and Jane Bell raised a large family, and were involved in the development of civic affairs in their locality. The couple lived a long life, during which time they gained the respect of many persons in the colony. In their later years it mattered little how they had started out. This pattern of life is a recurrent theme in the colonial history of Western Australia, but superbly demonstrated through the documented life of James and Jane Bell. Their cottage is part of that documentation.

#### **4.3.3 Comparison With Other Buildings of the Period**

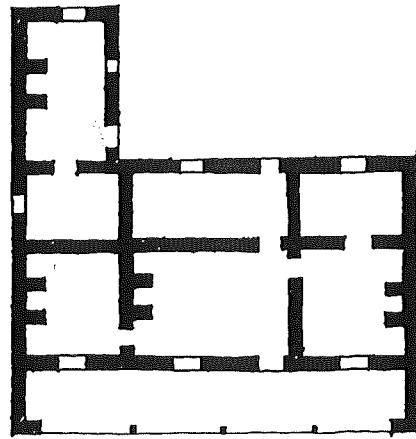
*Woodbine* comprises a ruined cottage and the remnants of a limestone masonry barn, as well as three peppercorn trees in front of the cottage. This discussion will focus on the cottage.

The cottage derives from a vernacular tradition; its overall design and the detail of its construction were the product of ideas and skills that were at the time in circulation among the common people. To such people the academic pursuit of architecture was foreign, relating to the upper classes.

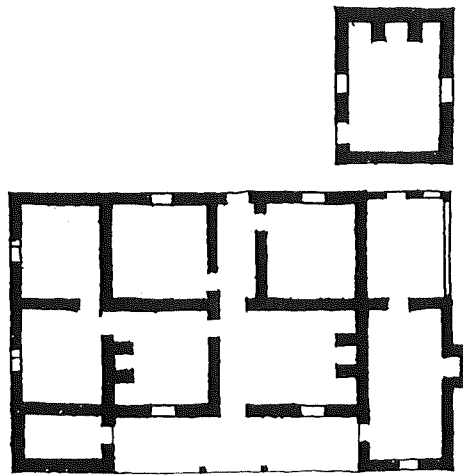
##### Construction

The cottage is built of locally obtained materials, and the labour for its construction is likely to have been provided by members of the Bell family. It is unlikely that the family would have had the means to purchase much building material, and even if they did, the condition of roads in the colony constrained transportation of materials. In all probability, limestone for the masonry was gathered from within a few kilometres of the building site, and a quantity of capstone would have been burnt to produce lime for mortar. It is known that some of the stone used in the building is a vuggy lacustrine limestone that was quarried from crust-like formations which occurred at a shallow depth in areas of swamp nearby. The use of this variety of limestone is a regional phenomenon, confined to the coastal area between Jandakot and Rockingham. Structural timber would have been cut in the vicinity, split and adzed, or pit sawn to the sizes required. The operation of a pit saw was one of few tasks in building that required the labour of more than one person. Select pieces of timber would have been sawn and planed for finer work such as lining the window reveals. James Bell probably also had the tools necessary for producing the mouldings found on the door stops, architraves and skirtings. A source of casuarina timber (native sheoak) existed east of the Baldivis hills and was probably cut and split into shingles in the bush to minimise cartage. The only materials that could not be locally obtained were deal doors and window sashes, glass window panes, and metal work (nails, hinges and locks). A few bricks found on the site would also have been

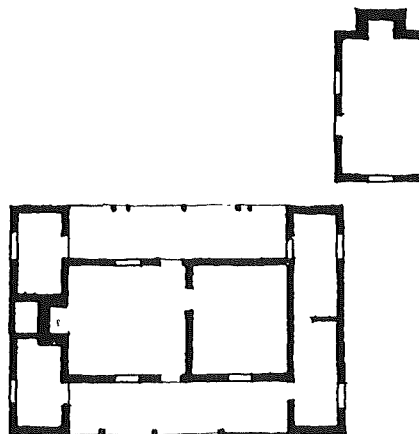




**Pilots Quarters (K1 & K2) - Rottnest Island**



**Ellendale - East Rockingham**



**Harwood's Cottage - Quindalup**

**Figure 4.2** Floor plans of other cottages that have relatively similar planning as *Woodbine*.

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manufactured elsewhere, there being no suitable brick earth in the vicinity. It is evident that the skills required for all aspects of construction of a cottage such as this one would have been within the range of skills possessed by James Bell and his sons, carpentry being one of the more exacting tasks required. The carpentry found in *Woodbine* is, as one could expect from a shipwright, of excellent quality.

It has not been possible to determine with any certainty whether the building was erected in stages.

### Planning

The planning of the cottage is characteristic of contemporary dwellings built in the vernacular tradition. Rooms were arranged with one room abutting the next. This arrangement obviated the need for passage ways, the creation of which would have involved the duplication of walls and additional materials which translated into greater cost and effort for Bell. The more formal (and public) rooms were located in the centre front of the house, beneath a hipped roof which allowed eleven foot ceilings. The front door led into one of the formal rooms, and in line with this was a doorway through to a large room at the rear, and beyond that the back door. Attached to the rear of the building, on the south side, was the kitchen and dry store. Rooms on the sides and at the rear were of a smaller volume and skillion roofed, having partly raked ceilings. It would seem that the rooms on either side of the house functioned as bedrooms.

The plan arrangement whereby the kitchen is treated as an appendage to the rear of the main dwelling does not appear to have a precedent in contemporary English vernacular traditions, but is thought to be an Australian phenomenon. Two colonial cottages in East Rockingham have been found to have a similar arrangement: *Ellendale* (1855-85) and *Lealholm* (1895). Other examples of this arrangement, found in Western Australia, include: the pilots quarters (also known as K1 & K2, built c.1848) and the second superintendent's quarters (c.1850s) on Rottnest Island, *Sandilands* (1839-45) in Busselton, *Westbrook* (1848-52) at Vasse, and Harwood's Cottage (c.1878) in Quindalup. There are two possible explanations for this arrangement. The first is a response to the hazard that kitchen fires pose to shingled roofs. By having the kitchen separate to the house there is less risk of losing one's entire home as a result of a fire started in the roof. The fact that the kitchen roof of *Woodbine* was from the outset clad in corrugated iron (see Physical Evidence) suggests that this may have been a real concern to the builder. The second explanation relates to the notion prevalent in Victorian society that it was not proper to display in public the menial household work of servants or women. Consequently, the planning of upper and middle class Victorian homes involved a segregation of living areas and servant zones. Parts of the building catering for the menial tasks of the kitchen, scullery and laundry were located at the rear, and in many instances a separate servants' and tradesmens' entrance was also provided at the rear or side of the house. Social attitudes dictated that in homes of the gentry, servants or tradesmen were not to be so presumptuous as to use the front door. An 1897 sewer plan of Perth shows that most larger city residences had an appendage at the rear similar in plan to that of the *Woodbine* cottage, and an examination of surviving houses of the 19th century shows that these appendages did generally contain the kitchen and laundry. It is apparent that the practice of building larger houses in this configuration was customary in Perth during the later colonial period, and would probably have influenced the vernacular

traditions of the day. While it is likely that the Bells did not subscribe to the attitudes that gave rise to this custom, there was probably little reason for them to reject the custom, particularly if there were practical benefits relating to fire as discussed earlier.<sup>93</sup>

Documentary evidence indicates that in later years the Bell family used the large room at the rear of the main part of the cottage as a kitchen. The original function of this room is uncertain, although it may possibly have served as a dining room. The other kitchen must have been used for some work, however, as the extant Metters stove appears to be an early 20th century model and not earlier.

### Facade and External Treatment

The treatment of the cottage facade is of some interest. It is readily evident that the west elevation was intended to be the principal facade: there is a sense of formality about its fenestration (although it is not perfectly symmetrical), the wall is taller than any other comprising the building's exterior and at either end of the facade this height is achieved artificially by means of a parapet, the wall is neatly rendered and lined to imitate coursed ashlar, there is evidence of a verandah having been attached to this wall, and the west wall addresses the road. The characteristics outlined are typical of the special treatment afforded to the facade of 19th century buildings in Western Australia. The formality of the facade, including the fenestration, use of parapets and rendered treatment,<sup>94</sup> is similar to that of the high architecture of that period which in the case of domestic buildings was predominantly a Georgian derivative. It stands to reason that the fashions of the elite, as expressed in the buildings of regional centres such as Perth and Fremantle (also Rottnest), would have some influence on the local vernacular building traditions. James Bell would have been familiar with the buildings of Fremantle and Rottnest<sup>95</sup> and, being a capable builder, could conceivably have incorporated in his cottage features not commonly found in domestic buildings of the vernacular tradition.

In the case of *Woodbine*, the use of parapets was not necessarily only a matter of taste, but also of expedience. The application of parapet walls allowed the verandah in front of the house to extend across the full width of the building, unconstrained by the diminishing height of the side skillion roofs. It was a common failing of colonial buildings that the verandah edge was so low that one needed to stoop to pass under it. The unusual form of the back verandah, which was a duo-pitch roof that extended along the width of the rear wall, was probably also a response to this kind of problem - the eaves at the rear of the cottage were as low as one would normally build, rendering it impossible to extend the skillion roof further for a verandah. James Bell's solution for the rear verandah is as unusual as that of the front verandah.

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<sup>93</sup> It is possible for one's life to be shaped by current social attitudes even though one does not consciously adopt these attitudes. The custom is only an outward expression of the attitude, and hence it is possible to support the custom without embracing the attitude.

<sup>94</sup> The rendered and lined treatment of the facade was a common feature of Georgian buildings, particularly those with rubble stone walls, and was intended to give the impression of a superior quality of stone masonry. Brick buildings were occasionally given this treatment as well.

<sup>95</sup> James Bell is believed to have been involved in marine lightering along the coast for the Tuckeys of Mandurah, and it has been speculated that he met Jane Green at Rottnest. The more credible account of how James and Jane met is set in Fremantle, where James is known to have frequently made deliveries. In both Fremantle and Rottnest there are many examples of substantial buildings, erected by Public Works Department in the colonial period. Parapet walls are relatively uncommon in the context of vernacular building traditions, but were more frequently incorporated in more substantial building works.



**Figure 4.3** Sketch of the facade of the Mahogany Inn.

Ian Boersma, 03.07.1999

At Rockingham, several other buildings incorporated the parapet feature, and it is not improbable that Bell's cottage was an influence in this regard. The Thorpe family's East Rockingham home, now a ruin, had a core dating to 1855, and a photograph of the place taken circa 1900 shows the facade to have parapet walls at either end in a similar arrangement as *Woodbine*.<sup>96</sup> A photograph of the Chesterfield Inn, taken circa 1902, shows a parapet wall but it is difficult to determine how this relates to the overall form of the building.<sup>97</sup> The homestead at Lealholm, built in 1895, also had a parapet at either end of the facade in the same arrangement as *Woodbine*,<sup>98</sup> but the building has since been modified and the parapets removed.

A surviving example of a Western Australian colonial building with parapets at either end of the facade is the Mahogany Inn, the main part of which is believed to date to 1842. It appears that the facade of the inn was modelled in this way for much the same reasons as those attributed to *Woodbine*.

When inspecting the facade of the cottage in April 1999, traces of a light blue pigment were found in the sheltered upper part of a window reveal. It would appear that the front wall was painted this blue colour at some stage, but oddly enough a buff coloured pigment was found on the sheltered south wall of the cottage and on the east wall of the kitchen. Further analysis of the extant pigments could determine whether one colour predates the other, or if the masonry was painted in more than one colour. Traces of

<sup>96</sup> See photograph published in Russell, *op.cit.*, p.92.

<sup>97</sup> *ibid*, p.41.

<sup>98</sup> *ibid*, p.53.

paint were also found on the remnant window and door joinery, providing some idea of the overall effect. Examples of other masonry buildings of this period that were painted in bright colours are known, the former Greenough Hotel (1867) being one such building which was rendered in a similar manner to *Woodbine* and painted an earthy red colour. Gray's Store (1861) in Greenough is also documented to have been painted a bright colour. At this stage there is little information available on the colour schemes applied to buildings of the colonial period in Western Australia.

#### **4.3.4 Relative Importance of the Site's Archaeological Potential**

It has been noted that areas of the site contain scatters of old ceramics and glass, some of which was found to date to the last quarter of the 19th century, and also the ruins of two colonial buildings. This is a positive indication of the site's archaeological potential. Other characteristics of the site are as follows:

- The site was occupied between 1855 and circa 1936, with permanent habitation after this time. This means that relics or artefacts found on the site are likely to relate almost exclusively to this eighty year period. Material found in the vicinity of the present cottage is likely to date to a narrower date range, circa 1868 to circa 1936.
- The place was occupied by the Bell family for most, if not all of the period of permanent habitation. This means that relics or artefacts found on the site has the potential to reveal information relating to the domestic life of one specific family. The history of this family has been well documented, and can inform any excavation.
- The cottage has suffered little interference since being abandoned in the 1930s, but has been allowed to gradually deteriorate. What fabric remains of the dwelling is therefore in a highly authentic state.
- The floor of the cottage is in parts intact, although buried beneath rubble. Sub-floor areas often contain artefacts that have fallen between gaps in the boards or between the boards and the wall. In this case, most sub-floor areas appear to be undisturbed.
- Documentary evidence provides detail of other structures which stood on the site but which are no longer extant. It may be possible to locate the sites of these buildings from scatters of artefacts or other irregularities on the ground surface.
- Location 44, just south of Location 64 and since 1860 part of the *Woodbine* property, may contain the site of a dwelling erected and occupied by the Hymus family between 1855 and 1860.

Little work has been undertaken in the area of historical archaeology for sites of this type in Western Australia, making it difficult to arrive at a meaningful comparison. Archaeological investigation of *Woodbine* would therefore assist in establishing a body of knowledge relating to this type of site, and as such would be of considerable academic value. Furthermore, because of the place's association with the pioneering Bell family, a well publicised excavation is likely to attract considerable interest from the community.

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

Several issues relating to the development of the site remain unanswered, but may be resolved by undertaking further research in the following areas:

- Historical research to confirm the early property transactions between James Bell and H. Mead (Location 64) and W.Curtis (Location 42), and to determine the date when Location 64 was surveyed. It may be found that there is a case for arguing that the Bell's first cottage actually stood on this piece of land. Archaeological investigation may provide more conclusively whether or not this was the case.
- Archaeological investigation, to determine the precise location of cultural features that are no longer extant, such as the privy.
- Archaeological investigation, to ascertain whether or not there has been a cottage on Location 44, and whereabouts this cottage was located.<sup>99</sup>
- Historical research into the 20th century history of the place, to determine the likely duration of habitation in the cottage after it was purchased by Joe Stokes (1937).
- Analysis of the colours and type of pigment used in the cottage, to determine the original colour scheme and any subsequent colour schemes.

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Refer also to section 4.4 of the 'Hymus House Conservation Plan', prepared for the City of Rockingham by Palassis Architects, in November 1999.





## 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

*Woodbine* is important to the people of Rockingham for its aesthetic characteristics. The cottage is constructed of locally sourced materials that have, over many years of exposure to weather, acquired earthy tones which harmonise with the natural environment. Many people find the Georgian elegance of the cottage and its simple vernacular construction appealing, a romantic expression of past human endeavours. This appeal has not diminished over time as the condition of the place deteriorated. In its ruined state the cottage has a rustic and somewhat mysterious quality, making it an attractive subject for artist's renderings. (Criterion 1.1)

Located in an open field along Mandurah Road, *Woodbine* has become a well known landmark for travellers passing through East Rockingham. Both the apparent age of the structure, and its unusually dilapidated state, draw travellers attention to the place. (Criterion 1.3)

The place also has considerable significance as an important component of a clearly definable precinct containing cultural and natural heritage sites. (Criterion 1.4)

### 5.3 Historic Value

*Woodbine* has historic value as the place was one of the earliest land grants in the Rockingham region, and the cottage and barn ruin on the property are among the region's oldest built structures. The original spatial and functional characteristics of the place have largely been retained, providing important evidence of the area's development. (Criterion 2.1)

*Woodbine* is important for its close association with James and Jane Bell whose lives have been significant within the history of the region, and to some extent the state. Jane Bell (nee Green) came to Western Australia as an orphan sponsored by the Children's Friend Society. She came to the public's attention after murdering her child that was conceived after being raped by the person in whose care she had been entrusted. Her case was one that drew considerable interest in the young colony, and which resulted in her brief incarceration on Rottnest Island. She was the first European woman to be sent to Rottnest in consequence to a criminal conviction. The Bell family, and James Bell in particular, are recognised for their pioneering work in the Rockingham region. James built the region's first school, and

was the "alert witness who raised the alarm during the now famous Fenian escape from Fremantle gaol."<sup>100</sup> Family members feature prominently in the establishment of Rockingham's earliest commercial enterprises and civic developments. (Criterion 2.3)

#### 5.4 Scientific Value

*Woodbine* has value as a research site for cultural heritage. The site contains substantial evidence of material culture, including both building fabric and archaeological material, that could usefully inform the study of European settlement in Western Australia. Because the property was established in the 1850s and the cottage has not been inhabited since the 1930s, the objects of material culture found on the site have the potential to provide information relating to domestic life during an early period of settlement of which relatively few sites have survived. The amount of available historical documentation relating to the place further enhances its value to the historical archaeologist and architectural historian. In Western Australia, there has been limited physical investigation of this place type. (Criterion 3.1)

The place also has some interest from a cultural-geological point of view: the stone employed in the construction of the cottage is a vuggy lacustrine limestone which, apart from in the Cockburn Sound region, is not usually quarried for building purposes. *Woodbine* is one of the oldest surviving buildings constructed of this stone type. (Criterion 3.1)

#### 5.5 Social Value

*Woodbine* is among a number of significant 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)

The place is also valued by long term residents of Rockingham and, to some extent, descendants of the Bell family, because of its social and cultural associations. The cottage is the most tangible connection that descendants of the family have with their forebears, and which residents of Rockingham have with these pioneers of their district. Local residents, particularly those connected with the Rockingham Historical Society, have fought for the preservation of *Woodbine* and a number of other historic cottages in the area since the early 1970s. The length and intensity of this battle may in itself be interpreted as a cultural phenomena of considerable social significance. (Criterion 4.1)

#### 5.6 Degree of Significance - Rarity

The East Rockingham area, of which *Woodbine* 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 range of Perth, are able to boast of a comparable cultural environment.

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<sup>100</sup> Russell, *op.cit.*, p.81.

*Woodbine* cottage is, furthermore, one of the more evocative and memorable ruins in the near vicinity of Perth. The apparently undisturbed state of the place is unusual, and has made it a particularly fascinating subject for contemplation.

The archaeological potential of the site presents a rare opportunity for research into aspects of cultural heritage which on archaeological investigation.

## **5.7 Degree of Significance - Representativeness**

*Woodbine* is a good representative example of a cottage built in the colonial vernacular tradition with influences of Georgian architecture that was the predominant architectural style at the time. The fact that the building appears to have survived without 20th century modifications makes it a particularly authentic example.

The documented life of James and Jane Bell, which involved an advancement from humble beginnings to a situation of land ownership, business success and respectability, represents a theme that is recurrent in the history of Western Australia. The *Woodbine* property, and particularly the cottage, is part of this documentation.

## **5.8 Condition, Integrity, and Authenticity**

### Condition

The cottage is in a dilapidated condition. The greater part of the building's masonry is still standing, though some of it is in poor condition and threatened by collapse. The roof over most of the building has collapsed consequent to being weakened by termite infestation, and much of the fallen material is no longer extant. Some window and door frames are still extant and in fair condition, and traces of interior finishes remain in the more sheltered parts of the building.

The barn is a ruin, and of the original fabric only a small part of its walls remain standing. A quantity of fallen timber and corrugated iron, by no means all of that which comprised the roof, litter the site.

### Integrity

The significant values identified for the cottage are related to its landmark qualities, its role in representing the area's early settlement, its compositional and textural qualities (partly related to its ruinous state), and its scientific value as a research site for cultural heritage. Without intervention most of these values cannot be sustained, as the building fabric is deteriorating rapidly and land in the area is in the process of being developed for industrial purposes. Some of the values may be retained if the building were to be preserved, although the partial development of the site is almost inevitable and would detract from the aesthetic and historic values. A full restoration of the cottage could also detract from the aesthetic value of the place (its textural and compositional qualities as a ruin), but the degree to which this would impact on the place would depend on the extent to which the restoration was carried out.

In terms of restoration, there is sufficient building fabric remaining to accurately restore the cottage to an earlier, complete state. In the case of the cottage, much of the existing fabric is in a deteriorated condition and the process of restoration would necessarily involve the partial removal of damaged original fabric, compromising the place's authenticity. Some of the processes that were used in building the place, including the masonry work and the methods of cutting the timber are no longer current, and could only be replicated with difficulty.

The barn has deteriorated to the point where restoration would in fact involve reconstruction of most of the fabric. At present there is insufficient evidence available to ensure that reconstruction work of this kind would be true to the original form of the building, particularly in relation to the interior.

#### Authenticity

The place is one that has an exceptional degree of authenticity. No significant alterations have been made to the buildings since circa 1936, and most of the extant built fabric would appear to date from the building's original construction. The archaeological value of the site is greatly enhanced by the place's early and definite period of habitation (c.1855 - c.1936), and some areas, such as the sub-floor areas of the cottage, potentially contain undisturbed archaeological deposits dating to the period c.1868 to c.1936.

## 6.0 STATEMENT OF SIGNIFICANCE

*Woodbine*, a ruined colonial vernacular cottage with limestone masonry walls and remnants of a shingle clad roof covered by corrugated iron, together with three peppercorn trees and the ruins of a limestone masonry barn, has cultural heritage significance for the following reasons:

the place is one of the earliest land grants in the Rockingham region, and the cottage and barn ruin on the property are among the region's oldest built structures;

the place is important for its close association with the James Bell family who were pioneers of the district, and specifically Jane Bell (née Green) who arrived in Western Australia as an orphan sponsored by the Children's Friend Society and who, after suffering abuse in the hands of her custodian, came to the public eye in a legal case for the murder of her child;

the place is part of the documented life of James and Jane Bell which, involving an advancement from humble beginnings to a situation of land ownership, business success and respectability, represents a recurrent theme in the history of Western Australia;

the cottage in particular is highly valued by long term residents of Rockingham because it is a tangible reference to the district's history, residents having fought for its preservation for approximately thirty years;

the Georgian elegance of the cottage and its simple vernacular construction have considerable visual appeal, and together with the barn ruin and old peppercorn trees present an aesthetically pleasing composition;

the building fabric has acquired, through many years weathering, a textural and tonal quality that harmonises with the surrounding environment;

the authenticity of the cottage and its visual qualities makes it one of the more evocative and memorable ruins in the near vicinity of Perth, and a landmark along Mandurah Road;

the place has considerable archaeological potential which may provide information relating to domestic life of the lower classes during an early period of this state's settlement. Relatively few sites of this nature have been investigated; and,

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

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

On the basis of this assessment, *Woodbine* is deemed to be a place of 'exceptional' local significance, and a place of "considerable" significance within the state context.<sup>101</sup> In terms of zoning, and at a local level, the cottage is deemed to be of 'exceptional' significance and the barn ruin of 'some' significance. The peppermint trees are also considered to be of 'some' significance. The extent of the house yard, a zone with high archaeological potential, is deemed to be of 'some' significance. Views to the cottage from Mandurah Road are deemed to be of 'considerable' significance.

<sup>101</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.

## 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 *Woodbine*. Significant qualities of *Woodbine* have been identified through a process of gathering and analysing documentary and physical evidence relating to the place, 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>102</sup>

The major issues addressed in the policy section of this conservation plan are summarised below:

- (i) Whether or not it would be acceptable to relocate the building, given that the place's history is closely interconnected with its context and that its presence assists in our understanding of the development of the area.
- (ii) What curtilage would be appropriate for the place, given the intended future development of the property and the extent of the barn's deterioration.
- (iii) How cultural features which are located outside the conservation area should be treated. Examples of such features include archaeological sites and the remains of an old tuart tree which was located south of the barn.
- (iv) To what degree the cottage should be restored, given the advanced state of its dilapidation and the significance that is derived from the place's ruined condition, and what viable uses could the place be put to.
- (v) What specific actions would be appropriate for conserving the different elements and materials that the cottage is comprised of.
- (vi) How the peppercorn trees are to be conserved.
- (vii) What constraints would apply to new landscaping that may be required as part of a redevelopment incorporating the cottage.
- (viii) How should the archaeological resources of the site be managed.
- (ix) In what manner should the significance of the place be interpreted for visitors to the place in the event that the cottage is conserved.

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

## 7.2 CONSTRAINTS AND OPPORTUNITIES ARISING FROM THE SIGNIFICANCE OF THE PLACE

### 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 *Woodbine*, being the cultural features described as "a ruined colonial vernacular cottage with limestone masonry walls and remnants of a shingle clad roof covered by corrugated iron, together with three peppercorn trees and the ruins of a limestone masonry barn", has been assessed and found to be of 'exceptional' significance to the region and of 'considerable' 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. Certain members of the community, aware of the cultural value of the place, have perceived the proposed development as a threat to the survival of these features and have responded by proposing to relocate the built features to another site. The location and setting of the place is, however, an integral part of its history. The physical context assists in our understanding of how and why the place developed. The landmark quality of the place is, furthermore, bound up with the present site, and relocation would detract from this aspect of its significance. There are also practical reasons for not relocating the place. The nature of archaeological sites makes their relocation impossible. Relocation of the built features, which are of a fragile composition, would necessarily involve demolition and total reconstruction, the process of which would result in the loss of original workmanship, materials and finishes, the patina that the stonework and other elements have acquired through age, and traces of past inhabitation.<sup>103</sup>

#### Policy 2 Conservation on the present site

The significant material elements comprising *Woodbine* 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.

#### 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 context and identity. Retention of such elements will also provide the

<sup>103</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."

community with a tangible expression of the area's history and a point of reference with which to gauge the degree of change that has occurred.

#### **7.2.4 Role of the Statement of Significance**

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

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

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

#### **7.2.5 Direction for 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 *Woodbine*, 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).

*Woodbine* has been noted by the Australian Heritage Commission as a site that is 'indicative' of having cultural heritage significance, but because no formal assessment of the place had been undertaken it was not entered into the Register of the National Estate. Listing on this register has no practical implications for places other than those that are Commonwealth property.

The W.A. Heritage Committee (precursor of the Heritage Council) entered *Woodbine* into its database in 1989 (place number 2329), and in 1992 the Heritage Council was requested to enter *Woodbine* into the Register of Heritage Places. At the time of writing, however, this had not eventuated. On the basis of the assessment of significance prepared for this conservation plan it seems likely that the place would meet the threshold requirements for entry into the Register. Owners of property entered in this register will be required to observe the requirements of the *Heritage of Western Australia Act, 1990* (and subsequent amendments), into which the Register is incorporated. The Act has a mechanism which makes possible the prosecution of persons found damaging registered property, and also outlines a range of incentives that may be offered to owners of registered places in order to assist in undertaking conservation.

The National Trust of Australia undertook an assessment of *Woodbine* in 1970 which resulted in its "C" listing in 1970, upgrade to a "B" listing in 1971 and, with the change in the classification system in 1972 the place was listed as a recorded (not classified) site. It appears that the place was not Classified because of the lack of documentary evidence supporting the assessment. In 1997, the place was again brought to the attention of the Trust's Cultural Environment Committee to be assessed. At the time of writing, the assessment has not been carried out. 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. 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

*Woodbine* should be considered for entry into the Register of Heritage Places.

#### Policy 9 Assessment of work proposals

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

### **7.3.2 Other Statutory Constraints**

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

Federal or State Legislation relating to standards of building design and construction<sup>104</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 *Woodbine* when in the event of adaptive works include, but are not limited to;

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

The Building Code of Australia (BCA) is a document that sets out technical provisions for the design and construction of buildings and other structures throughout Australia. The aims of the document are to enable the achievement and maintenance of acceptable standards of structural sufficiency, safety

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<sup>104</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.

(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>105</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>106</sup>

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

*Woodbine* is located on land 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

*Woodbine* 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>107</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 *Woodbine* is designated for "Environmentally Acceptable Heavy Industry." The strip of land between Mandurah Road and the railway reserve which includes

<sup>105</sup> *Building Code of Australia 1996*, Volume 1, pp.1001-1003.

<sup>106</sup> See Section 5.2 of the *Building Regulations 1989*.

<sup>107</sup> WAPC (1996) *State Planning Strategy*.

*Woodbine*, is designated as a "Special Use - Garden Industrial Precinct", in effect a developed buffer or part greenbuffer. 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, *Woodbine* is just outside of this area and the IP-14 Structure Plan prepared by Taylor Burrell in 1998 the cottage is marked "BELL COTTAGE TO REMAIN." Implementation of the Structure Plan may, however, impact on *Woodbine* 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 *Woodbine* 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 *Woodbine* 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 *Woodbine* 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**

*Woodbine* is situated on a property comprising approximately 35 hectares which is owned by Trecap Pty Ltd, a private development company. The company intends to attract industries to take up long term leases and establish infrastructure on their land, but not to own the land outright. This will not involve subdivision, and depending on the type of industries that become established, it may not require service roads. It is anticipated that five or six large industries may be accommodated on the land, with either long narrow blocks fronting onto Mandurah Road, or alternately with only half of the leases fronting Mandurah Road and the rest fronting a service road that connects to and runs parallel with Mandurah Road. At this stage there is leaseholder which occupies the southern end of the site, Westfarmers Transport Depot.

Trecap Pty Ltd are prepared to develop the site as soon as a major industry was interested in locating its plant on the site. At the time of writing, however, they have not actively marketed the site because of the unresolved nature of the planning for the IP-14 area.



Investment in conservation works for *Woodbine* is not consistent with the aims of the company, and the structures have until now been considered a liability rather than an asset. The company would only be interested in the place's conservation if it were certain to provide return for the capital investment that conservation would require. This return could be intangible, such as the improvement of the aesthetic quality of the development. In its present state, however, the cottage and barn ruin are considered to be an eyesore. The company has indicated its willingness to consider the option of disposing of the portion of land on which the significant elements are located, by vesting or sale, to the City of Rockingham - providing that the place does not remain in its present ruinous condition.

The matter of affording access to the significant elements, once the property has been developed, is a concern to the company. The cottage is some distance back from Mandurah Road, and the provision of public access behind industrial lots may provide opportunities for the breach of security. It is a concern that the access afforded to the place could have a negative impact on the safety and security of the occupants of adjacent land.

#### Policy 12 Development within close proximity to the place

Plans for new development within close proximity of the cottage 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 13 Definition of a conservation area

A conservation area should be determined for *Woodbine* 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 an appropriate custodian.

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.

The area occupied by the cottage garden (see Figure 4.1) has archaeological potential, and it would be desirable to include this within a conservation area. Because of the barn's ruined condition, it is considered desirable but not essential to include this feature within the conservation area. The same applies to the remains of the old Tuart tree, which for many years stood just south of the barn.

#### Policy 14 Remains located outside the conservation area

In the event that the designated conservation area does not include features of some significance such as the barn ruin, the remains of the old tuart tree that was located behind the barn, or a known archaeological site, effort should be made to plan developments in the area to avoid destroying the remains. Where possible, the remains should be incorporated into the landscaping of the new development.

## **7.5 FUTURE USE**

Given the constraints presented in the previous sections, it is recognised that viable options for the future use of the place are limited. Whatever use is proposed, it cannot involve the congregation of large numbers of people, and for this reason uses such as lunch bars, refreshment rooms, shops, show rooms, trade displays and industry service have been precluded. There are, however, certain opportunities

arising from the intended use of the site. 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 cottage, if conserved, could provide office accommodation, secretarial facilities and/or a reception area for one or even a number of adjacent industries.

#### Policy 15 Future use of the place

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.

## **7.6 SPECIFIC GUIDELINES FOR CONSERVATION**

### **7.6.1 Urgent Works**

The building fabric of the place is rapidly deteriorating. Several sections of the kitchen's masonry walls have recently collapsed, and other sections are in a precarious state. It is likely that a substantial portion of the kitchen's original fabric will be lost if no remedial work is undertaken in the short term. The facade of the cottage is also in a precarious state, and if left unsupported may collapse. The preservation of the original fabric of the facade is highly desirable.

#### Policy 16 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 Approach to Conservation**

There are any number of approaches that one can take to conserving a building, ranging from basic protection against vandalism to a full restoration of the fabric and reconstruction of missing elements. Adaptation may also form a part of conservation works, and could involve construction of new elements in a manner that interacts physically with the original fabric or alongside without disturbing the original. The approach that one should take in conserving a place is determined by a wide range of factors, including in this case the nature of the place's significance, the condition of the fabric, the requirements of interest groups, availability of finance for the work, and the opportunities that exist for future use of the place. In the case of *Woodbine*, the significance of the place warrants its preservation and the condition of the place would normally rule out reconstruction. However, the requirements of the owner are such that the place cannot be preserved in its present dilapidated state, and certain uses of the place if restored would be precluded because of the nature of the industry proposed for the area.

#### Policy 17 General approach to conservation

The cottage should be either restored and reconstructed to a state similar to how it was when last inhabited, or otherwise preserved and incorporated into a new structure of present day design. In either case, conservation works should aim to create an aesthetically pleasing and useable solution which enhances, rather than diminishes, the overall significance of the place. The barn should be preserved as a ruin and, if possible, incorporated into future landscaping of the industrial park.

### 7.6.3 Detailed Guidelines for Conservation

The following policies provide detailed guidelines for conservation works that may be undertaken as part of either approach outlined in Policy 17.

#### Policy 18 Textural qualities of the place

The distinctive textural qualities of the existing building fabric should be preserved where possible, and not obliterated by conservation works. While it is recognised that conservation will alter the ruinous nature of the building, conscious effort should be made to retain (among other details) the weathered appearance of the external masonry, some sense of the colour and texture of the surviving internal finishes, and a representational portion of the original roofing materials.

Some building materials will be found in a deteriorated condition that would preclude either preservation or restoration. For example, original parts of a window sash or curtain bracket may be in a condition that makes it impractical to attempt to incorporate these into the restored and reconstructed fabric of the place. These objects may have a complex shape that is difficult to record by conventional means, or bear traces of original paint colours that could be a useful reference at a later date.

#### Policy 19 Materials removed from the building

Apart from stone and mortar, all building materials that are removed from the building during the course of the conservation works should be stored in a safe and dry place until the program of conservation work has been completed and the architect overseeing the project considers it no longer necessary to retain these elements. Provision should be made for the storage of original elements that are to be retained. Storage in a vermin proof container in the ceiling of the conserved building would be acceptable.

#### Policy 20 Source of building stone

Where new limestone is required for repairs and reconstruction, it is preferable that the original fallen stone be used. If this stone is inadequate or of insufficient quantity for the task, stone may be taken from the fallen walls of the barn ruin.

#### Policy 21 Mortar

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

#### Policy 22 Internal wall finishes

A panel of wall in every room should be preserved as an authentic example of the building's condition prior to conservation. These panels should be no smaller than 600 x 600mm and be representative of the unrestored condition and paint colours of the walls in that room. The panels should be identified prior to the commencement of any major conservation works to the place, and protected from damage during the course of the works.

#### Policy 23 Roof construction

Steel or new commercially sawn timber may be used in reconstructing the roof, however, as much of the existing structural timber in the south-western part of the roof should be preserved as possible as evidence of the original construction. Where these old timbers are structurally unsound, new steel or timber may be used alongside the old, bolting into the old if necessary. While it is desirable that a portion of the original battens and shingles be preserved, if this proves to be an impossibility, then it is acceptable to retain a sample of both the shingles and battens, and record the manner in which these were fixed.

#### Policy 24 Shingled roof

It is desirable to reconstruct the shingled roof cladding over the main part of the house (kitchen excluded). If insufficient funds are available to carry out this work, then the roof should be clad in traditional corrugated galvanised iron.

#### Policy 25 Verandahs

Reconstruction of the front and rear verandahs should be guided by the evidence provided by old photographs<sup>108</sup> and by physical evidence (eg: the impression of the roof line in the front facade). The materials used to construct the verandahs should be consistent with the particular period to which the place is being reconstructed.

#### Policy 26 Ceilings

The original lath plaster ceilings should not be reconstructed, except where significant remains of the original laths remain as may be the case of the ceiling in the south-western room. For most ceilings, the visual effect of the lath plaster ceiling should be created using plasterboard sheets, finished flush to the walls without cornices. Ceilings should be painted the same colour as the room where evidence indicates that this was the manner in which the room was originally painted.

#### Policy 27 Joinery

Surviving joinery should be preserved wherever possible, and complemented by reconstruction of missing elements. Where the surviving elements have been damaged by weathering, rot or termites, an accurate copy should be made. The damaged element should be retained until the conservation works have been completed. Reconstruction should be informed by the evidence available from old photographs and drawings of the place.

Sections of joinery may be preserved in their original condition in a similar manner as the panels stipulated for the walls, if this accords with the desired effect of the conservation works.

#### Policy 28 Internal fittings

Where no evidence survives of internal fittings or fixtures there should be no attempt to conjecturally reconstruct these elements. Quality fittings and fixtures that are obviously of recent date should be used in preference to ones that appear to be old. Furthermore, antiques that have no direct connection to the place should not be used in furnishing the place.

#### Policy 29 Electrical installations

It is important that evidence which makes it obvious that the cottage was not previously serviced with electricity be retained, and that any installation of electrical services does not intrude on the place's significant fabric. The following guidelines for the installation of electrical services should be observed:

- Electrical services should be run in the sub-floor space or located in surface mounted wall conduits, but not cut into the walls.
- Light fittings should be recessed down lights, wall mounted lights or free standing lamps, but not traditional ceiling mounted pendant lamps;
- Outlets should be floor mounted or located on conduits, and be visually unobtrusive.

#### Policy 30 Facilities requiring plumbing

If toilet or laundry facilities are required for the re-use of the place, these should be located in a new structure or addition that is separate from the original building. If housed in a free standing structure, this would preferably be located in the vicinity of the original privy.

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<sup>108</sup> Photographs other than those included in this report are known to exist and may provide details of the verandahs' constructions. See the collections of the Rockingham Historical Society, the National Trust of Australia (W.A.), and J.S.Battye Library (Pictorial Collection P54098, 54099, & 54100).

The installation of plumbing for basic kitchen facilities within the original building is acceptable, providing that the plumbing is located in the sub-floor space and is installed in the least intrusive manner possible and does not involve cutting into the walls. Kitchen facilities should not appear to be old and part of the original fabric.

#### Policy 31   Peppercorn trees

The three peppercorn trees on the west side of *Woodbine* should be conserved and integrated into the landscaping of the site. The following actions are deemed appropriate, and will require some specialist involvement:

- Dead wood in the southernmost tree should be removed, and suckers removed from the main stem.
- The tree in the centre of the group should be pruned to remove horizontal and downward hanging branches that presently jeopardise the stability of the live stem. Dead wood and suckers on the main stem should be removed, and further erosion of soil around its base prevented.
- The northernmost tree consists entirely of sucker growth, with no life remaining in the main stem. As the tree will never regenerate, its removal is recommended. A new tree, propagated from a cutting taken from one of the healthy trees, should be planted in its place.

#### Policy 32   Landscaping

Landscaping around the cottage should not detract from the significant qualities of the place. The following actions should be avoided when landscaping the area around the significant structure(s):

- introducing elements that appear to be part of the historical fabric of the place but which are not a reconstruction of features for which there is historical precedent;
- introducing elements that visually overwhelm or otherwise detract from a focus on the cottage;
- shielding the building from view with vegetation;
- watering near or sprinkling water onto the limestone walls of the structure(s);
- creating damp conditions at the base of the limestone walls of the structure(s) by cultivating garden beds against the walls or installing concrete slabs or other impervious surfaces against the walls; and,
- excavation near the walls of significant structures or in the vicinity of an area with archaeological potential.

### **7.6.4   Archaeology**

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

- complement and illustrate existing documentation relating to a place, highlighting any biases or inaccuracies that may have occurred in this documentation;
- contribute factual information that is missing from existing documentation (refer to section 4.4);
- provide insight into the realities of domestic life by bringing to light remains of household objects;
- provide technical information relating to the manner in which things were constructed, arranged or operated; and
- assist in identifying previously unexplored issues of historical interest.<sup>109</sup>

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

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

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

The option not to excavate should be a primary consideration for any site that is subject to development. Alternative methods of construction which would leave significant remains undisturbed are preferable since, once excavated, the archaeological resource is destroyed." <sup>110</sup>

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

#### Policy 33 Identification of archaeological sites

Before proceeding with development on Locations 64 and 44, an investigation of the ground surface should be made by an historical archaeologist to determine the location of any archaeological sites and the potential significance of these sites.

#### Policy 34 Rescue excavation of threatened sites

Potentially significant archaeological sites identified on Location 64 and 44 should be excavated if it is certain that the realisation of development will cause the loss of significant remains through unavoidable action.

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

#### Policy 35 Excavation of sites not under threat

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

#### Policy 36 Requirements for undertaking excavations

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

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

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110 *ibid.*, p.30.



## **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 its context and the Bell family. The extant cultural fabric is the primary source for interpretation, but has been addressed in the previous section dealing with the manner in which this fabric should be conserved. 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 artefacts, 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 cottage. The likelihood of the place becoming a tourist attraction in its own right is remote and incompatible with the proposed use of the surrounding land.

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

#### **Policy 37 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 *Woodbine* 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 several 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 38 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 39 Review of the Conservation Plan

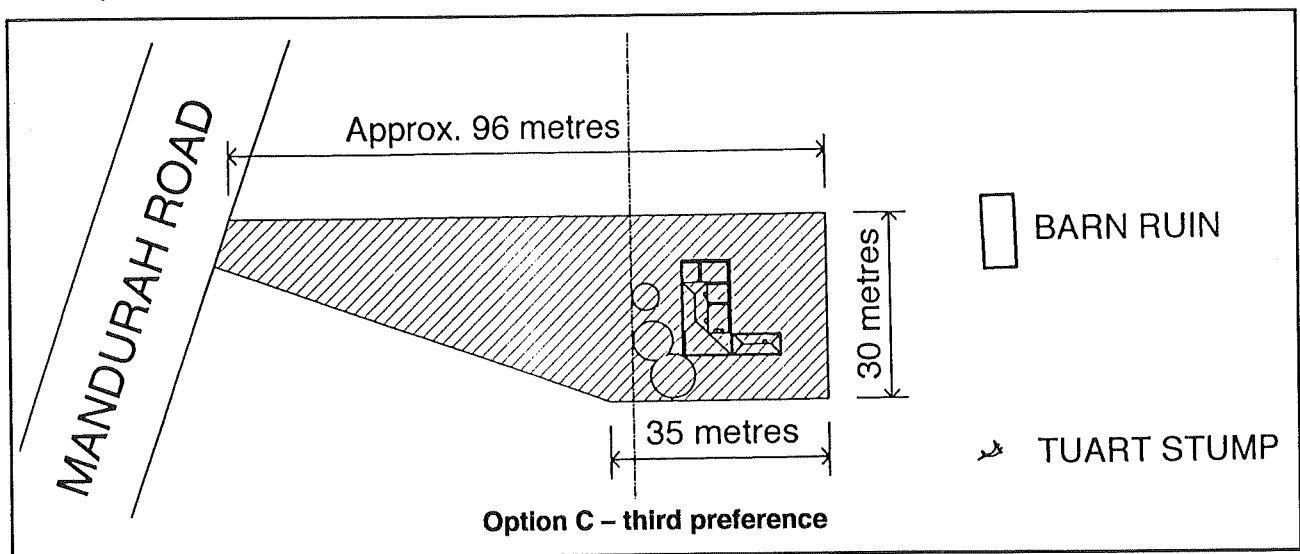
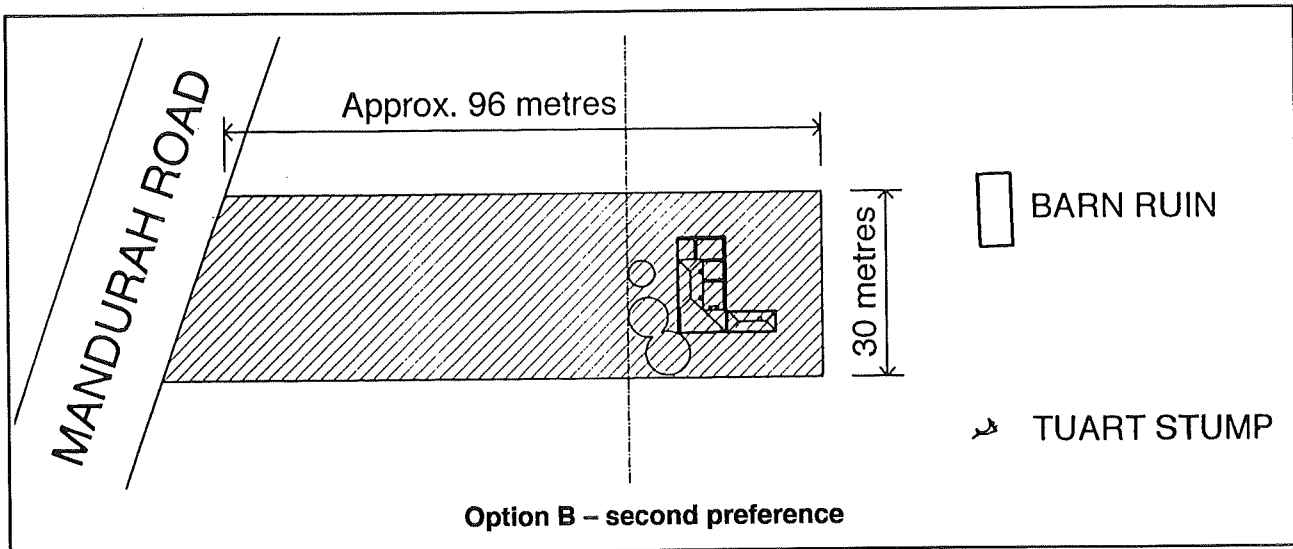
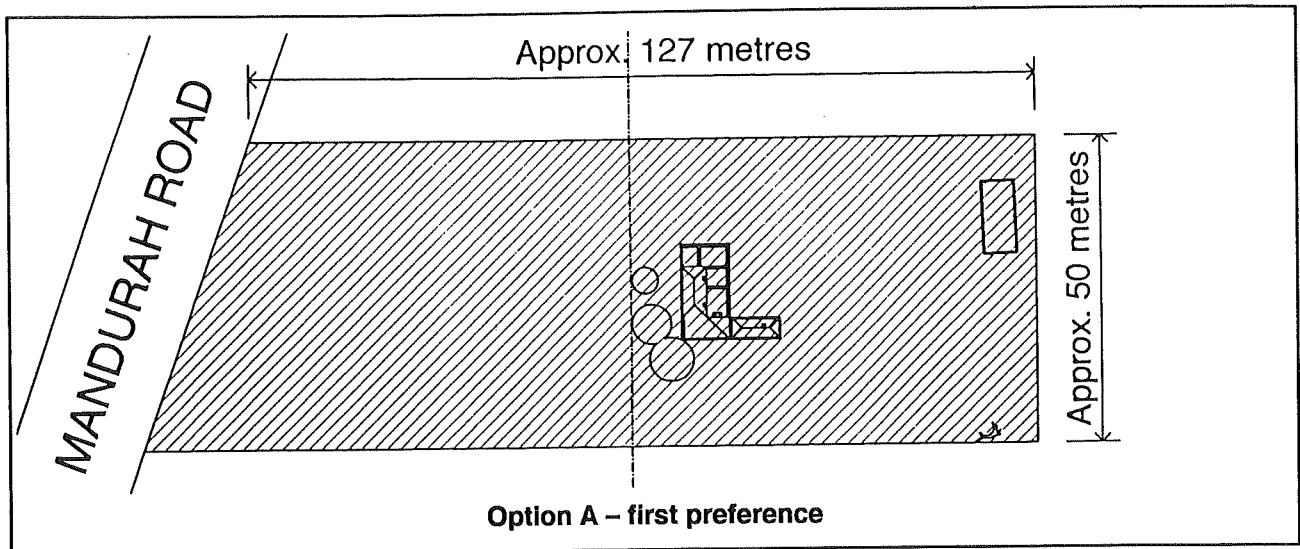
A review of the Conservation Plan should take place one decade from the date of its being adopted and at regular intervals thereafter to take into account any changed circumstances that may have a bearing on the significance attributed to the place or the policies guiding its conservation. Any new information 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 without further delay.
2	Custodian & City of Rockingham	N / A	The option of relocating the cottage to another site should no longer be considered.
3	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>Woodbine</i> make use of the opportunities provided by <i>Woodbine</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	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 custodial organisation for <i>Woodbine</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	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	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. An arboriculturalist (not a tree surgeon) should be involved in conserving the remnant peppercorn trees. A landscape architect may be involved in laying out the gardens of adjacent industries and the conservation area, particularly the integration of the barn ruin 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.



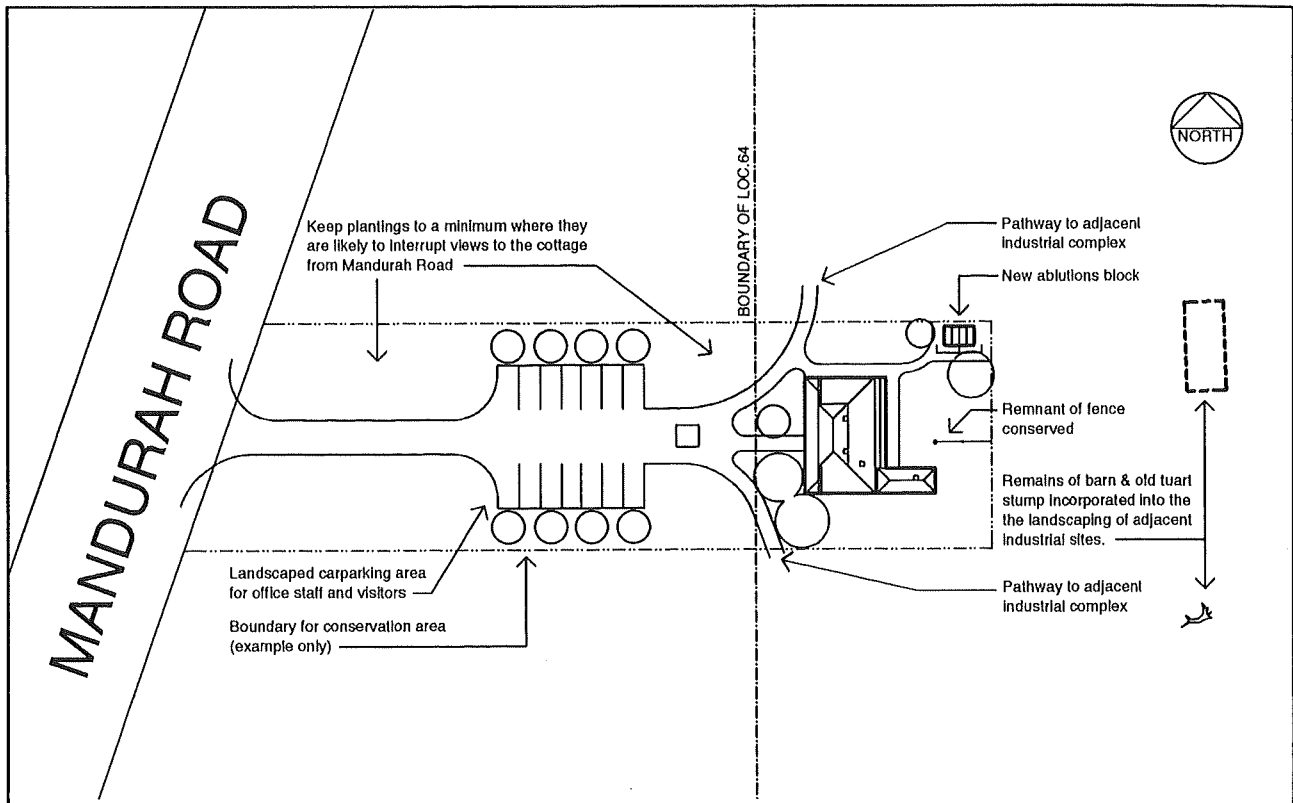
**Figure 8.1** Preferred configurations for the conservation area (implementation of Policies 13 & 14).

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Policy #	Responsibility	Time Program	Action Required
9	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	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	Custodian & 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	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>Woodbine</i> , and make every effort to arrive a satisfactory solution.
13	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.
14	Land owner & City of Rockingham	Whenever the development of adjacent land is proposed	Refer to the implementation of Policies 3 & 12.
15	Land owner (Custodian) & City of Rockingham	N / A	Endorsement of this policy provides a goal towards which conservation works may be directed.
16	Land owner & City of Rockingham	Short term	Agreement should be reached, perhaps under the conditions of Policy 13, whereby urgent works may be carried out without further delay
17	Custodian	Short term	An approach to the conservation of the place should be determined once a future use proposal for the place has been endorsed (Policy 15). The approach that is to be taken should form part of the brief for the architect that is to be engaged to document the conservation works. Some urgent works may, however, proceed prior to this matter of approach being resolved.  It would be valid to combine both the restoration / reconstruction approach and the preservation / new structure approach in a way that involves some degree of adaptation of the original fabric.
18	Custodian & Practitioners involved in conservation works	In the planning and execution of conservation works	The unique textural and compositional qualities of the place are one of the reasons that attracted many artists to draw or paint <i>Woodbine</i> , and this is recognised in the Statement of Significance (see Policy 4). A concerted effort should be made by those involved in conserving the place to ensure that these qualities are as much as possible preserved.

Policy #	Responsibility	Time Program	Action Required
19-30	Practitioners and trades involved in conservation works	In the planning and execution of conservation works	The thrust of these policies is to ensure that the extant original fabric is preserved, restored or reconstructed, with a minimal loss of this fabric.  The policies allow for a considerable degree of design flexibility: adaptation is acceptable, providing that it does not diminish the integrity the existing original fabric or involve removing parts of original fabric that are in a sound state.
31	Custodian & Practitioners involved in conservation works	Medium term	Arboriculturalist to be involved.
32	Custodian & Practitioners involved in conservation works	Medium term	Possible involvement of landscape architect.  The trust of this policy is to ensure that landscaping work does not have a detrimental effect on the significant fabric of the place.
33-34	Custodian & City of Rockingham	When development of adjacent land is proposed	An investigation of the ground surface should be undertaken by an historical archaeologist prior to approval being granted for development on Locations 64 and 44.  Students from the Department of Archaeology at UWA may be willing to undertake this work at a very reasonable fee, but allowance should be made for the findings of the investigation to be written up by a qualified member of staff or post-graduate student.
35	Custodian	Long term	The Department of Archaeology may wish to become involved in this work. Refer to the above note regarding the employment of a qualified archaeologist to supervise and report on the findings.
36	Custodian	When archaeological work is proposed.	Apply to situations covered by Policies 33 - 35.
37	Custodian	Once conservation of the place is underway	Architect with relevant experience in heritage work to be involved in interpretation. Possible involvement of a graphic artist.
38	City of Rockingham	Short to medium term	Forward copies of the relevant information to the agencies identified.
39	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.



**Figure 8.2** An example of how development on the site may be planned with consideration to the policies outlined in this report.

Palassis Architects



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*Perth Gazette*, 3.10.1840.

*Western Mail*, 23 /11/1907.

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### **9.3 Technical Documents and unpublished reports.**

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

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W.A.P.C., *State Planning Strategy*, 1996.

**10.0 APPENDIX**

**10.1 Copies of cancelled certificates of title relating to the place**

**10.2 Measured drawings of the building structures.**



**10.1 Copies of cancelled certificates of title relating to the place**



Application 11485/51  
TRANSFER 648 VOL. 1054, Fol. 460.  
6526/53 1937.  
16452/37. 14045/39



REGISTER BOOK.

Vol. 1054 Fol. 460.

WESTERN AUSTRALIA.

# Certificate of Title

under "The Transfer of Land Act, 1893" (Soh. 3, 56 Vic., 14).

CT 1054 0460 F



Plan  
6466.  
8163.

*The West Australian Trustee Executor and Agency Company Limited.*  
*of H. Lang's Terrace Perth Administrators of the estate of John Dells (deceased)*

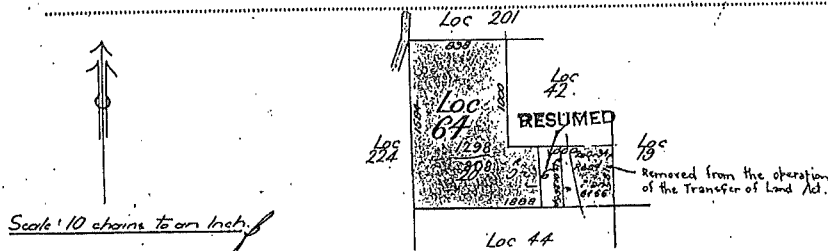
Let now the sole proprietor.....

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

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

containing twenty seven and six perches

or thereabouts, being Cockburn Town Location 64.



Dated the twenty-third day of June

One thousand nine hundred and thirty-seven.

*W. E. Smith*  
Assistant Registrar of Titles.

Transfer 7828/1937. Transferred to James Joseph Stokes of Mandurah Road  
East Rockingham Dairy Farmer. Registered 16th September 1937 at 3 0/10

*R. L. Clifton*

Industrial Development Act 1952-1953  
PUBLIC WORKS ACT 1902-1953.  
RD 260/64 Plan 8163.  
Gaz. 8.11.54. Portion resumed and vested in  
Her Majesty.  
P. JOHNSON  
Registrar of Titles.

Revested  
Gaz. 4/51 Gaz. 24-9-54  
*W. E. Smith*  
REGISTRAR OF TITLES.

Partial Resumption  
24/11/53  
RD 260/64  
8163

PUBLIC WORKS ACT 1902-1953.  
RD 260/64 Plan 8163.  
Gaz. 8.11.54. Portion resumed and vested in  
Her Majesty.  
P. JOHNSON  
Registrar of Titles.

PUBLIC WORKS ACT 1902-1953.  
the portion resumed Gaz. 8.11.54.  
the right to mines of coal or other  
minerals is resumed and re-vested in Her  
Majesty as of her former estate.  
P. JOHNSON  
Registrar of Titles.

*Portion resumed alone remains.*



## EASEMENTS AND ENCUMBRANCES REFERRED TO.

*Collateral to Mortgage stamped 12/6 Instrument primarily stamped 10/ to secure £350  
Mortgage 5223/1953 James Joseph Stokes to The Bank of Australasia Registered 16th.  
September 1953*

As to Mortgage. 5223. 19/53  
APPLICATION 1001 19/53 The correct name of  
the Mortgagee is now The Bank of Australasia Limited  
6th March 1953. *R. J. Know*  
Assistant Registrar of Titles

DISCHARGE 2071/1953 of Mortgage 5223/1953  
Registered 6th March 1953 at 10-3000 *R. J. Know*  
Assistant Registrar of Titles

Instrument to  
Instrument stamped 12/6  
MORTGAGE 2588/1953 James Joseph Stokes  
to The Bank of Australasia and New Zealand Branch Limited  
Registered 6th March 1953 at 10-3000 *R. J. Know*  
Assistant Registrar of Titles

Discharge 52588/65 of Mortgage 2588/1953.  
Registered 11th May 1965 at 9-2000.  
*St. Blackmore*  
ASSISTANT REGISTRAR OF TITLES

RD 260/64 a separate certificate  
Issued for the unresumed portion  
Registered 21st May 1965 at 9-00  
1295. 808. *St. Blackmore*  
Registrar of Titles

CT 1054 0460 B



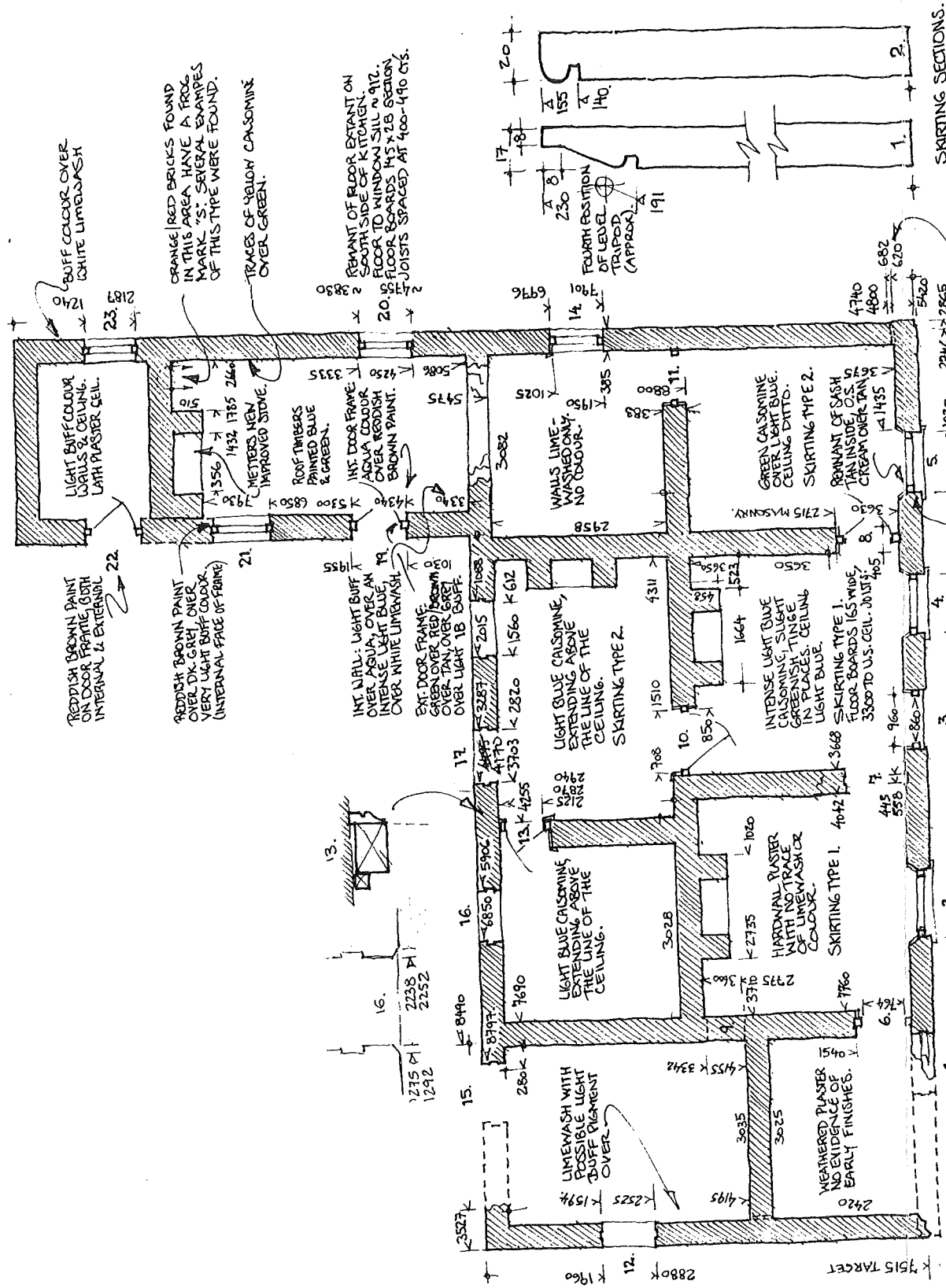
CERTIFICATE OF TITLE.

Registered Vol..... Fol.....

10.2 Measured drawings of the building structures.

THIS SIDE LEFT BLANK INTENTIONALLY

THIRD POSITION  
OF LEVEL TRIPOD  
(APPROXIMATE).



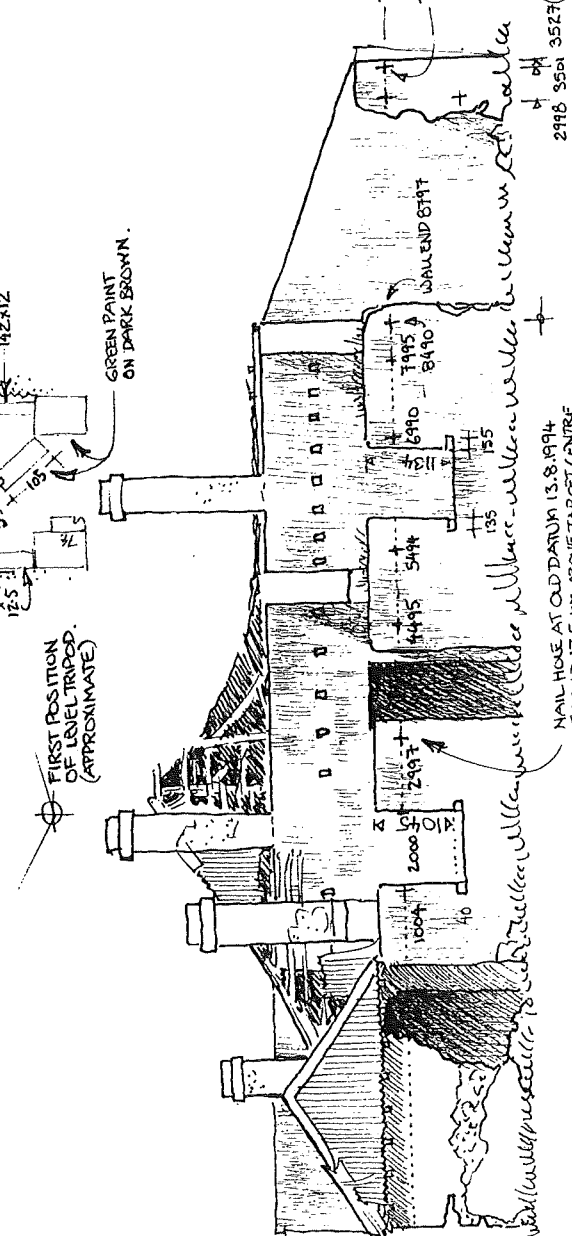
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OF BARN NOTED

SECOND POSITION  
OF LEVEL TRIPOD  
(APPROXIMATE).

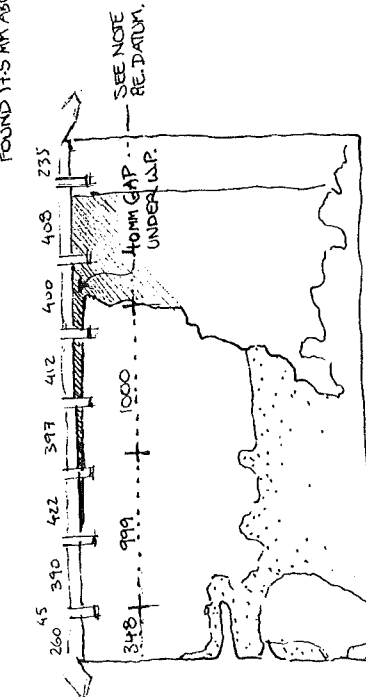
SKIRTING SECTIONS.  
THESE DIMENSIONS  
RECORD THE CRACK/  
AS TO DIMENSIONS  
IN OPPOSITE DIRECTION.



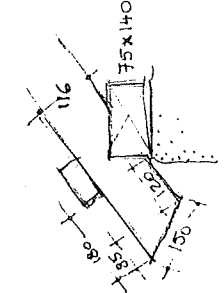
DATUM  
RELATIVE LEVEL 0.0  
3.4.99. POS. 3.  
THIS DATUM IS  
50 MM BELOW  
THAT OF POS. 2.  
(NORTH ELEVATION).



NAIL HOE AT OLD DATUM 13.8.1994  
FOUND 17.5 MM ABOVE TARGET CENTRE.



REAR ELEVATION OF KITCHEN BUILDING



DETAIL OF SPICES AT REAR  
OF KITCHEN BUILDING.

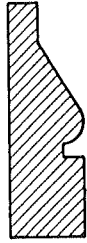
NOTE: WHERE WALLS HAVE  
CRACKED AT JUNCTIONS, 2  
PARTED, THE DIMENSIONS  
ARE TAKEN TO THE ORIGINAL  
POSITION OF THE WALL  
UNLESS OTHERWISE NOTED.

REAR ELEVATION OF KITCHEN BUILDING

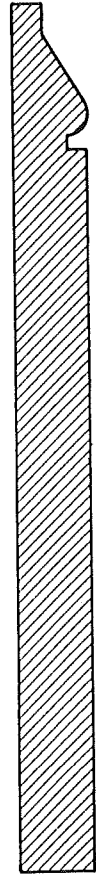
'WOODBINE'  
BELL COTTAGE  
NOTES FROM FIELDWORK  
UNDERTAKEN 3/4/1999.  
IAN & RACHEL BOEREMA



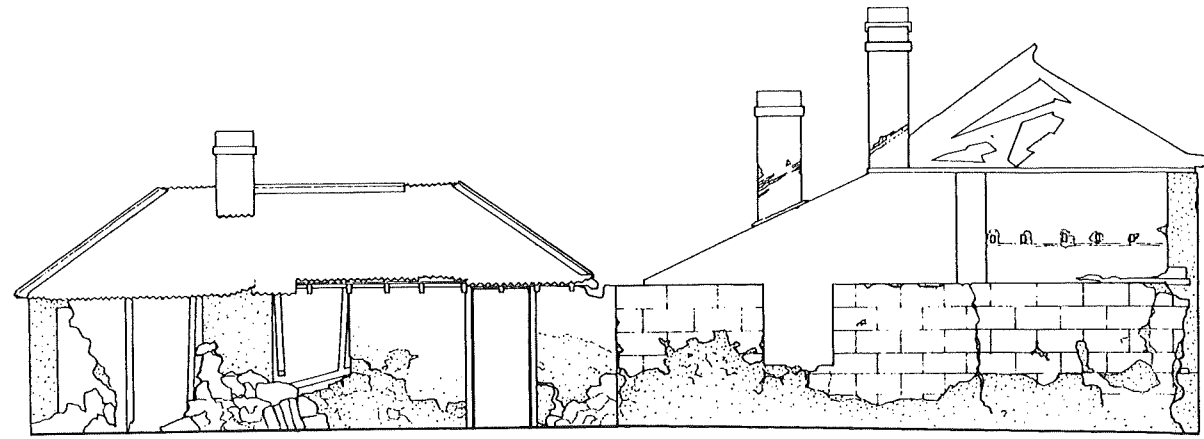
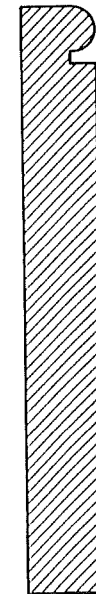
ARCHITRAVE



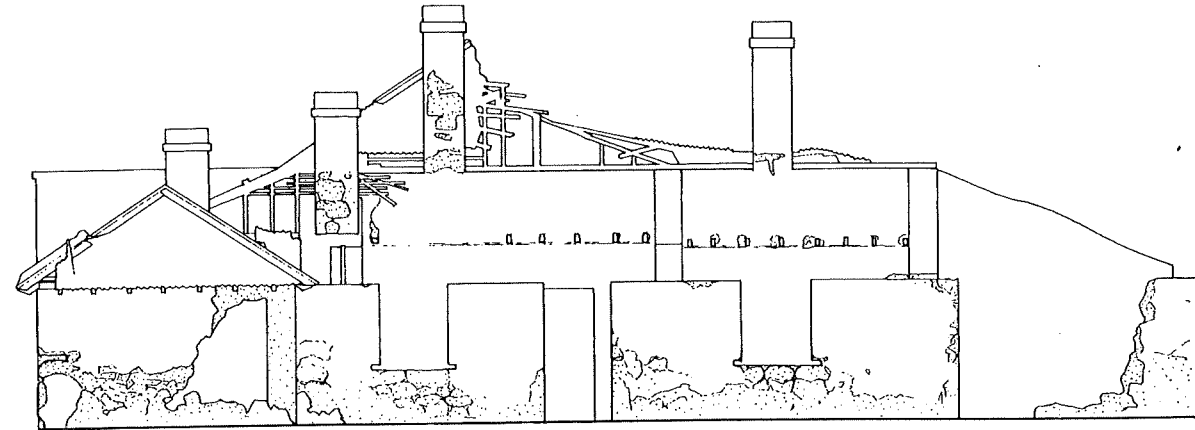
SKIRTING (CENTRAL FRONT ROOMS)



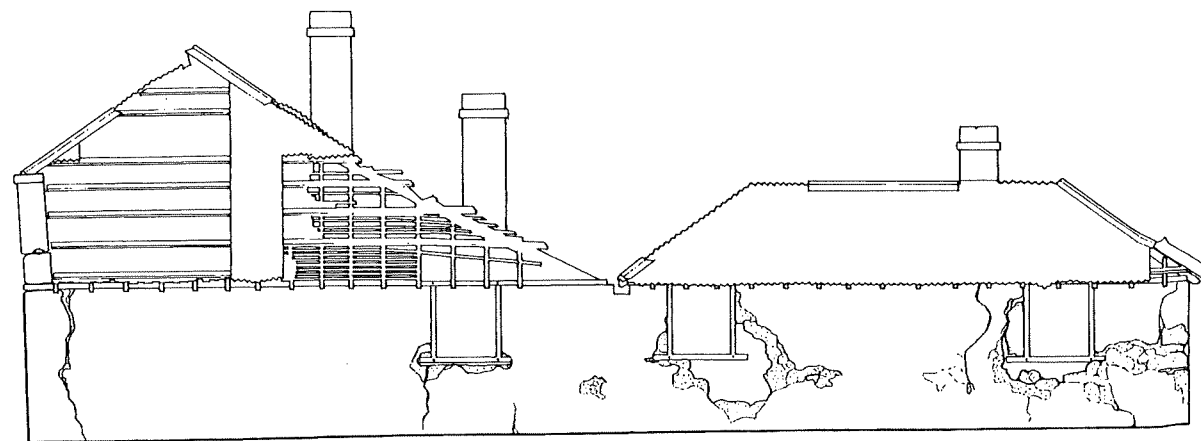
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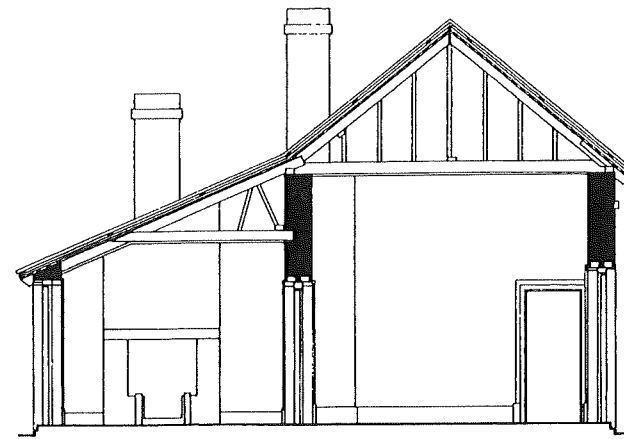
NORTH ELEVATION



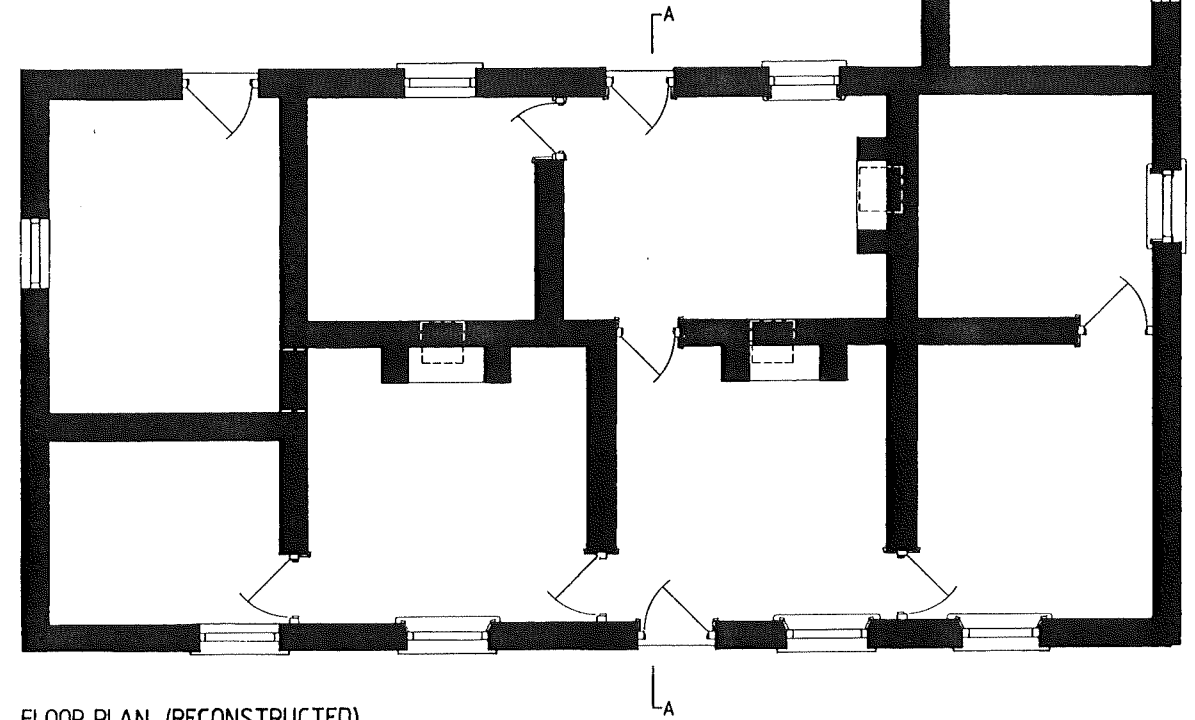
EAST ELEVATION



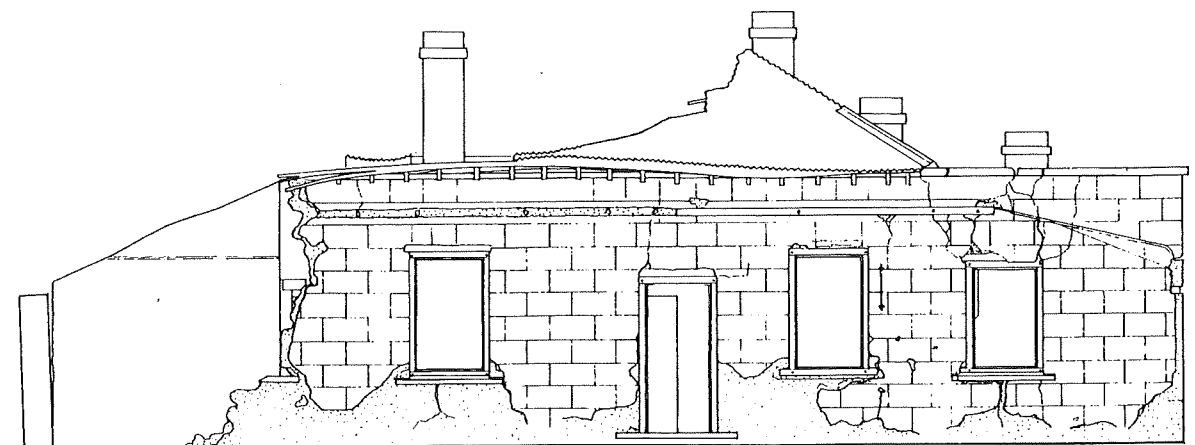
SOUTH ELEVATION



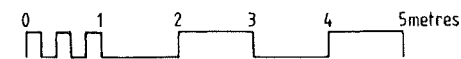
SECTION AA (RECONSTRUCTED)



FLOOR PLAN (RECONSTRUCTED)



WEST ELEVATION





BOX GUTTER PROCESS, etc.

W.P. WINDOW

790 OPENING

62

INT. 905

180

290

302

247

410

70

270

190

517

790

RELATIVE LEVEL 0.0  
3.4.99 POS. 4.  
IS 136MM BELOW DATUM  
LEVEL OF POSITION 3.

CALCULATED DIFFERENCE  
BETWEEN LEVELS IS  
110 MM.-(FRONT TO SIDE).

MEASUREMENTS WERE TAKEN OF THE DISTANCE FROM THE TARGETS ON THE SOUTH WALL, TO THE U.S. OF THE WALL PLATE ABOVE: (TARGET NO. 2; DISTANCE IN MM).

$12 = 535$   
 $14 = 528$   
 $9 = 535$   
 $13 = 532$   
 $4 = 523$   
 $3 = 520$   
 $11 = 522$

RELATIVE LEVEL 0.0  
3.4.99. POS. 3.  
(ALSO USED FOR EAST  
FACING ELEVATIONS).

THIS MASONRY HAS  
COLLAPSED AND  
THE WINDOW IS NO  
LONGER INTACT.

DATUM  
NORTH WALL OF COTTAGE  
SURVEYED FROM POS. 2.  
3.4-99. R.L. 0.0 FOR  
THIS WALL IS 50 MM HIGHER  
THAN DATUM OF POS. 3, &  
75 MM HIGHER THAN DATUM  
OF POS. 1. (FRONT ELEVATION).

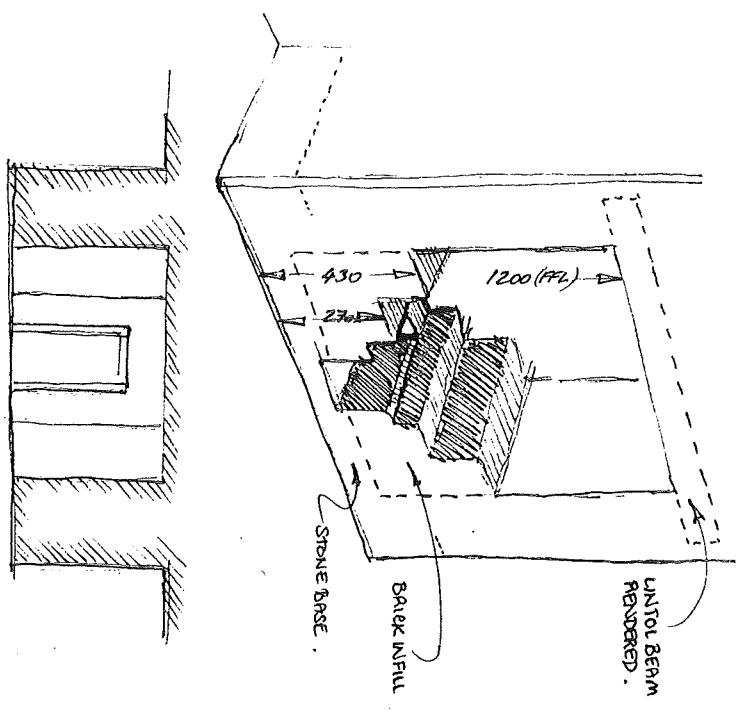
SECTION:  
THROUGH  
NORTH  
WINDOWS.

BELL COTTAGE  
SURREY 3/4/99

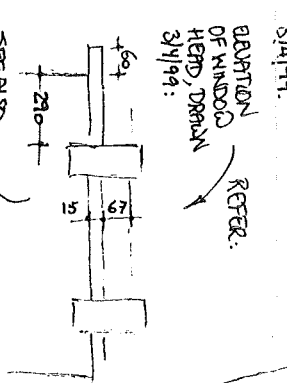
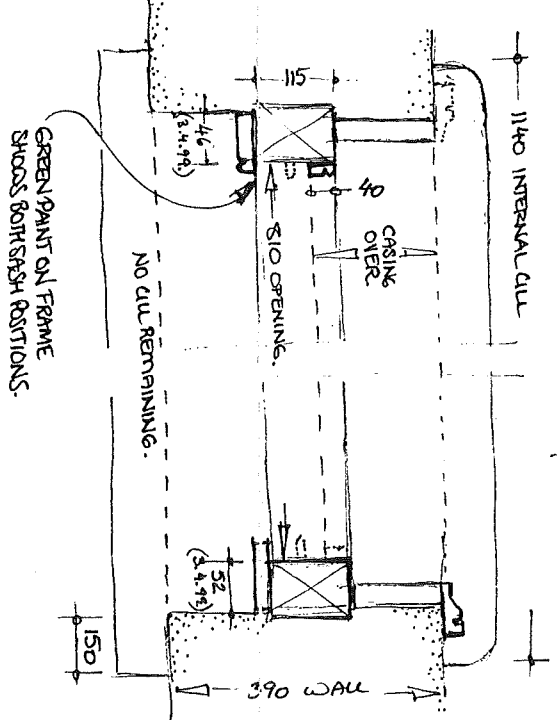
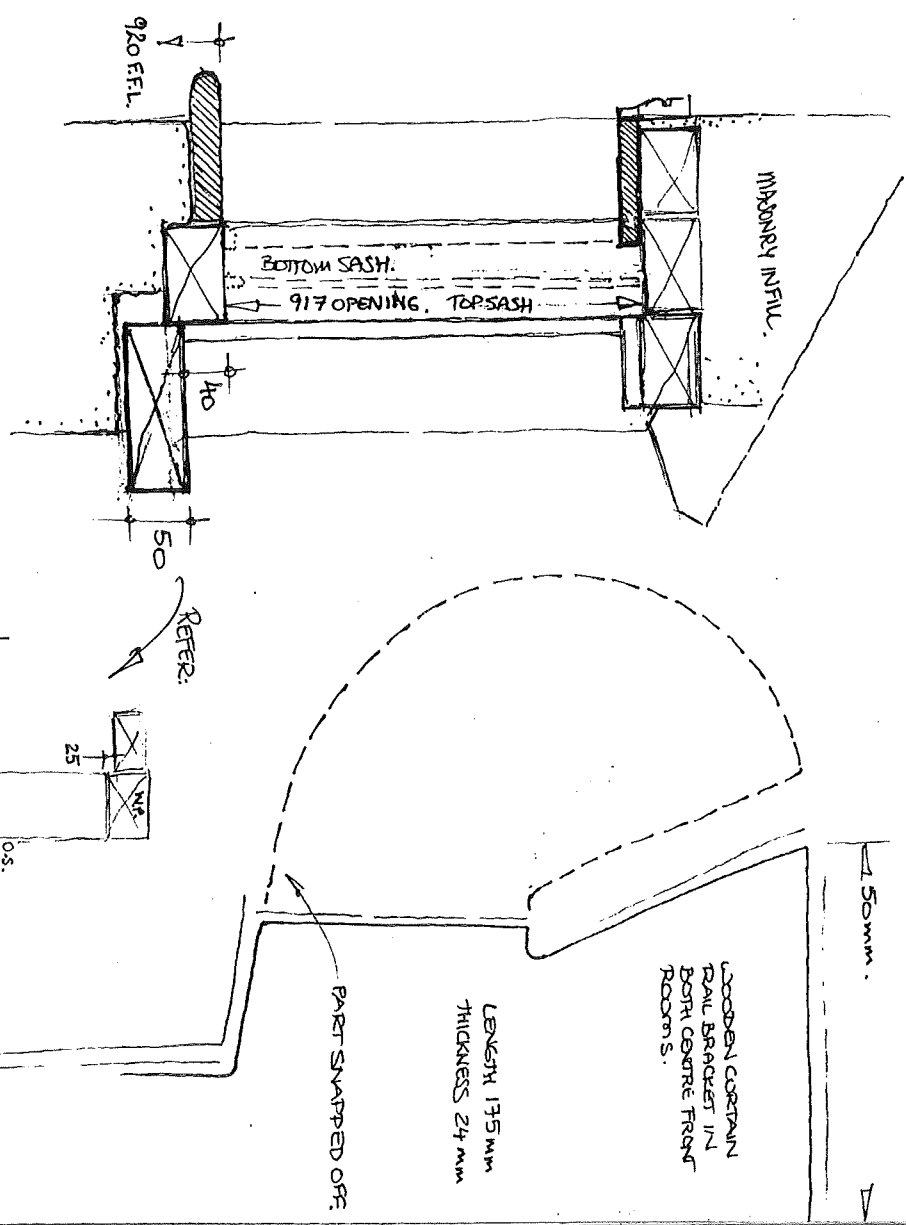
18MM.

1 Scale  
1" IN  
3/4" IN  
1/2" IN  
OF JOINT  
SHOWN  
TED.

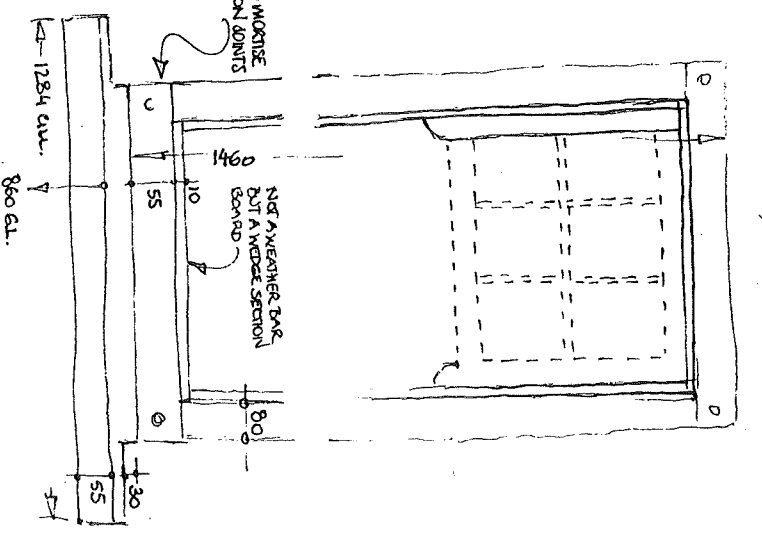
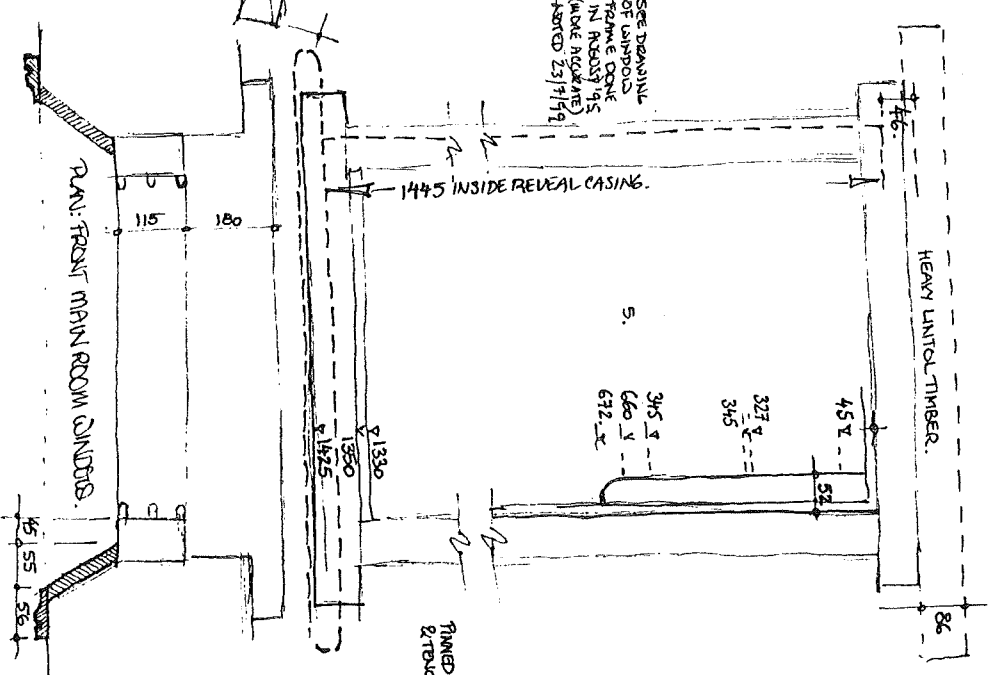
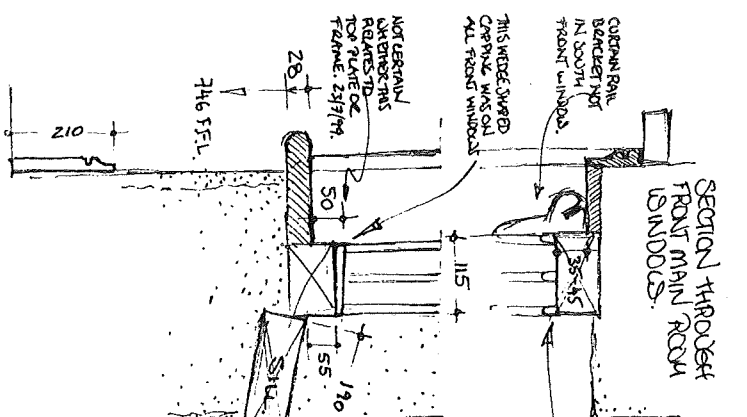
PLAN & ISOMETRIC OF FIREPLACE IN  
THE NORTH FRONT ROOM.



SECTION & PLAN OF WINDOWS  
IN SOUTH CHILL - MAIN PART.

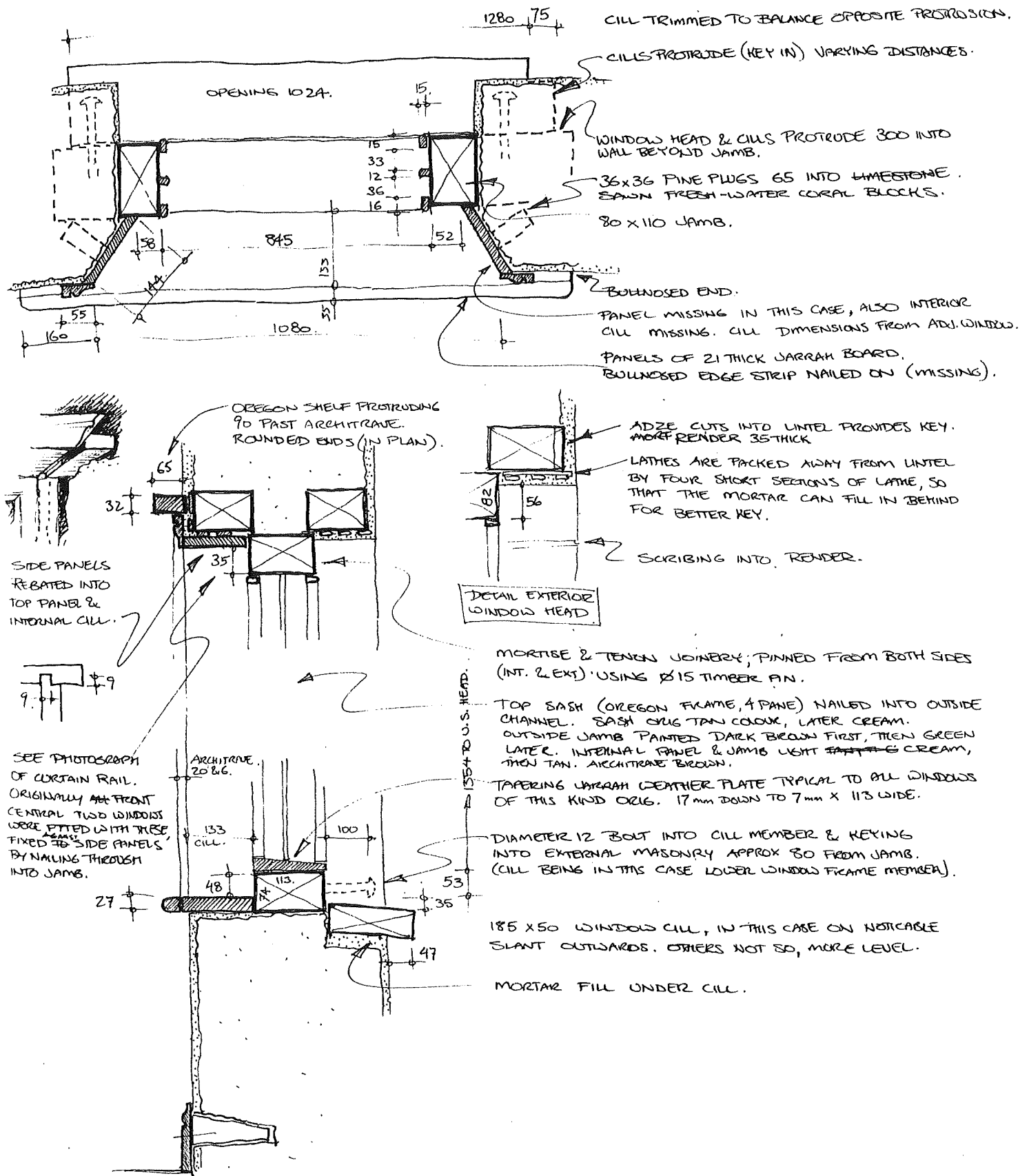


WINDOWS COUSIN SUITE.  
BOUND TO ALL INTERIOR  
DETAIL ELEMENTS, AND TO  
THE SASH EXTERNALLY.  
GREEN TO ALL EXTERIOR  
UPPER PART FRAMING.  
LIGHT BLUE OVER ALL ROOF,  
(AND COUNTER ?).



350 CONTACT  
FIELD NOTES TAKEN DURING  
MARCH & APRIL 1994  
(REDRAWN FROM SITE NOTES)

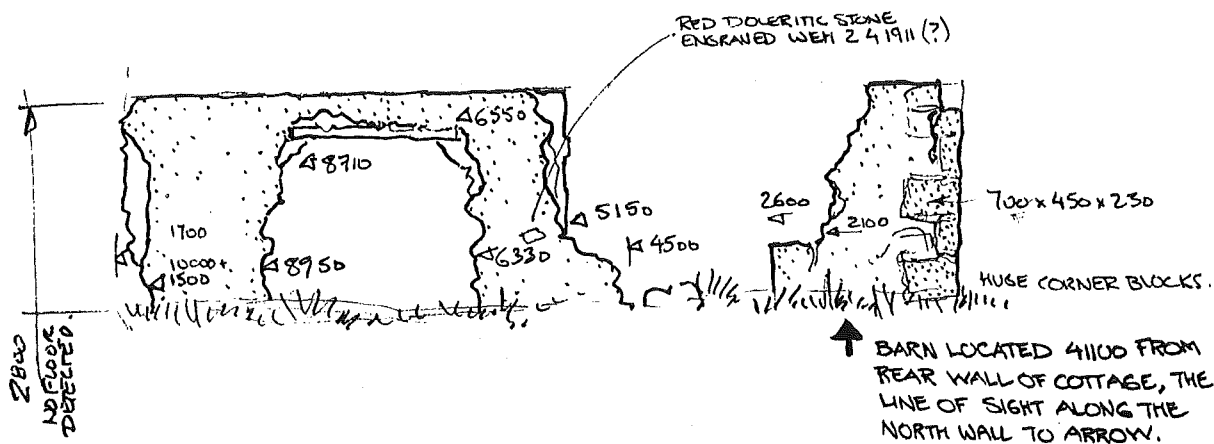
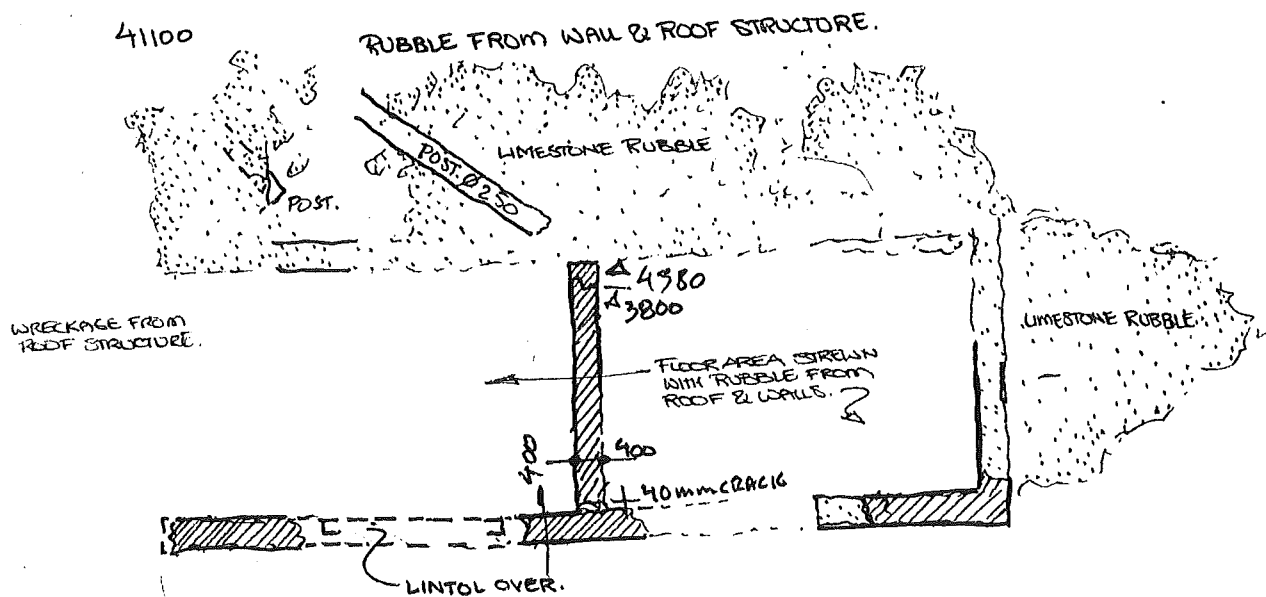




31/8/95.

NOTE: THIS SPALLED INTERNAL OPENING WITH PANELLED REVEALS IS TYPICAL OF MORE EAST ROCKINGHAM BUILDINGS, NAMELY KEY COTTAGE (TWIN CASEMENTS TO TWO EARLIEST ROOMS c1854) AND THOMAS COTTAGE (PEL HUNG BOX FRAME SASHES). THE LATTER ALSO HAS SPONGOLITE STONE TO THE OPENINGS.

Woodbine Cottage  
East Rockingham  
Site Sketches August '95  
Typical Facade Window  
Based on South-Most EG



**BELL COTTAGE BARN**  
 MEASURED SKETCHES 20/01/1997  
 RACHEL BOERSMA ASSISTING