

Bassendean Pensioner Cottage sale preserves its future

The Perth History Association / [Museum of Perth](#) now owns the Pensioner Guard Cottage at 1 Surrey Street, Bassendean with settlement on 21 December 2021 from the disposal by the Town of Bassendean.

The Town owned the property from 1988.

The Pensioner Guard Cottage has been closed to the public since July 2021 - prior to then the volunteer members of the Bassendean Historical Society faithfully opened it each month for ten months of the year and on request by the public since the restoration and official opening in September 1993.

Attached is the

- Submission made by the Museum of Perth to the Town of Bassendean
- Heritage Assessment Document
- Museum of Perth Press release

Contact the Museum of Perth at 08 9721 1489



7 April 2021

Peta Mabbs
Chief Executive Officer
Town of Bassendean
35 Old Perth Road
Bassendean, WA 6054

Dear Chief Executive,

1 Surrey Street (Lot 50) Bassendean

Thank you for arranging our recent site visits of the property at 1 Surrey Street Bassendean. Board Chair Diana Warnock OAM and Board Director Ryan Mossny both relished the opportunity to visit the property at Surrey Street following my earlier presentation to Council about our mode of operation and community-partnership model.

In developing this submission I have taken the time to consult with various eminent Members of the Perth History Association Inc on our vision for The Pensioner Guard Cottage and adjoining Residence including Richard Offen, former Executive Director of Heritage Perth and current Member of the State Heritage Council, as well as Shannon Lovelady, author and World War One Historian and local history researcher and biographer. We have also engaged Marc Beattie, Heritage Consultant with ElementWA regarding our restoration and activation plans.

The Perth History Association is familiar with the history of the property, and the plans over many years for it to be developed into a community centre, arts facility, infant health centre and Museum.

We have engaged with representatives of the Bassendean Historical Society, Bassendean Arts Community, and have had productive conversations over a number of months with local residents and businesses about the future of the property and the desires of the Bassendean community. I have read through the various reports, agenda papers, consultation papers and plans regarding the property and have a good understanding of its potential and its importance to the Town of Bassendean and indeed the State.

As the descendant of two Swan River Colony Pensioner Guards I have a personal connection to the importance of this part of our State's history, and am deeply committed to preserving the property for future generations.

We hope to work over the coming years to realise the vision of the site as an important community and cultural building, accessible to the public, and serving as the home to a team of staff and volunteers committed to celebrating this history of Bassendean. In this letter I hope to outline our goals for the site, our model of operation, and propose a mutually-beneficial partnership with the Town of Bassendean that will achieve our common goals.

Purpose of this submission

The Perth History Association is responding to the Town's Tender to dispose of 1 (lot 50) Surrey Street Bassendean.

Our story

The Museum of Perth chronicles the social, cultural, political and architectural history of Perth. The Museum is run by the Perth History Association Incorporated (PHA), a not for profit association registered with the Australian Charities and Not-for-Profits Commission. Further information about our staff, constitution and Board of Directors can be found here:

www.museumofperth.com.au

In recent years the PHA has focused heavily on the built architecture of the City and broader metropolitan area. Our staff and board have a range of expertise including, historical research techniques, community engagement, traditional and social media, exhibition planning and design, heritage interpretation, oral history recordings, long-form writing, biographical and genealogical research, volunteer management and heritage restoration. Our Museum Gallery at 8-10 The Esplanade Perth has welcomed more than 16,000 visitors since opening its doors a few years ago. Our teams have curated and installed eighteen exhibitions with three more currently in production:

- A brief history of Barrack Street;
- [Our Hidden Cycling History](#), in partnership with the WA Historical Bicycle Club;
- [Perth at the Outbreak of War](#), in partnership with the RSL WA;
- [Chronicle](#), an exhibition celebrating Perth's heritage, by Sioux Tempestt;
- [Shaping Perth](#), a celebration of 12 people who have shaped our City;
- [Pride 25](#), a retrospective of 25 years of Pride, in partnership with Pride WA;
- [Take me to the River](#), by Dr Julian Bolleter, Australian Urban Design Research Centre;
- [The Soldiers of Barrack Street](#), in partnership with the State Library of Western Australia and National Archives Australia;
- [Channel 9 Perth, 1965 - Now](#), in partnership with Channel Nine;
- [A History of the Atlas Building](#);
- [Pictures Palaces of the Golden West](#), in partnership with the Art Deco & Modernist Society of WA and Edith Cowan University;
- [Reg Walters: An Artist at War](#);
- [Murder on the Swan](#);
- [From Hooves to Highways: the Motor Car in WA](#), in partnership with RAC WA;
- [Perth Apartments: The Krantz Legacy](#), funded by the Krantz Family;
- [A History of Murray Street](#), in Partnership with Heritage Perth and Historic Heart of Perth;
- [Moana Chambers](#), in partnership with the Connor Quinlan Estate;

- [Gnarla Boodja Mili Mili: Our Country on Paper](#), In partnership with Aboriginal History WA and the State Library of Western Australia

We have developed Local Government Research Partnerships with the City of Bunbury and the Town of East Fremantle. Our 'Streets of East Freo' project is a good example of a successful local history activity which we have delivered with only in-kind support; otherwise self funded through our own operations. Our website www.streetsofeastfreo.com showcases all of our research. We have written brief histories of more than 1,100 heritage places in the Town, for example www.streetsofeastfreo.com/eastfreohouses/32maystreet, as well as 84 biographies of notable people. Our website is interactive allowing members of the community, residents and property owners to contribute their own stories of buildings, places and people within the town. This research project and website, as well as all other local history projects into the future, are delivered to the Town at no cost, in return to a peppercorn rent on an otherwise empty building. Our initiative in Bunbury is along the same lines (www.streetsofbunbury.com).

Over the last year we have developed a paid partnership with Newman College to establish their school archives. This process is ongoing and involves locating, cataloguing, digitising and transcribing thousands of school records, as well as photographing and cataloguing memorabilia and digitising, preserving and analysing an extensive photographic collection. Our staff are generating lists of school Alumni based on student records, year books and class-lists, and write a regular Social Media post for the school which is generating a great deal of traction and community engagement.

We also operate a Bookshop in London Court; London Court Books, which is operated by staff and volunteers, selling new, second-hand and antiquarian books of all different genres, generating revenue for our other operations and heritage projects:
www.londoncourtbooks.com.au

Our point of difference is that we can provide financially self-sustaining research, outreach, communication and historical services in partnership with local governments and community institutions. Our mission is to celebrate the community history of our state through engaging research, exhibitions and public programs. The PHA operates with ten paid staff and the assistance of more than a hundred community volunteers who contribute to our exhibitions and research. It appears our organisation is unique, to this extent, in the State. We provide a range of services including:

- exhibition research, curation and installation;
- digitisation and transcription of archival material (rates books, records, diaries minutes etc);
- website design and maintenance;
- social media management & community engagement;
- graphic design, video creation & photographic editing and enhancement;
- data analysis, data entry & archival research;
- walking tours; as well as
- heritage building interpretation and restoration.

Funding

The PHA Inc can commit \$50,000 in immediate restoration costs this coming financial year from our own funds, and a further \$50,000 in the next financial year. This is before consideration of matched funding that may be available from re-engaging with LotteryWest on their prior commitment of funds towards restoration costs. We have the financial capacity to invest around \$50,000 per year on the property until all works are completed on the site. It is also important to consider that in addition to our cash investment in the property, we have access to a legion of training participants to carry out non-specialised work like gardening, patching and painting, sanding and rejuvenation of timber work, general maintenance and labour, under the close supervision of our experienced staff.

Our proposal would see a combination of specialised contractors, engineers and consultants working in concert with a team of workplace training participants, Museum of Perth Staff and community volunteers to deliver on the long-awaited goal of restoring the site and opening it to the public as an interpretive centre. This will be the most cost effective approach and will also, very importantly, build a sense of community-belonging, attachment and pride by bringing people “along for the journey”.

The Perth History Association utilises funding from a variety of sources, but especially Work for the Dole (WFTD) programs funded by the Federal Government’s Education and Training Budget. There is an identified need for placements in the East Metropolitan Region around Bassendean, Guildford and Baywater. Each placement carries with it funding which allows us to cover the costs of staff and operations. The PHA is also able to tap into Lotterywest and philanthropic funding to support our ongoing work. We are aware of previous Lotterywest commitments to assist in the restoration of the Pensioner Guard Cottage and adjoining Residence which we will be pursuing as part of our engagement in the site.

The Residence at 1 Surrey Street is sufficient to provide for a community meeting room / local history exhibition space, and research offices for our staff and volunteers. The Pensioner Guard Cottage, as the key feature of the site, should remain open to the public and accessible as often as possible as a Museum.

The gardens around the properties have been identified as needing work to ensure that they are appropriate to the era of the dwellings. The Rose Garden and brick paving in front of the Pensioner Guard Cottage is inappropriate for the age of the property, and has been recommended in Conservation Management and Interpretation Plans to be returned to a productive garden - to better interpret the history of the place.

The garden is sufficient in scale to accommodate a small productive garden, with some well-considered and discreet interpretive panels to help to better explain the kind of living conditions which would have been experienced by early inhabitants. The gardening works and ongoing maintenance of the site, including the gardens to the side and rear of the Residence can be entirely funded through our ongoing training programs. As outlined in the 2002 Museum plan for the site we envisage the rear garden of the Residence could be landscaped to provide an outdoor meeting and education space to gather larger groups.

Selection Criteria

Heritage Restoration – respondents are to advise if they are intending on undertaking any restoration of one or both buildings on site and if so, what the works would entail and an approximate timeframe for those works, including any reliance on external sources to fund the works.

The residence is in need of significant restoration over-time. These works have been broken down into an indicative timeline below:

Year 1:

1. Full asbestos and termite Inspection and remediation prior to commencement of works;
2. Strengthening and repair of 'modern' concrete slab roof at rear of residence (anti-rust treatment of exposed iron), securing additional iron mesh grid to the underside of the slab, regrouting and concreting over the grid to secure;
3. Reinstatement of ceilings underneath concrete slab;
4. Inspect box gutters and flashing and undertake restoration or reconstruction works. All materials to be galvanised.
5. When satisfied that the drainage situation is consolidated, undertake conservation works to the external and interior walls and the ceilings throughout;
6. Repair ceilings and cornices in the main house;
7. Repair and strengthening cracked masonry walls and possible future underpinning of foundations as per Engineer's report;
8. Repainting throughout residence;
9. Repair cracked lintels above windows and doorways;
10. Install a 100x10 FMS lintel under the brickwork of the rear doorway.

Year 2:

1. Repair all exterior doors and windows;
2. Reinstall the separate verandah roof and re-clad the existing timber framed roof over the residence, and the verandah, with short sheets of galvanised iron cladding to reinstall the original bell-shaped, corrugated iron design as per figures 1 & 2 below;
3. Reinstall timber verandah posts;
4. Reinstall west verandah;
5. Demolish intrusive fibro addition to west verandah;
6. Remove concrete verandah floor, and replace with timber verandah on stumps, to facilitate subfloor cross ventilation and minimize the impact of rising damp;
7. Relocate identified roof strut in the south-east corner to sit on top of the wall and have the base of the strut either chocked or bolted to a beam to restrain it from moving laterally;
8. Restrain other struts as above;
9. Refix rafters to the ridgeboard with skew nails or framing angle;
10. Repair and restore exposed ends of rafters;
11. Restore external window frames, door frames, and other painted detailing and prepare for painting;
12. Restore chimneys and fireplace surrounds and make functional;
13. Replace concrete ramp to west of Residence to join the Cottage and Residence with a wheelchair-accessible route;

14. Widen door to West of main living room to join accessible ramp.

Year 3:

1. Restore interior wooden floors;
2. Bathroom renovations to rear of residence to address accessibility requirements of a “public building”;
3. Works to brick “wash house” behind Cottage to create a separate accessible bathroom and Volunteers tea-prep / kitchen facility so that Pensioner Guard Cottage can operate independently of Residence if required in the future;
4. Landscaping and replanting to the front, side and rear of both properties;
5. New interior and exterior lighting throughout.

The Pensioner Guard Cottage is in need of a range of both structural and aesthetic works:

Year 1:

1. Monitoring cracks that are evident in the walls and repair as necessary;
2. Securing the roof and restoring and / or replacing any shingles.

Year 2

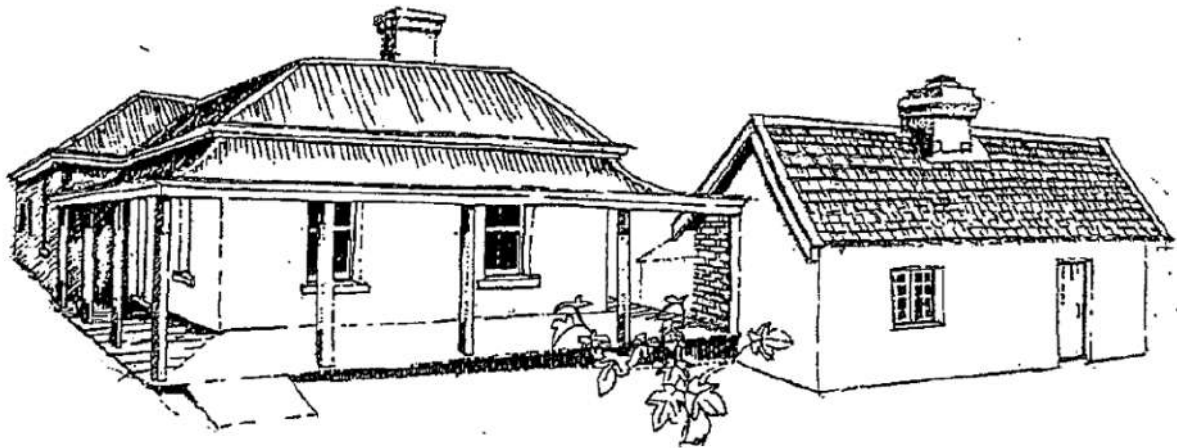
1. Addressing / replacing the inauthentic ridge-capping over the top of the shingles;
2. reinstating a ledge and brace front door per original
3. restoring external window frames, door frames, and other painted detailing and preparing for painting.

The costs of these works, if procured by local or state government, would be prohibitive, and would seem in excess of the net value of such a restoration for the local community.

The Perth History Association has a vision for the site, and the necessary experience in heritage restoration, fundraising, research, project management and managing teams of contractors and volunteers to be able to restore and preserve the property



Figure 1. 2007 Conservation Management Plan



**The House c1893 and Cottage c1856
1 Surrey St Bassendean**

Figure 2. From 2002 Pensioner Guard Museum Plan by Paul Bridges and Val Humphrey.

2. Community Access Benefits – respondents are to advise if they are intending on making one or both buildings on site available to the public at one time. As a guide, the Pensioner Guard Cottage has previously been opened on a monthly basis by the Bassendean Historical Society.

The Perth History Association Inc intends on making both the 1893 Residence and Pensioner Guard Cottage open to the public continuously. At present the Pensioner Guard Cottage is open infrequently, however with continuous occupation of the Residence as Research Offices and Exhibition Space, and with our staff and volunteer capacity, the Cottage could be open on a much more regular basis.

We are very happy to work in collaboration with the Bassendean Historical Society so that they can continue to open the cottage on a routine that suits them. This offer has been made formally to their President and Secretary. A user agreement between the PHA Inc and the BHS Inc would include access to the Cottage, storage facilities within the Residence, tea prep and bathroom facilities as well as meeting space.

We have also had very fruitful discussions with the Bassendean Arts Community including President Anni Macbeth and Vice Chair Carol Siedel. We have committed to providing meeting and storage space, as well as tea prep and bathroom facilities in an ongoing fashion to the BAC. We are eager to provide temporary exhibition space in our future gallery once approvals and restorations are complete. We are also very open to establishing a studio space in the rear garden of the residence, subject to fundraising, if this is a facility that the BAC deems important in the coming years.

The 1893 Residence, we envisage, would be open five days per week, with research staff and volunteers working from the rear offices and renovated kitchen area, with the front rooms established as exhibition spaces celebrating the history of Bassendean. nbThe Gallery would be supervised by paid staff in concert with volunteers. Foreseeably these exhibition spaces would be open from 10am - 4pm Monday to Friday, with the Pensioner Guard Cottage able to be open

along the same lines, depending on popularity of the venue as a visitor destination. Close consultation with adjoining residents, and the broader community, would determine our opening hours so as not to have any adverse impacts on the immediate neighbourhood.

The 2002 Bassendean Pensioner Guard Museum Proposal by Paul Bridges and Carol Vaughan provides a very clear roadmap as to how a future interpretive centre would be laid-out and operate. Our vision is largely along the same lines, however our funding model will require that we dedicate more space at the rear of the property to training workstations and office accommodation rather than meeting rooms.

It is not our intention, in the medium term, to establish a cafe within the front room of the residence in the short to medium term - as we are not convinced that the business case would stack up. We would be happy, however, to provide appropriate seating and small tables along the front and side verandah which could be brought out during the day and returned inside in the afternoons, and to sell glass-bottled drinks as a refreshment option for future gallery visitors.

The Perth History Association Inc is very eager to assist with the restoration and activation of this much-loved and fondly treasured historic property. We have the skills, capability and experience to realise the community's long held dreams for the site, in partnership with local organisations and key stakeholders, and without any requirement for a financial commitment from Town of Bassendean Ratepayers.

Yours sincerely,

Reece Harley
Executive Director
Perth History Association Inc.
8-10 The Esplanade
Perth WA 6000
m: 0402 901 766
e : reece@museumofperth.com.au

Enc. Please see over the page a series of photographs which show you our gallery and two research offices at Perth and Fremantle.

Correspondence to Bassendean Historical Society

No response received as at 07 April 2021.

From: **Reece Harley** <reece@museumofperth.com.au>

Date: Mon, Mar 22, 2021 at 10:11 AM

Subject: 1 Surrey St

To: Mark Johnston <[REDACTED]>

Cc: Ryan Zaknich <ryanz@museumofperth.com.au>, Ryan Mossny

<ryanm@museumofperth.com.au>, Diana Warnock <[REDACTED]>, Paul Bridges <[REDACTED]>

Dear Mark, Paul,

We'd love to meet up with your Committee members before submitting a response to the tender for 1 Surrey Street. As mentioned, our plans have not really changed.

Our intention would be to proceed with the 2002 Paul Bridges Concept for the site, incorporating the later work by Dr Brian Shepherd.

We would look to repair the ceiling, re-roof the property, secure the concrete roof to the rear and carry out the other necessary repairs.

The rear of the property would be used as office space for our training programs while the front would be developed into a museum exhibition space, with the cottage open alongside. The front and rear gardens would be restored in line with the heritage plans and the exterior of the residence, and the verandahs would be restored over time.

We have secured a free carpenter to work with us on the project as well as \$10k cash upfront to kick off the timber repairs.

We would love to work with the BHS to achieve this, and to ensure your connection to the site remained. That would include access to meeting, storage and tea-prep / bathroom facilities and access to the cottage for regular openings. We intend to reach out to other like-minded community groups to offer them access for meetings and / or other events.

If the BHS is not willing to collaborate with us on this initiative, please let me know as soon as you're able so that we can have enough time to alter our submission.

As always, happy to catch up for a coffee any time.

Yours sincerely,

Reece Harley

Executive Director, Perth History Association Inc.

Pensioner Guard Cottage



1893 Residence



Museum of Perth Gallery at 8-10 The Esplanade Perth (2020)



Space prior to restoration (2017)



Our Research Offices at 8-10 The Esplanade Perth



One of our three Research Offices at East Fremantle



Research Offices in Victoria Street Bunbury





REGISTER OF HERITAGE PLACES- ASSESSMENT DOCUMENTATION

11. ASSESSMENT OF CULTURAL HERITAGE SIGNIFICANCE

The criteria adopted by the Heritage Council in September, 1991 have been used to determine the cultural heritage significance of the place.

11.1 AESTHETIC VALUE

Although the old cottage is picturesque, it has little specific aesthetic value.

11.2. HISTORIC VALUE

The Pensioner Guards were an identifiable social group within the Western Australian colonial community, at a time when it was necessary to have the forces of law and order visible in society. The *Pensioner Guard Cottage* has a high degree of historic significance as a demonstration of how, and where, Pensioner Guards lived. The cottage is moderately significant for its association with convict settlement in the Guildford area. (Criteria 2.1, 2.2)

11.3. SCIENTIFIC VALUE

11.4. SOCIAL VALUE

The *Pensioner Guard Cottage* is held in high esteem by the Bassendean community for its association with the history of the State's convict era. (Criterion 4.2)

12. DEGREE OF SIGNIFICANCE

12.1. RARITY

To the Heritage Council's knowledge, this cottage is the only extant Pensioner Guard cottage in the metropolitan area, and as such provides a significant example of a past lifestyle. (Criterion 5.2)

12.2 REPRESENTATIVENESS

12.3 CONDITION

With recent restoration work completed, the building is in sound condition.

12.4 INTEGRITY

The cottage's current use as a historical museum does not cut across the integrity of the place.

12.5 AUTHENTICITY

Although a number of the building elements of the original cottage have been replaced with new materials, including the metal ceilings and the damp course, the cottage still retains a moderate degree of authenticity.

13. SUPPORTING EVIDENCE

13.1 DOCUMENTARY EVIDENCE

Pensioner Guards were part of the British government's commitment to the West Australian colonists that free settlers would be sent out to dilute the convict presence. The guards were offered free passage to Western Australia for themselves and their families. They were employed as guards on the convict ships. Once in the colony their duties were not particularly onerous. Employment was offered to them in the Convict Establishment as warders, but their main purpose was to act as a disciplined body of men who could be called upon by the civil authorities to quell any disturbance. The first contingent arrived in the second ship, the *Hashemy*, November 1850.

The Pensioner Guards were soldiers who had fought in British armies, but were then on a pension.¹ They had either served a twenty year term, or they had been made redundant as British armies were reduced in number. The ages of the pensioners varied, but they were all meant to be strong, healthy and 'good specimens' of manhood, selected after they had applied for resettlement in the colony of Western Australia, by the half-pay officers in charge of pension distribution.

In Western Australia Pensioner Guards were settled on the fringes of towns, especially towns in which there was a convict depot. Their blocks of land varied in size between two and ten acres, and each block had a two roomed cottage (value £15) erected by convicts, or ticket-of-leave labourers. The land and house became the property of the guard and his family provided he stayed and worked the land for seven years. Successful groupings of small land owners from the military caste were formed at North Fremantle, and at York, Toodyay, Bunbury, Kojonup, Greenough Flats and Albany. The West Guildford settlement, with only four cottages which were not immediately occupied, was too small to qualify for

¹ The information found in the documentary and physical evidence sections is taken from a fully referenced, unpublished report prepared by Michal Bosworth for the Heritage Council of Western Australia, dated May 1991. The report includes relevant history, pictorial evidence and a section relating to site research.

inclusion in some of Capt. Bruce's reports. (West Guildford is now part of the suburb of Bassendean.)

By the time the Royal Engineers were withdrawn from the colony at the end of 1862, twenty one Pensioner Guard cottages had been built at North Fremantle, thirteen at York, eight at Toodyay, thirteen at Bunbury and four at West Guildford. This number does not take into account the cottages some guards erected for themselves, without the benefit of ticket-of-leave or convict labour.

The construction of the four cottages in West Guildford was supervised by Lieutenant Edmund DuCane, Royal Engineer, whose reports of his completed work are thorough. DuCane was responsible for the eastern settlements of Guildford, Toodyay and York. At the time of the construction of the cottages Guildford was a ticket-of-leave depot, rather than the convict outpost it was to later become. Therefore most of the labour used to construct the cottages was ticket-of-leave men, supervised by Sappers.

In August 1855 DuCane's half yearly report noted that Guildford had an average of 67 ticket-of-leave men at his disposal and they had been engaged in burning bricks for 12 Pensioner cottages, and sawing timber. (DuCane was also supervising construction at Toodyay and York.) It was originally planned to build 12 Pensioners' cottages at West Guildford, but only four were actually built. The cottages took several years to complete and were not occupied until the 1860s.²

In January 1856, DuCane recorded: No. 1 cottage - 'door and window frames made and the whole of the brickwork done, floor laid with bricks.' ; No. 2 cottage - 'door and window frames made and the brickwork completed up to the level of the window plate'; No. 3 cottage - 'door and window frames made and walls carried up to a height of 9 feet'. Apparently nothing had been done for cottage No. 4. In February 1857 DuCane recorded that the four cottages were complete, however, it is evident that in June there was still work being carried out.

F.H. Broomhall records that John Law Davis, a Pensioner Guard originally employed by the East India Co., was 26 years old when he arrived in Western Australia in 1853.³ In November 1857 he was appointed caretaker of the four cottages at Guildford which were still unoccupied. This suggests that he was the first tenant of the house on what was Lot 114. Broomhall died in 1870 leaving a widow and five children. Although the cottage did not pass to his widow, she arranged to live in it until her death in the 1890s.

The neighbouring block of land, lot 115, was sold in 1872 by its owner, Pensioner Guard Henry Chartres, who had also arrived in 1853. Following the sale Chartres returned to England. This evidence suggests that the Pensioner Guards in Guildford did not form a particular cohesive

² Bourke, M. *On the Swan: A History of the Swan District, Western Australia*, (UWA Press, Nedlands, 1987), pp. 189-190.

³ Broomhall, F.H. *The Veterans: a history of the Enrolled Pensioner Force in Western Australia, 1850-1880*, (Perth, 1989), pp. B73-B74

community. It is ironic that the new owner, John Picken, was an ex-convict.

An unnamed, undated National Trust report lists all the title changes to the *Pensioner Guard's Cottage*. The site changed hands in 1915 and members of the Growse family owned the place until 1939. Between 1915 and 1939 it is assumed that the adjoining house, which later became a boarding house, was erected. It is not known to what use the cottage was put during those years. Changes to the layout of the Pensioner's Cottage may date from this period, or from post-WWII years.

13. 2 PHYSICAL EVIDENCE

Although the external fabric of the cottage is largely unchanged, many of the architectural elements, including window frames and doors, have been altered.

Early records make no reference to the presence of either a damp course or a metal ceiling. It is highly unlikely they were part of the original building as both were reasonably new building materials at the time of construction. No doubt the cottage at West Guildford was damp from time to time, especially in years of flood. The first big flood after its completion was in 1862, but nowhere is it suggested that damp courses were a required part of buildings supervised by the Royal Engineers.

One result of the inclusion of a damp course appears to have been the raising of the floor. Nothing seems to remain of the original bricked floor, although bricks outside the back door might be part of the original construction.

The Royal Engineers insisted that the cottages were plastered, but it is not known whether walls were plastered inside and out. The finish on the exterior walls of the cottage appears to be of a much later date (20th century).

The exterior doors, which have been cut down in size, are unlikely to be original, although the south-western door and frames, where the bottom ledge of the frame is very worn, may be original. The windows are not original.

The chimney has been changed in shape inside the house. If it was built on the same scale as those in the warder's cottage, Fremantle, the opening would have been smaller and more suitable for cooking. This room would have been used as the kitchen.

Metal ceilings of the style in the cottage were reasonably common in 'boom-time' architecture in the eastern states of Australia from the late 1880s, and from 1890 they were made by Wunderlich. However, manufacture of metal ceilings was not attempted in Western Australia in these years, and the first record of imported pressed metal ceilings occurs in the *WA Statistical Register* (1901), where it is noted they came from the United Kingdom, Victoria, New South Wales and Singapore with a total value of £1,695. It is unlikely that the small cottage in West Guildford received one of the first shipments to the State and therefore the pressed metal ceiling is likely to be a later alteration.

All restoration work on the cottage has now been completed. A Charter of Agreement between Bassendean Town Council and Bassendean Historical Society Inc. has been drawn up with the intention to establish and furnish the cottage as a living museum relevant to its use and occupation as a Pensioner Guard dwelling.⁴

⁴ There is also a "Report on Archaeological Investigations at the Pensioner Guard Cottage, 1 Surrey Street, Bassendean", which was carried out on 13 - 14 April 1991, supervised by Martin Gibbs, Department of Archaeology, UWA, which would be useful for further research.

13.3 REFERENCES

RAIA, 'Architectural Evaluation: Pensioner Guard Cottage', (for the WA Heritage Committee, n.d.).

Bosworth, M., 'Pensioner Cottage, Bassendean: A Report for the Heritage Council', (May 1991).

Gibbs, M., 'Report on Archaeological Investigations at the Pensioner Guard Cottage, 1 Surrey Street, Bassendean', (April 1991).

National Trust Assessment Exposition.

Australian Heritage Commission Data Sheet.



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CONTACT SUPPORT

The Museum of Perth chronicles the social, cultural, political and architectural history of Perth.

Bassendean Pensioner Guard Cottage and Residence

The Museum of Perth is excited to have been chosen by the Town of Bassendean as the preferred candidate to restore the 1856-built Pensioner Guard Cottage at 1 Surrey Street, Bassendean, and the adjoining 1893-built Residence.

We recognise the enormous significance of this site and our plans include:

- Ensuring the Pensioner Guard Cottage is open to the public frequently; at least on a weekly basis, if not more often.
- We hope to work in partnership with the Bassendean Historical Society, which has a long association with the Cottage.
- Installation of an accessible bathroom and a kitchenette for volunteers in the 1950s washroom behind the cottage.
- Careful planning and planting of gardens in keeping with the contemporary heritage of both cottages.
- All stabilisation and repair works as identified by the Town of Bassendean's engineer's report.



For the 1893 Residence specifically, our plans include:

- Realignment of the roof profile to its original profile and replacing the concrete tiles with corrugated iron (same as original material).
- Repair and restoration of roof timbers (where necessary).
- Repair and restoration, or replacement of ceilings throughout.
- Stabilisation and repair of cracked lintels.
- Asbestos remediation.



Front elevation from Surre...



Plaque in front garden



- Research and reinstatement of its original timber verandahs, with verandah posts.

The Residence in particular, on the left of the Pensioner Guard Cottage, is in need of lots of TLC!

Once restored we plan to establish a Local Research Centre here to host our historians and community volunteers. The adjoining Pensioner Guard Cottage, built in 1856, will remain open to the public as a Living History Museum, allowing its important story to be acknowledged and celebrated.

We have had very fruitful discussions with members of the Bassendean Arts Community and look forward to hosting their Committee, events and activities in the Residence building once our restorations are complete and the Council declares the premises habitable once again.

We are heartened that descendants of Law Davis family and subsequent owners have come forward to offer their support for our restoration plans. We have also been in touch with a number of local builders and technical specialists who have offered their services.

The gardens surrounding both properties are also in need of planning and nurturing.

If you have a passion for restoration, or heritage gardening, and would like to lend us a hand in the months and years ahead, please get in touch:
info@museumofperth.com.au

Our Story

The Museum of Perth chronicles the social, cultural, political and architectural history of Perth. We are located at 8-10 Esplanade Perth.

In more recent years we have establish Local History Research Offices in partnership with the City of Bunbury and the Town of East Fremantle, and we are in the process of establishing a Research Office in the City of Fremantle's historic West End.

We have also recently established London Court Books, a bookshop in State heritage-listed London Court.

For more information about the Museum of Perth,
 please contact our Executive Director, Dr. Helen...



Residence, built circa 1893

