



## REGISTER OF HERITAGE PLACES - ASSESSMENT DOCUMENTATION

### 11. ASSESSMENT OF CULTURAL HERITAGE SIGNIFICANCE

The criteria adopted by the Heritage Council in November 1996 have been used to determine the cultural heritage significance of the place.

#### PRINCIPAL AUSTRALIAN HISTORIC THEME(S)

- 4.1.2 Making suburbs

#### HERITAGE COUNCIL OF WESTERN AUSTRALIA THEME(S)

- 101 Immigration, emigration and refugees
- 603 Local heroes and battlers

#### 11.1 AESTHETIC VALUE\*

*Knocknagow* is significant for its elevated and prominent siting, dramatic approach from the street, and as a fine Federation Queen Anne style bungalow. (Criterion 1.1)

*Knocknagow* exhibits creative and design excellence, and the achievement of a fine execution of the original design. (Criterion 1.2)

*Knocknagow*, sited at the rise of Preston Point Road, and set high above the road carriageway, commands the streetscape on the eastern side of the road, and, with its tall belvedere, has a distinctive landmark quality. (Criterion 1.3)

#### 11.2. HISTORIC VALUE

*Knocknagow* was constructed in 1899, following the Western Australian goldrushes, and during the latter stages of the construction of Fremantle Harbour. (Criterion 2.2)

*Knocknagow* was acquired by Mary Agnes Mulcahy in 1902, and was occupied by the Mulcahy family for nearly 80 years. Mary Mulcahy's husband, Daniel, was prominent in Fremantle and in the Irish Catholic community, and their home hosted many visiting dignitaries. (Criterion 2.3)

*Knocknagow* demonstrates a high level of achievement in the Federation Queen Anne style, and is especially distinguished by the well-executed belvedere, and the fine proportions of the house. (Criterion 2.4)

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\* For consistency, all references to architectural style are taken from Apperly, Richard; Irving, Robert and Reynolds, Peter *A Pictorial Guide to Identifying Australian Architecture: Styles and Terms from 1788 to the Present*, Angus & Robertson, North Ryde, 1989.

### 11. 3. SCIENTIFIC VALUE

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### 11. 4. SOCIAL VALUE

*Knocknagow* has been highly valued by the community of East Fremantle and the wider community of Western Australia, and Australia, for social, cultural, and aesthetic reasons, as demonstrated by its inclusion in the Municipal Inventory of the Town of East Fremantle, its Classification by the National Trust of Australia (W.A.) and its permanent placement on the Register of the National Estate. Also of note was public concern expressed about the effects of the subdivision of the site to the immediate east and the potential demolition of the stables. (Criterion 4.1)

*Knocknagow* contributes to the community's sense of place, as a well-known landmark in Preston Point Road, and in East Fremantle for 100 years. (Criterion 4.2)

## 12. DEGREE OF SIGNIFICANCE

### 12. 1. RARITY

*Knocknagow* is one of a modest number of large and prominently sited Federation Queen Anne houses overlooking the Fremantle Harbour and its environs, each important in its way and as a collection contributing to an indication of a way of life at the end of the nineteenth and the early part of the twentieth century. The place is one of the very few with a tall finely detailed belvedere in Western Australia. The place has rarity value as an important part of a much-diminished link with this era and ethos. (Criterion 5.2)

### 12. 2 REPRESENTATIVENESS

*Knocknagow* is representative of the desire to site significant houses in key locations around the Swan River, in generous garden settings with commanding views over the river. The house itself is a fine example of the Federation Queen Anne style bungalow. (Criterion 6.1)

### 12. 3 CONDITION

*Knocknagow* was not inspected internally, but outward appearances would suggest that the place is well cared for, and that it is maintained in good order. On the evidence of an inspection of the premises from outside the property, the place would appear to be in good condition.

### 12. 4 INTEGRITY

*Knocknagow* is used as a single residence, its intended use. Its integrity is high. The stables have been conserved and accommodate a variety of functions associated with the eastern house on Lot 2. Overall the place retains a high degree of integrity.

### 12. 5 AUTHENTICITY

From outward appearances, the fabric of the boundary wall, basic external works and the fabric of the front and both sides of the house would appear to be little altered. The verandahs have been altered on a number of occasions, as has the roof sheeting. The result is a slightly less elaborate presentation of

the verandahs to the street. The land has been divided and the stables are now on an adjoining lot and were not part of this assessment. Those parts of the house that were visible from the property boundary would appear to be of a moderate to high order of authenticity. The authenticity of the interior was not ascertained.

The stables have been conserved and converted into a variety of uses. Much of the original fabric remains and the alterations have mainly consisted of replacement of deteriorated fabric. The stables retain a moderate degree of authenticity.

### 13. SUPPORTING EVIDENCE

The documentary evidence has been compiled by Robin Chinnery, Historian. The physical evidence has been compiled by Philip Griffiths, Architect.

Curtilage should include front fence to 24 and to 24A and B, and stables at the latter, which were formerly part of *Knocknagow*.

#### 13.1 DOCUMENTARY EVIDENCE

*Knocknagow* is a single storey rendered masonry construction and Zinalume custom orb roofed residence in the Federation Queen Anne bungalow style with a belvedere. The place was constructed for Allan Murray Ayles in 1899, with additions in 1902. The place is constructed of stone and brick, with timber floors, and a custom orb roof. It has a distinctive belvedere. The front retaining walls are of local stone, with stone pillars, and wrought iron panels set between them, with matching wrought iron gates. The stables to the south of the house are a single storey structure constructed in limestone, with brick quoins, and a mono-pitch Colorbond roof.

By 1832, the townsite of Fremantle had been laid out, and some building had commenced. In the next decade, as the towns of Perth and Fremantle were developed, four tracks were established leading from Fremantle, to Perth, to Canning Bridge, which was opened in 1843, to the Canning district and Kelmscott, and to the south to Peel. The Swan River Colony developed slowly through to the 1850s, when the introduction of transportation heralded a period of rapid development. A wide programme of public works was carried out with the use of convict labour, including roads and bridges, among them the Perth-Fremantle Road, the Fremantle Bridge, and the track to Canning Bridge became Canning Road, the future Canning Highway.

In September 1883, Stephen Henry Parker and James Morrison of Perth commenced subdivision of 65 acres of land to the north of Canning Road, at Swan Locations 63, 176, and 219, and the South Western portion of Swan Location 306.<sup>1</sup> The subdivision plan shows Preston Point Road, Alcester Gardens, Wolcester Gardens, Victoria Road, Alexandra Road, Parry Avenue, and Salvado Avenue.<sup>2</sup> On 11 August 1886, Lots 73-76 and 83-87 of the subdivision were transferred to Henry Stephen Parker.<sup>3</sup>

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<sup>1</sup> Certificate of Title Swan Locations 63, 176, 219, and the South Western portion of Swan Location 306, Vol. XI Fol. 400, 19 September 1883.

<sup>2</sup> Ibid.

<sup>3</sup> Ibid., and Certificate of Title portions of Swan Locations 219 and 306, Lots 73 to 76, and 83 to 87, Vol. XIX Fol. 187, 11 August 1886.

In the late 1880s and the 1890s, residential development began to spread from the town centre of Fremantle to the south, north, and east, along the road and rail arteries. Subdivisions increased and then accelerated in the mid to late 1890s, with the Western Australian Gold Boom. The area at the east of Fremantle to the north of Canning Road was named Richmond, and for a period around the turn of the century Canning Road was recorded on maps as Richmond Road, before reverting to its former name.

On 28 May 1891, Lots 84 and 85, portions of Swan Locations 219 and 306 were transferred from Stephen Henry Parker to James Bovell, Fremantle warder, and his wife, Elizabeth, as tenants in common.<sup>4</sup> These Lots were further subdivided by the Bovells, and on 28 September 1898, part of Lot 84, one rood seven and five tenths perches in area, was transferred to Allan Murray Ayles of Fremantle.<sup>5</sup>

Allan Murray Ayles had been appointed to his first position in the public service of Western Australia in June 1894; and in March 1898, he was appointed as a storekeeper in the Public Works Department at a salary of £250 per annum.<sup>6</sup> He continued in the employ of the Public Works Department, and c. 1901, he was a member of the Fremantle Harbour Works office staff.<sup>7</sup>

On 16 December 1898, Allan Murray Ayles took out a mortgage on Lot 84 for £600; and on 25 November 1899, another mortgage on the property for £400.<sup>8</sup>

In 1899, *Knocknagow* was built for Allan Murray Ayles. The site selected for the house on the rise of Preston Point Road and rising above the road was a prominent position. The single storey residence was constructed of stone and brick, with timber floors, and an iron roof. Its most notable distinguishing feature was the belvedere at the front of the house, which provided the owners with outstanding views to the Swan River and to Fremantle Harbour. On completion of building, Allan Murray Ayles and his wife, Mary Elizabeth, took up residence at the place.<sup>9</sup> The Ayles family resided at *Knocknagow* until December 1902.<sup>10</sup>

In 1900-01, the *Western Australian Year Book* reported East Fremantle was rapidly increasing in size and importance, its salubrious situation, overlooking the Swan River and the ocean, making it a favourite residential area for the businessmen of Fremantle; many fine residences are situated within its limits.<sup>11</sup>

*Knocknagow* was numbered among these residences, and in its prominent position and with its distinctive belvedere it was already a well-known landmark in the district.

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- 4 Certificate of Title portions of Swan Location 219 and 306, Vol. XXXVIII Fol. 113, 28 May 1891.
  - 5 Ibid, and Certificate of Title portion of Swan Location 306, being Lot 84, Vol. CLVIII Fol. 170, 28 September 1898.
  - 6 Blue Book, 1899, p. 46.
  - 7 Blue Books, 1900-1902; and photograph 'Ftle. Harbour Works office staff', c. 1901. Battye Library Photographic Collection, 3233B/42.
  - 8 Certificate of Title portion of Swan Location 306, being Lot 84, Vol. CLVIII Fol. 170, 16 December 1898, and 25 November 1899.
  - 9 *Wise's Post Office Directory* 1900, p. 285.
  - 10 *Wise's Post Office Directory* 1900-1903.
  - 11 *Western Australian Year Book 1900-01* (Government Printer, Perth, 1902) p. 171.

In early 1902, Barry Wilson & Co. Auctioneers made a valuation of *Knocknagow* for A. Ayles.<sup>12</sup> The property comprised part Lots 83 and 84, and measured 132' x 200', with the frontage to Preston Point Road.<sup>13</sup> The valuer reported:

The house is erected on Lot 84 and is very substantially built of brick and stone; it contains eleven rooms, also bathroom, scullery, tanks, windmill, underground tank, assayer's furnace. Also lookout tower, over front entrance as per rough ground plan ...

The whole forms one of the most complete residences in the district every inch of space being utilised to the best advantage and I estimate the value at two thousand one hundred and twenty pounds ...

I notice further improvements are continuing which I have not taken into consideration.<sup>14</sup>

Barry Wilson's plan shows *Knocknagow* with verandahs on all sides, those at the south and north extending from the front to bedroom 4 and the kitchen respectively, with the rear verandah extending around three sides of the rear rooms, forming a small court at the east, which is planted with lawn.<sup>15</sup> Steps lead up from the front garden to the front verandah, and a carriageway extends from Preston Point Road along the north side of the house.<sup>16</sup>

The four bedrooms are located on the southern side of the house, with bedrooms 1 to 3 opening from the entry area and the central west-east corridor, with bedrooms 1 and 2 measuring 16' x 14', with a double sided fireplace between them, bedroom 3, 10' x 14', and bedroom 4 opening from the minor north-south corridor, 15'6" x 9'6".<sup>17</sup> Bedroom 1 has a bay window to the front at the west, and also a window to the south; bedroom 2 has French doors to the verandah at the south; bedroom 3 has a window to the south; and bedroom 4 has a window to the west, on to the south side verandah.<sup>18</sup>

From the north-east of the entry area, stairs lead up to the belvedere.<sup>19</sup> The drawing room opens from the entry area, and has a bay window to the front verandah, a window to the north, and a double sided fireplace to the dining room, with both rooms measuring 16' x 14'.<sup>20</sup> An arch separates the front entry from the central corridor, with two additional arches level with the wall between bedrooms 2 and 3, and that between the dining room and the linen press.<sup>21</sup> The dining room opens from the central corridor, and has a bay window to the north verandah.<sup>22</sup> The linen room and the scullery open to the corridor, with the store room opening from the scullery, which also opens to the kitchen, which opens in turn to the rear verandah at the east, and to the

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<sup>12</sup> Barry Wilson & Co. Auctioneers to A. Ayles, 22 February 1902, PROWA Cons. 3458 WAS 59 127/02, Microform Reel 116/1902-57/1903.

<sup>13</sup> Ibid. Note: part Lot 83 was on a separate title, and that title history has not been included in this assessment.

<sup>14</sup> Ibid. Note: no details of these improvements are extant.

<sup>15</sup> Ibid.

<sup>16</sup> Ibid.

<sup>17</sup> Ibid.

<sup>18</sup> Ibid.

<sup>19</sup> Ibid.

<sup>20</sup> Ibid.

<sup>21</sup> Ibid.

<sup>22</sup> Ibid.

servant's bedroom at the west, the latter measuring 10' x 10'.<sup>23</sup> There is a double sided fireplace between the kitchen and the wash room at the east, which opens to the rear verandah on the south.<sup>24</sup> The spare room also opens to this verandah, and has a window to the north, as do the wash room and the kitchen.<sup>25</sup>

The minor corridor leads from the rear section of the central corridor, from which the bathroom also opens on the south side, in which a bath and w. c. are fitted.<sup>26</sup> *Knocknagow* is reputed to be one of the first residences in East Fremantle to have an interior bathroom.<sup>27</sup> A workroom opens from the rear verandah on the south side of the court.<sup>28</sup>

In the rear yard, tanks are located adjacent to the work room, and to their east is the windmill, and then the circular underground tank.<sup>29</sup> Fowl houses are located at the eastern side of the yard, and there is a trellis running east west in the mid section of the rear yard.<sup>30</sup>

On 15 August 1902, a *Fi Fa* was lodged on the Title of *Knocknagow*.<sup>31</sup>

On 12 September 1902, Allan Murray Ayles died intestate.<sup>32</sup> Letters of Administration were granted to his widow on 24 September, and a further *Fi Fa* was lodged on 23 October 1902.<sup>33</sup> At the date of his death Allan Murray Ayles was heavily in debt, and *Knocknagow* at part Lot 84 was the only substantial asset, with a value of £2,025, and with outstanding debts on the place of £1,017/17 owing on the mortgages, and an additional loan of £470 from D'Arcy of Fremantle.<sup>34</sup>

Mary Elizabeth Ayles remained in residence at *Knocknagow* until late 1902, when the place was transferred from the Sheriff to Mary Agnes Mulcahy of Fremantle on 12 December.<sup>35</sup> She took up residence at the place with her husband, Daniel, and their family, and the place continued to be owned and occupied by members of the family until 1981.<sup>36</sup> The Mulcahys named the

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23 Ibid.

24 Ibid.

25 Ibid.

26 Ibid.

27 *Fremantle Gazette* 13 November 1990.

28 Barry Wilson, op cit.

29 Ibid.

30 Ibid.

31 Certificate of Title portion of Swan Location 306, being Lot 84, Vol. CLVIII Fol. 170, 15 August 1902.

32 Ibid, 23 October 1902.

33 Ibid.

34 Schedule 1, Estate of Allan Murray Ayles, PROWA Cons. 3458, op cit.

35 John D. Moss, to Chief Clerk, Supreme Court, Perth, 27 September 1902, *ibid*; and Certificate of Title portion of Swan Location 306, being Lot 84, Vol. CLVIII Fol. 170, 12 December 1902.

36 Ibid, 12 December 1902 to 19 June 1981; Legislative Assembly Electoral Rolls 1904-1980; and *Wise's Post Office Directory* 1904-1946. Note: the descendants of Daniel and Mary Mulcahy have been led to believe that the place had been built for someone else, but never lived in until the Mulcahys bought it and took up residence 'soon after their marriage in 1895.' (Clem Mulcahy, telephone conversation with Robin Chinnery, 28 September 1999). The research for this assessment has established conclusively that the place was built for and occupied by Allan Murray Ayles. It has been stated on a number of occasions, as in the *Fremantle Gazette* 13 November 1990, that the 'tower' was erected because Mary Mulcahy would not allow the men to smoke in the house after dinner; however, the belvedere was a part of the original house as constructed for Ayles.

place after the title and name of an imaginary place in a novel by Tipperary writer, Charles Kirkham, an Irish Nationalist and Fenian.<sup>37</sup>

Daniel Mulcahy (b. 1866, Tipperary, Ireland) was educated in Tipperary, where he trained as a general merchant prior to immigrating to Queensland in 1887.<sup>38</sup> He worked in this capacity at Brisbane, Townsville, and Charters Towers, before moving to Western Australia in 1891, where he took up a position with William Sandover & Co., hardware merchants, etc. of Fremantle.<sup>39</sup> Following the discovery of gold at the Murchison, Daniel Mulcahy resigned his position and went prospecting at Nannine, then at Peak Hill, and thence to Coolgardie.<sup>40</sup> In 1893, having acquired sufficient capital, he bought an interest in the Commercial Hotel, High Street, Fremantle.<sup>41</sup> In 1895, his brother, Michael, joined him in the hotel business, and subsequently in the late nineteenth and early twentieth centuries they purchased a number of hotels, including the National and the Terminus at Fremantle, and the Royal at East Fremantle.<sup>42</sup>

In 1895, Daniel Mulcahy married Mary Agnes Fay, daughter of Lawrence Fay of Fremantle.<sup>43</sup> Daniel and Mary lived at the Commercial Hotel, in Fremantle from 1895 to December 1902, when they took up residence at *Knocknagow*, where their family of five daughters, Lucy, Bridget (Biddy), Eileen, Stella, and Mary, and three sons, Hugh, John, and Daniel (Danny) were raised.<sup>44</sup> The Mulcahys were prominent in Fremantle, and Daniel Mulcahy played a leading part in the Irish Catholic community, sponsoring the immigration of numerous Irish families to Western Australia.<sup>45</sup> At *Knocknagow*, often the Mulcahys hosted 'Parties and social gatherings for visiting dignitaries and supporters of Home Rule for the Irish'.<sup>46</sup>

At *Knocknagow*, Daniel Mulcahy installed a cast iron fireplace with a mantelpiece, which had been given to him by Herbert Hoover, future President of the United States of America, whilst at the Goldfields.<sup>47</sup>

In 1905, a Surveyor's Fieldbook drawing of *Knocknagow* shows the changes wrought since the plan of February 1902.<sup>48</sup> It has not been possible to ascertain whether these were among the improvements under way for Ayles in early 1902, or whether they were carried out for the Mulcahys. A stone wall has been built at the front boundary in front of *Knocknagow*, extending across the adjoining lot at the south, with brick pillars at the carriageway entrance at the north, and at the entrance to the new carriageway at the south side of part of Lot 83.<sup>49</sup> There is a second flight of steps, 7' in width, from the street up to the level of the front garden, with piers at either side at the top,

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37 Nancy Godfrey, niece of Daniel Mulcahy, in *Fremantle Gazette* 13 November 1990, p. 36.

38 Battye, J. S. *The Cyclopedia of Western Australia* (Cyclopedia Co., Perth, 1912-13) p. 230.

39 Ibid, pp. 230-231.

40 Ibid, p. 231.

41 Ibid.

42 Ibid.

43 Ibid.

44 Lee, Jack *This is East Fremantle (The story of a town and its people)* (Publication Printers, West Perth, November 1979) p. 158; and *Wise's Post Office Directory 1895-1902*.

45 Erickson, Rica (Ed.) *Dictionary of Western Australians: The Golden Years 1889-1914* (University of Western Australia Press, Nedlands, 1986) p. 649.

46 Nancy Godfrey, op cit.

47 *Fremantle Gazette* 13 November 1990.

48 Surveyor's Fieldbook 2458 (1905), p. 34. PROWA Cons. 3464 WAS 84 Item 17.

49 Ibid.

and piers erected to the earlier steps leading to the front verandah, which has been extended from the straight alignment of 1902, and includes a portico projecting over the steps.<sup>50</sup> A retaining wall has been constructed at the northern side of the front garden from the front boundary to the house, and a rubble retaining wall 12" extends from the northern gate pier of the south gates to a rear gate at the end of the carriageway.<sup>51</sup> From part Lot 84 the land slopes down on the south to lawn planted at the retained area, and steps lead from part Lot 84 to it.<sup>52</sup>

A feed store, coach house, and stable, with a stone w. c. at its east, is shown adjacent to the south boundary of part Lot 83.<sup>53</sup> Also on part Lot 83, to the north of the stable and coach house building, is a galvanised iron room, and farther to the north, a galvanised iron shed, adjacent to the boundary to part Lot 84.<sup>54</sup>

In the rear yard of *Knocknagow*, there are wooden blocks from the north boundary to a cement construction at the rear of the house on the north-east, from which a cement path leads to a brick earth closet and an adjacent galvanised iron shed, by the galvanised iron fence erected at the rear of the Lot.<sup>55</sup> There are two wire enclosures on the north boundary, the latter of which extends along the east, to the aforementioned shed.<sup>56</sup> The cement path extends across to the latter enclosure, to the entry to the earth closet at the rear on the east, and by the galvanised shed at the north of the wire fowl run.<sup>57</sup> A similar cement path extends across the yard from north to south to the steps to part Lot 83.<sup>58</sup> At the eastern side of the windmill, there is flooring over an underground well, at the site of the underground tank per the plan of 1902; and to the east again, the overhead water tanks have been relocated at the west side of a circular underground tank, which has a masonry domed top.<sup>59</sup>

In 1906, Messrs. Mulcahy acquired Milly Milly Station on the Murchison River, of which Daniel became sole owner in 1911.<sup>60</sup> Around this period, he retired from active commercial life for health reasons, and thereafter lived at *Knocknagow* in semi retirement until his death in June 1925.<sup>61</sup>

A photograph of *Knocknagow* 'prior to Sept. 1908', shows the stone walls with decorative wrought iron railings above, with a pair of matching gates to the front steps, and simple wrought iron gates to the north carriageway. Decorative urns surmount the pillars at the base of the flight from the verandah to the level of the garden.<sup>62</sup> There are shrubs planted in the garden bed by the front verandah.<sup>63</sup> The roof of the verandah is painted in contrasting strips, as was fashionable in the first decade of the twentieth

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50 Ibid.

51 Ibid.

52 Ibid.

53 Ibid.

54 Ibid.

55 Ibid.

56 Ibid.

57 Ibid.

58 Ibid.

59 Ibid.

60 Battye, J. S. op cit., pp. 228-231.

61 Ibid, p. 231; and Erickson, Rica (Ed.) op cit.

62 Photograph of the place, pre September 1908, in Fremantle Library Local History Collection.

63 Ibid.



century.<sup>64</sup> The gabled portico and the verandah posts are painted to match.<sup>65</sup> A photograph of *Knocknagow* by C. E. Farr in Battye's *The Cyclopaedia of Western Australia* (1912-13) shows a similar view.<sup>66</sup>

A sewerage plan of 1911, shows little change at *Knocknagow* from the drawing of 1905.<sup>67</sup> The two flights of steps at the front have been replaced by two flights of equal width, with a landing at the level of the front garden.<sup>68</sup> The area formerly shown as wooden blocks is shown as a paved fernery, and the second of the two wire enclosures to its east, has been divided into two separate enclosures.<sup>69</sup> The circular underground tank is extant, and to its west, the overhead tanks and stand, with the area shown as flooring over the underground well in 1905, now shown as the underground tank, as in 1905 and 1902, with the windmill also extant.<sup>70</sup>

In the 1920s, at the rear of *Knocknagow*, a weatherboard, plaster and fibro building purchased for transportation to the Mulcahys' station was put into use as billiard room and additional accommodation for the large family.<sup>71</sup> The former room was also utilised for dancing.<sup>72</sup> The building remained at *Knocknagow* until it was demolished in 1987.

Following the death of Daniel Mulcahy in June 1925, his wife and family remained in residence at *Knocknagow*.<sup>73</sup> After his widow, Mary Agnes Mulcahy died on 25 December 1960, the place continued in the ownership and occupation of two of her daughters.<sup>74</sup> The place declined into a state of some disrepair in the final years of their ownership.<sup>75</sup>

In October 1978, *Knocknagow* was assessed by the National Trust of Australia (W. A.); and on 7 May 1979, it was classified by the Trust.<sup>76</sup>

In January 1980, *Knocknagow* was offered for sale by tender; however, none of the three received were accepted, and the place was offered for sale.<sup>77</sup> The *Fremantle Gazette* reported 'The deep natural woods and intricately carved ceiling rosettes ... are preserved in good condition'.<sup>78</sup> A photograph shows the urns as per 1908, replacement verandah posts at the front verandah, and a tiled roof, which had replaced the galvanised iron roof at an unknown date.<sup>79</sup>

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64 Ibid.

65 Ibid.

66 Battye, J. S. op cit., p. 229.

67 Metropolitan Sewerage, Municipality of East Fremantle, 1911, PROWA Cons. 4156 Item 2115.

68 Ibid.

69 Ibid.

70 Ibid.

71 *Sunday Times* 22 September 1985; and Clem Mulcahy in *Fremantle Herald* 12 November 1990.

72 *Fremantle Gazette* 31 January 1980.

73 Electoral rolls of Legislative Assembly, Western Australia, op cit.; and *Wise's Post Office Directory* 1925-1946.

74 Certificate of Title portion of Swan Location 306, being part Lot 84, Vol. CLVIII Fol. 170, 1960-81.

75 Clem Mulcahy in *Fremantle Gazette* op cit.

76 East Fremantle file, National Trust of Australia (W. A.), 1 October 1978, 7 and 11 May 1979.

77 *Fremantle Gazette* 31 January 1980, and 1 July 1981; and *Daily News* 21 February 1980.

78 Ibid, 31 January 1980.

79 Ibid.

In June 1981, *Knocknagow* was offered for sale at auction, and passed in at \$400,000.<sup>80</sup> On 19 June 1981, *Knocknagow* was transferred to Taneda Pty. Ltd., of which William Robinson was a director on behalf of the W. R. Robinson Family Trust.<sup>81</sup>

In 1982, *Knocknagow* was included in the Town of East Fremantle's List of Heritage Places, which was gazetted as part of the Town Planning Scheme No. 2 in that year.

On 28 September 1982, *Knocknagow* was placed on the permanent Register of the National Estate.

*Knocknagow* continued to be used as a residence during its ownership by the Robinson family. In 1984-85, applications were made to convert the place for use as a boarding house during the America's Cup in 1987, to accommodate the Sardinian Costa Smeralda Azzura America's Cup syndicate as their headquarters; however, the applications were not approved.<sup>82</sup>

In November-December 1984, *Knocknagow* was offered unsuccessfully for sale at \$350,000.<sup>83</sup> At that date, it was reported that 'A lot of restoration work has been done inside and the residence has been given modern services.'<sup>84</sup> The work included reproduction etched and stained glass to the front door, 'to restore its importance.'<sup>85</sup>

Following further refusals of the boarding house application, Robinson put the place up for auction in September 1985, at which it was passed in at \$250,000.<sup>86</sup> The accommodation at *Knocknagow* that date comprised six bedrooms, two bathrooms, kitchen, scullery, dining room, library, breakfast room, study, music room, office, and store room, with a 'three room maid's quarters that could be restored if required', and the coach house, stables, and livery 'in need of repair'.<sup>87</sup> A photograph shows the verandah posts have been painted since 1980, and the front garden replanted.<sup>88</sup>

From October 1985, Robinson's daughter, Penelope Rose Charleston and her husband occupied *Knocknagow*.<sup>89</sup>

In January 1987, application was made to the Town of East Fremantle for approval to demolish the timber-framed building, including the former billiard room.<sup>90</sup> It was approved on 17 February, and the building was demolished.<sup>91</sup> The Charltons recycled most of the reusable materials for further restoration work on the main house from 1987 to 1990.<sup>92</sup>

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<sup>80</sup> Ibid, 1 July 1981.

<sup>81</sup> Certificate of Title portion of Swan Location 306, Lot 84 on Plan 2426, CT 1594 0024 F, 19 June 1981.

<sup>82</sup> Applications, 084, 25 January 1984, and 166 (84-85); and plans by Brian Klopper, January 1984, 23 May 1985, and 6 June 1985. Town of East Fremantle file, 24 Preston Point Road, Pt. 83/84.

<sup>83</sup> 'Weekend Real Estate' in *The West Australian* 15 December 1984, p. 45; and W. A. *Realtor* Vol. 7 No. 47 29 November 1984.

<sup>84</sup> Ibid.

<sup>85</sup> Ibid.

<sup>86</sup> *West Advertiser* 23 October 1985.

<sup>87</sup> *Sunday Times* 22 September 1985, Classified p. 8.

<sup>88</sup> Ibid.

<sup>89</sup> Ibid.

<sup>90</sup> Application 245 for demolition licence, 25 January 1987. Town of East Fremantle op cit.

<sup>91</sup> Advice to W. R. Robinson, ibid, 17 February 1987.

<sup>92</sup> *Fremantle Herald* 12 November 1990.

On 12 April 1988, *Knocknagow* was transferred to Penelope Rose Charleston.<sup>93</sup>

In 1988, after part Lot 83 was transferred to R. I. Moffat, a number of applications were made to the Town of East Fremantle to erect unit housing on part Lot 83, and in December, approval was given following modifications to that submitted in November.<sup>94</sup> The Lot was developed 1989-1991.<sup>95</sup>

On 24 November 1990, *Knocknagow* was offered for sale at auction; however, it did not sell.<sup>96</sup> The plan at that date shows the drawing room converted to use as a bedroom, and the dining room converted to use as a formal lounge.<sup>97</sup> The servant's bedroom has been converted to a breakfast room, the wash room to an office, the spare room to a laundry, and the workroom to a formal dining room, noted as having been the ballroom.<sup>98</sup>

In late 1990, application was made to the Town of East Fremantle for approval to demolish the stables at part Lot 83.<sup>99</sup> The Town requested a report by Architect R. McK. Campbell on the condition of the building, and subsequently the application was withdrawn in January 1991, and the demolition did not proceed.<sup>100</sup>

In 1991, a wall was built on the southern boundary of *Knocknagow*, between part Lot 84 and part Lot 83.<sup>101</sup> However, the original random stone retaining wall was demolished and the new wall built without approval; and after a structural engineer found the new wall to be 'inherently dangerous' in mid 1993, there was a protracted dispute between the Town of East Fremantle and the owners of *Knocknagow*.<sup>102</sup> The boundary wall became the subject of a Court Order, with a Memorial lodged with the Register of Titles in late 1995, which was not withdrawn until the wall was reconstructed to the standard required by the Town in early 1997, and as directed by the Court Order.<sup>103</sup>

On 30 June 1998, *Knocknagow* was transferred to Frederick Martin Adeane and Mary Georgina Adeane as joint tenants.<sup>104</sup> They took up residence at the place with their family, and continue to occupy it as a residence in 1999. It was sold at auction in May 2001.

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- 93 Certificate of Title portion of Swan Location 306, Lot 84 on Plan 2426, CT 1594 0024 F, 12 April 1988.
- 94 Applications August- November 1988, Town of East Fremantle op cit.
- 95 Applications 1988-1991, ibid.
- 96 *Sunday Times* New Homes Guide 11 November 1990, p. 10.
- 97 Kempton Morrill & Co., November 1990.
- 98 Ibid; and *Sunday Times* op cit.
- 99 D. Arkeveld to R. McK. Campbell re application, 20 December 1990. Town of East Fremantle, op cit.
- 100 Ibid; correspondence between S. Seclier and B. Coley, Town Clerk, Town of East Fremantle, November 1990-January 1991; and site visit, Philip Griffiths and Robin Chinnery, 26 October 1999.
- 101 Fax. Clinton Charleston to D. Arkeveld, Town of East Fremantle, 17 May 1993. Town of East Fremantle, op cit.
- 102 Correspondence, memoranda, reports etc., 1993-1997. Town of East Fremantle, op cit.
- 103 Ibid; and Certificate of Title portion of Swan Location 306, Lot 84 on Plan 2426, CT 1594 0024 F, 28 February 1997.
- 104 Certificate of Title portion of Swan Location 306, Lot 84 on Plan 2426, CT 1594 0024 F, 30 June 1998.

### 13.2 PHYSICAL EVIDENCE

*Knocknagow* is a single storey rendered masonry construction and Zincalume custom orb roofed residence in the Federation Queen Anne bungalow style with a belvedere. The *Knocknagow* stable building is a single storey building located on a separate lot to the south of the house, and it is constructed in random course limestone with brick quoins and a Colorbond custom orb roof.

*Knocknagow* is sited on Preston Point Road at the junction of Bolton Street to the north, which gives the place a clear view to the Swan River. The general context comprises a number of substantial Federation period houses, residential developments dating from the 1970s, and a number of residential developments dating up to the mid 1990s. *Knocknagow* is sited on a rise high above Preston Point Road, with the stable located lower down on the site to the west.

Preston Point Road is a two way bitumenised road with a narrow grass verge and red-brown bitumen footpaths. The garden to *Knocknagow* is set high above the footpath, and retained by high rock-faced pillow pattern random coursed limestone retaining walls. An intricately patterned cast iron palisade is set above the retaining wall, spanning between limestone pillars with stucco caps. To the north, there is a steeply pitched brick paved driveway. A set of 16 steps leads up to the front verandahs.

The front garden is based on lawns with perimeter garden beds and the plantings include roses, conifers, callistemons, and eucalypts.

The former garden to the south has been developed for dwellings and gardens. The iron roofed, brick quoin and limestone wall construction stable block is set against the southern boundary.

#### ***Knocknagow*-The house**

While some sections of the house towards the rear are brick quoin and limestone wall infill construction, the front of the house is single storey rendered masonry construction. The house is designed in the Federation Queen Anne style, though it does not fit in with the typology precisely. It is planned symmetrically with a centrally located front door with hopper and sidelights. There is a pair of bay windows distributed symmetrically about the front doors, with French doors and double hung sash windows. The house is clad on three sides with a bull nosed verandah on timber posts, without decorative treatments. The roof is hipped, except over the entry onto the verandah, where there is a gable.

An octagonal plan second storey base to the belvedere is located over the entry, with a third level, which is a belvedere above it. This room is made of framed construction and is clad with timber weatherboards. The octagonal belvedere is open, with a timber handrail and cast iron panel balustrade. The roof has a low pitch and is terminated at its top by a decorative finial. The roofscape is further enriched with tall stucco finished chimneys.

The interior was not made available for inspection.

From a boundary inspection, the place appeared to be well kept and in good order. Based on the plan, documentary evidence and conversations with the current owners, there is nothing to suggest that the internal spaces and detailing have been altered much from the plan.

## **The Stables**

The stables building is located on the southern boundary and towards the rear of the lot on which it stands. It is a simple rectangular plan building constructed in random course rubble limestone with brick quoins. It has a replacement mono-pitch Colorbond custom or roof. Most of the stone work is original, with a small section of reconstruction at the eastern end of the building. The plan is divided into four rooms, all with openings to the northern side. There are two rooms on the eastern end, a large open sided room towards the centre, and a further room to the western end. The original purpose for each of the spaces is no longer readily discernible, but it is likely that the western room was a tack or livery room, the open section s buggy shed, and the eastern rooms the stables. The openings with doors contain almost all replacement material, the roof has been re-pitched and sheeting, several walls have been rendered, and a variety of floors have been installed in the spaces. Its overall intent is still legible, and much of the fabric of the main structure is authentic.

### **13. 3 COMPARATIVE INFORMATION**

Other large residences in the area include Aldgate, located to the east of *Knocknagow*, Woodlawn, located on Canning Highway and perhaps Penshurst. Aldgate is the most closely related of these with a similar stone and iron palisade fence and large grounds. Aldgate was set much deeper in its lot and was a more modestly conceived house. Aldgate was also clearly conceived to make the most of the elevated views of the Swan River. Woodlawn is set in richly landscaped grounds on an even larger site, but is on a piece of land from which there are no views of note. Rather, Woodlawn creates its own inward looking environment.

### **13. 4 REFERENCES**

Town of East Fremantle File No. P/PPT/24/03

National Trust of Australia (W. A.), 1979.

Register of the National Estate File no. 5/12/009/0001, database no. 010457, assessment, 1996.

### **13. 5 FURTHER RESEARCH**

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