



**HERITAGE
COUNCIL**
OF WESTERN AUSTRALIA

REGISTER OF HERITAGE PLACES

Removed Entry

The Minister for Heritage Directed that this Interim Entry in the State Register not be made permanent on 7 May 2008. Notice of this decision under the Heritage of Western Australia Act 1990 appeared in the Government Gazette on 8 August 2008.

1. **DATA BASE No.** 05959
2. **NAME** *Bona Vista* (1917, 1932, 1940, 1950s and 1986)
FORMER NAME Favershams Hospital, Lawley Ladies' College, Perth Bible Institute
3. **LOCATION** 35 Glenroyd Street, Mount Lawley
4. **DESCRIPTION OF PLACE INCLUDED IN THIS ENTRY**
Lot 14 on Deposited Plan 24591 being the whole of the land contained in Certificate of Title Volume: 2204 Folio: 416.
5. **LOCAL GOVERNMENT AREA** City of Stirling
6. **OWNER** Concettina Franca Cazzolli & Ricardo Cazzolli
7. **HERITAGE LISTINGS**
 - Register of Heritage Places: Interim Entry 01/06/2007
 - National Trust Classification: -----
 - Town Planning Scheme: -----
 - Municipal Inventory: Adopted 17/06/1997
 - Register of the National Estate: -----
8. **CONSERVATION ORDER**

9. **HERITAGE AGREEMENT**

10. **STATEMENT OF SIGNIFICANCE**
Bona Vista, a two-storey brick and tile residence in the Federation Filigree style in a garden setting, has cultural heritage significance for the following reasons:
 - the place is a very fine, externally intact, and substantial two-storey residence in the Federation Filigree style;
 - the place is a prominent and well-known landmark which contributes to the community's sense of place;
 - the place is the visual focus of a considerable collection of late 19th and early 20th century houses in Mount Lawley;
 - the place illustrates the highest quality of building and accommodation erected in Mount Lawley, when it was being developed as the premium suburb of Perth immediately prior to and during World War I and throughout the interwar period;
 - the place demonstrates the trend from the interwar period to convert substantial private residences into other uses to serve the community, serving as Favershams Hospital between 1932 and 1939;

the place served as Lawley Ladies College between 1940 and 1942, and as hostel accommodation for Perth College boarders in the period 1945-50; and,

the place served as Perth Bible Institute (later College 1951-86), as a State training centre for evangelists.

The additions to the north, pergolas, garage, garden wall and bitumen paved area to the south are of little significance. The plantings generally are of little significance.

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)

- 3.22 Lodging people
- 4.1.2 Making suburbs
- 4.3 Developing institutions
- 6.1 Forming associations
- 6.2 Establishing schools
- 8.6 Worshipping

HERITAGE COUNCIL OF WESTERN AUSTRALIA THEME(S)

- 306 Domestic activities
- 402 Education and science
- 406 Religion

11.1 AESTHETIC VALUE*

Bona Vista is a very fine and substantial example of a two-storey residence in the Federation Filigree style that retains a substantial part of its original setting and external fabric. (Criterion 1.1)

Bona Vista is a large house with a richly articulated roofscape located on high ground in Mount Lawley and is a prominent landmark that can be seen from many points in the immediate vicinity and from some adjoining neighbourhoods. (Criterion 1.3)

Bona Vista is part of an important historic streetscape in Glenroyd Street and is a visual focus of a considerable collection of late 19th century and first quarter of the 20th century houses in this area of Mount Lawley. (Criterion 1.4)

11.2. HISTORIC VALUE

Bona Vista illustrates the highest quality of building and accommodation erected in Mount Lawley, when it was being developed as the premium suburb of Perth

* For consistency, all references to architectural style are taken from Apperly, R., Irving, R., Reynolds, P. *A Pictorial Guide to Identifying Australian Architecture. Styles and Terms from 1788 to the Present*, Angus and Robertson, North Ryde, 1989.

For consistency, all references to garden and landscape types and styles are taken from Ramsay, J. *Parks, Gardens and Special Trees: A Classification and Assessment Method for the Register of the National Estate*, Australian Government Publishing Service, Canberra, 1991, with additional reference to Richards, O. *Theoretical Framework for Designed Landscapes in WA*, unpublished report, 1997.

immediately prior to and during World War I, and through the interwar period. (Criterion 2.1)

Bona Vista was built in the late World War I period. In common with numerous other large residences, it was converted for other uses, as a hospital (1932-1939), as a school, and was later was occupied by members of the Armed Forces during World War II, then returned to use as an educational facility, before finally being restored to its original use as single residence. (Criterion 2.2)

Bona Vista was built for widow Mrs. Emily Roberts, known as the 'Soldiers' Queen' in recognition for her part in fund raising towards the building of Anzac Cottage in Mount Hawthorn and well known as a generous benefactor and supporter of the war effort in World War I, whose husband, Charles, and brother-in-law, John, had played a significant role in the early development of Meekatharra. (Criterion 2.3)

Bona Vista has historic interest as the former private Faversham Hospital (1932-39), and Lawley Ladies' College (1940s), under Miss Rosalie Sharp, who later provided hostel accommodation for Perth College boarders in the late 1940s, until she sold the place in 1951. (Criterion 2.3)

Bona Vista was owned and occupied by Perth Bible Institute (later College) for 35 years (1951-86), the main facility for training evangelists in Western Australia at the period. (Criterion 2.3)

11. 3. SCIENTIFIC VALUE

11. 4. SOCIAL VALUE

Bona Vista is one of the best known residences in Mount Lawley, highly valued by the community for its social, cultural, religious and aesthetic associations, as evidenced by inclusion in the Municipal Inventory for the City of Stirling, which recommends its entry in the State Register of Heritage Places. (Criterion 4.1)

Bona Vista contributes to the community's sense of place as a prominent landmark, and as part of a notable streetscape in Glenroyd Street. (Criterion 4.2)

12. DEGREE OF SIGNIFICANCE

12. 1. RARITY

The style and scale of *Bona Vista* are uncommon in Mount Lawley, being more typical of the grand residences built in West Perth and Peppermint Grove in the Federation period. It was the largest residence constructed in Mount Lawley at the period of its completion. (Criterion 5.2)

12. 2 REPRESENTATIVENESS

Bona Vista is a very fine and substantial example of a two-storey residence in the Federation Filigree style. (Criterion 6.1)

Bona Vista is a very fine and substantial example of a home designed for gracious living, later adapted for uses as a hospital, as military accommodation in wartime, as a boarding house and educational facilities. (Criterion 6.2)

12. 3 CONDITION

From an appraisal of the exterior, there have been no negative effects from cumulative maintenance works. Some of the garden area has been placed on separate titles and sold on and other parts of the setting have remained without care in recent times, but the area immediately around the house is well tended. The house itself appears to receive adequate maintenance. The house has returned to being a family residence once more and maintenance appropriate to that associated with a family home appears to be practiced. Generally the place would appear to be in fair to good condition

12.4 INTEGRITY

Bona Vista retains the appearance of and use as a substantial family home. Though it has been used as a hospital, military accommodation and educational facility, the evidence of these uses has largely been removed and the place represents as a family home. *Bona Vista* retains a high degree of integrity.

12.5 AUTHENTICITY

The exterior of *Bona Vista* retains much original fabric with additions to the north being readily distinguishable. The original plot has been reduced in area, and a suite of rooms, pergola, garage and garden wall added to the north of the house. On the whole the exterior would appear to retain a high 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.

Amendments and/or additions have been made by HCWA staff and the Register Committee.

13.1 DOCUMENTARY EVIDENCE

Bona Vista is a two-storey residence in the Federation Filigree style. It was built for Mrs Charles Roberts in 1917, as her family home. The designer and builder remain unknown.

Following the foundation of Perth on 12 August 1829, the townsite of Perth was laid out between Mount Eliza and Heirisson Island, facing the Swan River on the south, and with a chain of swamps and lagoons to the north. From the 1840s, the area of land to the north of the original townsite began to be taken up for farmlets and market gardens when drainage of the wetlands made the fertile swamp land available for agriculture. By the 1870s, the city centre of Perth was consolidated on the grid laid out of Roe's survey, and there were about 800 houses accommodating about 4,600 people.¹ In the 1880s, there was expansion northwards, and further development took place after the construction of Perth Railway Station in 1880.

The Western Australian Gold Boom resulted in a building boom in Perth from the mid-1890s. There was considerable expansion of residential and commercial building in the areas to the north, east, and west of the city, with many of the large lots sub-divided during the period, including sub-division of portions of Swan Location Y by The Gold Estates of Australia Limited in the suburb that became Mount Lawley.²

In 1900, 700 acres of land to the north of Perth was acquired by Samuel Copley and John Robinson. After the latter's death, his son, Robert, and Copley formed a partnership which sub-divided the land that included portions of the suburb of Mount Lawley, named after the Governor, Sir Arthur Lawley. It was designed as a garden suburb. The first two sub-divisions of Swan Location Z, designated as No. 1 and No. 2 Estates, included 'the highest and most desirable land' in the area, the streets being 'imaginatively designed' rather than in a standard straight grid pattern, and the lots were large.³ This included Lot 636, one acre four roods in area, the future site of *Bona Vista*, which was reserved for Church purposes.⁴

In 1900-10, North Perth developed from 'a waste of sand and scrub' to 'a thriving municipality of some 5,000 people.'⁵ By 1911-12, the suburb was electrically lit and served by the electric tram system, running along Beaufort Street, Bulwer Street, and via Oxford Street, Leederville. A further extension along Bulwer, Fitzgerald and Angove streets to Albert Street, and along Beaufort Street to

2 Campbell, Robin McK. in Pitt Morrison, Margaret, and White, John (eds.) *Western Towns and Buildings* (University of Western Australia Press, Nedlands, 1979) p. 104.

2 Certificate of Title Vol. LXXIII Fol. 150.

3 May, Catherine *Built on Faith: a history of Perth College* (University of Western Australia Press, Nedlands, 2002) p. 87.

4 Rate Books, Perth Roads Board, 1900 to 1915. SROWA Cons. 1717 Items 153 to 160.

5 Battye, J. S. *The Cyclopaedia of Western Australia* (The Cyclopaedia Company, Perth, 1912-13) p. 555.

Walcott Street and York Road, to the junction with the Mount Lawley terminus, around which the commercial centre of Mount Lawley developed.⁶

In 1915-16, Mrs. Emily Roberts, widow of Charles MacDonald Roberts, mine owner, purchased Lot 636, which had an unimproved capital value of £190.⁷ Charles MacDonald Roberts (b. Bathurst, New South Wales, 1862, d. Perth, 1913) had entered the mining industry at 15 years of age, becoming a prospector in the Bathurst district. At 18, he went to the Gympie goldfields in Queensland, where he was engaged in mining operations and made a study of gold-bearing minerals in the next decade. He prospected further in New South Wales, Victoria and again in Queensland through to 1901, when he sailed to Fremantle to seek his fortune on the Western Australian goldfields. Initially he worked in the New Murchison King Gold Mine in the Nannine district. After a few months, he left this employ due to an industrial dispute, and went prospecting as far a field as Meekatharra. There he undertook a systematic prospect of the district with Messrs. Uriah Wright, Martin, Bourgoin, Cleary, and John Archibald Roberts, his brother. This group jointly acquired the mine discovered and owned by Wright, which was later known as the Ingliston Extended. The Roberts brothers bought out the other partners, and subsequently successfully extended their operations with the development of the Ingliston Consols mine, and also developed the Fenian and Marmont gold mines, also in Meekatharra. Together they built the first two-storied concrete building in the district, the Royal Mail, the largest hotel on the Murchison gold fields. In 1907, Charles married Doris Emily Huxley, known as Emily. They had two sons, Charles and John, before Charles senior died in April 1913.⁸ His Estate included land opposite Perth College, extending 'up to the 2nd house from Lawley Crescent', and the family's residence at the corner of Queen's Crescent and Beaufort Street, (no. 699 Beaufort Street) Mount Lawley, which later became the residence of the principal of the school.⁹

Most of the lots in the vicinity of Glenroyd Street and Hill View Road were developed in the latter World War I period through to 1930, during which period Mount Lawley was being developed as the premium suburb of Perth. In Hill View Road, the first homes were built and occupied by their owners in 1916-17. All were professional men, other than Hubert Hardey, a pastoralist. In keeping with their social status, five of the first six homes built included a maid's room for the live-in servant who was still part of such households in this period. Being at some distance from the railway station, most residents relied on motor transport, and with motorcars their main mode of transport, a garage was part of the development either from the outset or within a few years. With large lots, tennis courts were often established.¹⁰

In 1917, a two-storey residence in the Federation Filigree style was built for Mrs. Roberts by an unknown builder. Most residences already built in the area at this period were single storey Federation Bungalows.¹¹ A family member recollects

6 *ibid.*

7 Rate Books, Perth Roads Board, *op. cit.*, Item 161, p. 24.

8 Batty, J.S. *The Cyclopedia of Western Australia* (The Cyclopedia Company, Perth, 1912-13) Vol. //, p. 369.

9 Barbie and Charles Roberts to Mike, 3 July 1986. Courtesy Barrie Baker, Mt. Lawley Society.

10 Baker, Barrie *Hill View Road: The First 80 Years 1916-1996: A history of one of Mount Lawley's loveliest streets* (Self-published, January 2002) pp. 7-11.

11 *Ibid*, p. 7.

that with her extensive experience in the operation of hotels in the Eastern States and at Meekatharra, Mrs. Roberts intended the place for use as a 'club for gentlemen'; however, she was not granted a licence, and it became her private residence instead.¹² The place was named *Bona Vista*, meaning 'good view' She and her two sons, Charles and John, took up residence at the place in 1917, and it remained their family home through to the early 1930s.¹³ The external walls were of triple brick and the internal walls double brick. At the main entrance, a scene of Meekatharra was depicted in the stained glass panel to the left sidelight, and a scene of Bathurst Hills in the stained glass panel to the right sidelight, commemorating the Roberts' origins. Elsewhere, other leadlights depicted an English country scene, and another showed a ship, depicting the voyage from England to Australia.¹⁴ A lift, reputedly the first electrical lift installed in a private residence in Perth, was installed at *Bona Vista*. This caused problems as its operation drew excessively on the local electrical supply to the neighbourhood, leaving the surrounding houses in the dark.¹⁵ The upstairs verandah at the south-west corner was enclosed to make summer sleep-outs outside Emily's bedroom, and the north-western area was enclosed to make a sheltered rear verandah including an ironing and drying area outside the bathroom. At the north-east, outside John's bedroom, a granny flat comprising bedroom, sitting room etc. was made for Mrs Huxley.¹⁶ The Humphries family lived in the small house at the rear of *Bona Vista*. The house at the bottom of the street at No. 25 was part of *Bona Vista*, and was occupied by Mrs. Noble, Charles and John Roberts' aunt.¹⁷ She was listed in *Wise's Post Office Directory* and Electoral Rolls as a nurse.¹⁸ In the first half of the 20th century, such a listing often indicated a midwife who operated from her own residence.

During World War I, Emily Roberts was an active supporter of the war effort, including fund raising for the building of Anzac Cottage in Mount Hawthorn, and was known as 'the Soldiers Queen'.¹⁹ She donated horses from her stables at *Bona Vista* for use in the 10th Light Horse.²⁰

In 1918, Glenroyd Street appears to have been relatively undeveloped, with four houses and the Presbyterian Church on the right hand side from Walcott Street, and on the left, one house to Vale Street, then Mrs Noble's home and *Bona Vista*.²¹

After Emily Roberts remarried in 1922, her second husband, hotelier Thomas Heale, resided at *Bona Vista* for a period, but moved out after they separated.²²

On 14 May 1922, a photograph of *Bona Vista* appeared on the front page of the *Sunday Times* under the headline 'Perth's Beautiful Homes', with the caption 'The

12 Diane Borlase, telephone conversation with Robin Chinnery, 30 October 2003.

13 *ibid*; Perth Roads Board Rate Books, 1917 to 1931; and *Wise's Post Office Directory*, 1918 to 1932.

14 Diane Borlase *op. cit.*; and photographs in sale brochure, J. J. Burns, 1997.

15 Diane Borlase *op. cit.*

16 Barbie and Charles Roberts to Mike, 3 July 1986. Courtesy Barrie Baker, Mt. Lawley Society.

17 Barbie and Charles Roberts *op. cit.*

18 *Wise's Post Office Directory* 1918, p. 208; and Electoral Roll, Legislative Assembly of WA, 1918.

19 Barbie and Charles Roberts *op. cit.*

20 Diane Borlase *op. cit.*

21 *Wise's Post Office Directory* 1918, p. 208.

22 Perth Roads Board Rate Books, 1922 to 1930; Diane Borlase *op. cit.*

Fine Mansion of Mrs Thos. Heale (formerly Mrs Charlie Roberts), situated on the highlands of Mt Lawley'.²³ The photograph shows the diagonally set main entrance and the wings to either side, with open verandahs at each level.²⁴

A Sewerage Plan shows the place as a two-storey brick residence set in expansive grounds, with a garage, stables and several other outbuildings located away from the main building towards the intersection of Glenroyd Street and Hillview Road.²⁵

Through the 1920s, the Heales continued to reside at 35 Glenroyd Street. Thomas Heale was the proprietor of Queen's Hotel in Beaufort Street, Perth during this period.²⁶ As this was his listed address in *Wise's Post Office Directory* in 1929, it is probable he had resumed residence at the hotel after he and Emily separated

In 1932, *Bona Vista* was sold to sisters Norma Margaret Forrest Monger (b. 1900) and Eileen Monger (b. 189?), who converted the place for use as a private hospital, Faversham Hospital, which catered for maternity cases.²⁷ They were daughters of Frederick Charles Monger, MLA for York (1892-1903 and 1905), merchant, mining speculator and company director.²⁸

The Monger family was originally from Faversham in Kent, hence the name of the family home at York, and the hospital. In 1918-19, during the Spanish Influenza outbreak, the sisters had their first experience of nursing when sent to care for victims. Subsequently, they commenced nursing training at Royal Perth Hospital (RPH). Norma completed training in 1925, then nursed in Melbourne and in London, including at Great Ormond Children's Hospital and also some private nursing. Due to illness, Ethel was unable to complete her training at that period. In the late 1920s, she undertook midwifery training at King Edward Memorial Hospital, and then spent some time private nursing in Adelaide. After returning to Perth, Norma and Ethel together opened Faversham Hospital in 1929. The first premise was a small house at 672 Beaufort Street, Mount Lawley, with seven beds. The business, mainly providing for midwifery patients, with two small rooms for general patients, prospered. When *Bona Vista* became available for purchase, the sisters saw the potential to expand their operations by re-locating to *Bona Vista*, which had 'huge rooms', which they sub-divided as part of the conversion of the place to Faversham Hospital. The Hospital did 'very well', providing maternity care and some general care for many residents of Mount Lawley.²⁹

In 1936, Norma and Ethel travelled to England for the Coronation, leaving the business in the capable hands of their younger sister Eileen (b. 1906), who after experience at Northam as a probationer, had trained at RPH from 1932, and then in midwifery (1935). In 1939, following Ethel and Norma's return, as war loomed

23 *Sunday Times* 14 May 1922, p. 1.

24 *ibid.*

25 Metropolitan Sewerage Perth Road District SROWA Cons. 4156 Item 121.

26 *Wise's Post Office Directory* 1929, p. 32.

27 Perth Roads Board Rate Books, 1931 to 1939. Perth Roads Board Rate Books, 1931 to 1939. Note: The original *Faversham* was advertised in the *West Australian* 25 November 1896, p. 7.

28 Erickson, Rica (Ed.) *The Bicentennial Dictionary of Western Australians pre-1829-1888* (University of Western Australia Press, Nedlands, 1988) p. 2201.

29 Eileen and Ethel Monger, oral history, interviewed by Jean Teasdale, 28 July 1975. Battye Library OH 59.

in Europe, the sisters decided to close Faversham Hospital completely, knowing that their skills would be needed elsewhere.³⁰ The sisters all served as nurses in the war years, and, in the post-war period, Norma and Ethel established another private hospital at Mundaring, again named Faversham.³¹

In 1939, *Bona Vista* was vacated. At this period, the site comprised portions of Swan Location Z, being Lots 606, 607, and part of Lot 636, on Plan 3218, with a total area of two roods 28.4 perches. On 21 March 1940, its transfer to Rosalie Ross Sharp was registered.³² From early 1940 through into 1942, Lawley Ladies' College operated from the place. It was a school for girls at post primary level, which had been founded by Miss Rosalie Ross Sharp and Miss P. Turvey in 1927, at 7 Longroyd Street, Mount Lawley, in the same vicinity as *Bona Vista*.³³ Mabel Ross Sharp, Rosalie Sharp's sister, assisted at the school. They were the daughters of a missionary to China, nicknamed 'China Sharp'.³⁴

After Japan entered the war and the fall of Singapore, the war effort moved closer to Western Australia. Increased numbers of servicemen were stationed in the State, and numerous large buildings in Perth, Fremantle and the suburbs were taken over by the military authorities for various purposes. Among these was *Bona Vista*, which was vacated by the school to be utilised for military officers' accommodation.³⁵

In 1945, when the place was no longer required for war purposes, Lawley Ladies' College resumed occupation, and continued in operation under Miss Sharp for some time.³⁶ When she decided to retire, the school was closed, and the place became a hostel for students at Perth College. Miss Sharp was interested in the work of the Perth Bible Institute, and receptive to an approach from its committee in 1950, regarding the possibility of selling the place to them.³⁷ The Institute had been founded by Carment Urquhart in mid 1928. A Baptist minister, appointed to the church at Maylands in 1922, he was 'a brilliant scholar and most able teacher',

30 *ibid.* Note: After the outbreak of war, Norma joined the Royal Australian Air Force in Sydney. In 1941, she was appointed as the first Matron of Pearce Air Nursing Corps. After seven months, she was posted to Sale, Victoria, where she served until demobilised in 1945. Ethel nursed with the YWCA in Victoria to 1943, and took up a nursing post at Adalong, New South Wales. Alec Monger gave the family home of Faversham, York, to the Red Cross, for use as a convalescent home for servicemen. In 1941, Eileen Monger was appointed Matron, and served there until it was closed down in 1944. After the war, Norma and Ethel bought a property at Mundaring. Also named Faversham Hospital, it operated for c. 20 years. The eldest of the four Monger sisters, Isobel Amy, was also a trained midwife, who ran Valima Hospital at Narrogin for 20 years. (*ibid.*)

31 *ibid.* Note: After the outbreak of war, Norma joined the Royal Australian Air Force in Sydney. In 1941, she was appointed as the first Matron of Pearce Air Nursing Corps. After seven months, she was posted to Sale, Victoria, where she served until demobilised in 1945. Ethel nursed with the YWCA in Victoria to 1943, and took up a nursing post at Adalong, New South Wales. Alec Monger gave the family home of Faversham, York, to the Red Cross, for use as a convalescent home for servicemen. In 1941, Eileen Monger was appointed Matron, and served there until it was closed down in 1944. Norma and Ethel operated Faversham Hospital at Mundaring for c. 20 years. The eldest of the four Monger sisters, Isobel Amy, was also a trained midwife, who ran Valima Hospital at Narrogin for 20 years. (*ibid.*)

32 Certificate of Title Vol. 1069 Fol. 275.

33 Perth Roads Board Rate Books, 1940 to 1942, *op. cit.* Note: Baker, Barrie (*op. cit.*, p. 10) mistakenly stated Lawley Ladies' College transferred to 35 Glenroyd Street a year after it opened in 1927.

34 Baker, Barrie *op. cit.*, p. 109.

35 Baker, Barrie *op. cit.*, p. 109.

36 Perth Roads Board Rate Books, 1943 to 1951.

37 Alf Brown, telephone conversation with Robin Chinnery, 22 September 2003; and *The Christophany* 30 April 1951, p. 79.

who commenced full time training for students at the Institute in 1931.³⁸ At the period at which the Committee approached Miss Sharp, the Institute was based at Innaloo and with increasing enrolments required larger premises. Overall, *Bona Vista* was well suited to their needs, as it was a large building on a large site, conveniently located, and its use for educational purposes was already established. Miss Sharp accepted the offer conditional upon the Institute continuing to provide the hostel for the Perth College students so long as it was required.³⁹

On 18 May 1951, the place was transferred to Alfred Edgar Brown, saddler, of Woolwich Street, Leederville, Edward Gordon Gibson, minister of religion, who took up residence at the place, Alexander Jamieson, insurance officer of Claremont, and Colin Lewis Lunt, accountant of Wembley.⁴⁰ The Institute re-located to *Bona Vista* that month. An opening celebration was held in the grounds, with some 350 guests, who were addressed by the President, the Treasurer and the Principal. It was noted that Miss Sharp 'had not spared herself in making *Bona Vista* 'delightfully presentable on this historic occasion.'⁴¹

A Matron was appointed to take charge of the 23 Perth College students, whose accommodation was at the upper floor. Due to the limits this placed upon accommodation available for the Institute's students, a house was bought for this purpose in nearby Lawley Crescent.⁴² A 1950 photograph shows *Bona Vista* with the first floor verandahs enclosed.⁴³ The Perth College boarders remained in residence until the end of the school year in 1951. It was considered advisable for the Institute to utilise the place only for their own students, thereby facilitating administration and allowing concentration upon the task of the Institute.⁴⁴

On 15 June 1953, the transfer to Perth Bible Institute Incorporated was registered.⁴⁵ From the early 1950s, through to 27 November 1978, *Bona Vista* was used by the Perth Bible Institute, for educational purposes, training people called to be evangelical ministers and evangelists.⁴⁶ During the Institute's ownership, a new main entrance to the residence was cut through the wall to the original dining room. The original front door was removed and the original main entrance closed off. Few other changes were made to the main building other than the fitting of partitions. The gardens were maintained.⁴⁷

In 1952, when the Perth Bible Institute was looking forward to the celebration of its Silver Jubilee, an appeal was made for donations to assist in repayment of £4,000 still outstanding on the purchase of the place. A photograph shows the place as it was in c. 1950, with lawns and garden beds in the front garden.

38 Spice, Irene *Carment Urquart and his vision, the Perth Bible Institute* (Self published, Perth, 1993) Introduction.

39 Alf Brown op. cit.

40 Certificate of Title Vol. 1069 Fol. 275.

41 *The Christophany* 30 June 1951, p. 87. Note: A movie was taken of this occasion, but its current whereabouts are not known.

42 Alf Brown op. cit.

43 ëGlenroyd Street property (when purchased in 1950) in *Christophany* May 1978.

44 *The Christophany* February 1952.

45 Certificate of Title Vol. 1069 Fol. 275.

46 City of Stirling, Rate Books 1953 to 1978; and Baker, Barrie op. cit., p. 110.

47 Alf Brown op. cit.

Photographs show the library and the lecture room.⁴⁸ Through the years, various photographs show the graduating students and/or staff on or by the verandah near the original main entrance.⁴⁹

From the early 1950s, each end of Hillview Road was largely dominated by the Perth Bible Institute, at 35 Glenroyd Street, and the Spastic Welfare Association at 2a Hillview Road.⁵⁰ A number of people associated with the Perth Bible Institute resided in the vicinity of *Bona Vista*.⁵¹

In the 1950s and 1960s, as European migrants moved into areas in proximity to Mount Lawley, such as Highgate and North Perth, and as new suburbs such as Floreat Park and Dianella were established, 'there was a growing feeling that Mount Lawley was a fading glory.'⁵² In 1964, the Town Planning Scheme zoned the lots in Hillview Road as GR5, for medium/high density. The late 1960s marked the low point in the area. In the 1970s, an influx of professional owners wanting a pleasant suburban environment in which to raise their families brought renewed interest and often the determination to restore and modernise the existing homes. The Mount Lawley Society was formed in this period, and its aims to preserve the built fabric of the area were espoused by many of the new arrivals in the district.⁵³

In 1972, plans were drawn for the addition of a new wing to the Perth Bible Institute, which was needed due to increased numbers of students, requiring larger areas of accommodation. Photographs of the rear of *Bona Vista*, show the timber framed buildings at ground level before and in the course of demolition to make way for the addition of the new students' room, as per 'Plans for the new building.'⁵⁴ Implemented in 1973, the addition provided 950 square feet of space. With re-arrangement of the spaces in the main building the Institute was able to achieve 'a Church Growth Centre', a larger dining room, 'a more adequate girls' Common Room', a larger library, more sleeping accommodation for male students, and improved office facilities.⁵⁵ Undated sketch plans show the partitioning of the rooms at the ground floor and their use as offices, kitchen, and dining room/common room; and at the first floor the former main bedroom used as library and study, the former maid's bedroom for similar use, and the former ballroom as a lecture room.⁵⁶

In April 1973, a photograph shows *Bona Vista* with the newly completed addition, and the garage, with a low timber picket fence at the boundary. A second photograph shows the lecture room at that period.⁵⁷

In the 1980s, the increasing maintenance costs of the original building due to its age, the need to up-grade to meet changing standards of accommodation, and

48 'How to help the fulfilling of vision' pamphlet insert in *Christophany* 1 August 1952.

49 Held in Perth Bible College Collection. See for example, *Christophany* 1 November 1952, and August 1972.

50 Baker, Barrie op. cit., p. 12.

51 Baker, Barrie op. cit., pp. 111-15.

52 Baker, Barrie op. cit., p. 12.

53 Baker, Barrie op. cit., pp. 12-13.

54 *Christophany* December 1972, pp. 10-11.

55 *ibid*, p. 10.

56 Sketch plans, 35 Glenroyd Street, n.d. Courtesy Perth Bible College (Inc.)

57 *Christophany* April 1973.

for additional accommodation to enable the provision of selected subjects were recognised.⁵⁸ In July 1981, Brewer Constructions P/L drew plans for proposed home units. The plans show the College (i.e. *Bona Vista*), and the proposed demolition of the tennis court, the existing house at Lot 608, fronting Hill View Street, and the existing garage at Part Lot 636.⁵⁹ The Council refused planning approval and the proposal was not implemented.

On 1 May 1985, the College Council 'quite unexpectedly' received an offer for the purchase of *Bona Vista*, and, after some negotiation, agreed on \$465,000. It was agreed the College could remove various fixtures and fittings, including library shelving, telephone system, and gas hot water systems. The College also sold the residence at 61 Lawley Crescent for \$100,000, with settlement for both properties set for 31 July 1986.⁶⁰ The College acquired land at Karrinyup on a 99-year lease from the Shire for the building of new purpose built accommodation.⁶¹

In January 1986, Lots 606, 607, 608 and portion of Lot 636, with a total area of 3761 square metres, were surveyed to create three new lots: Lot 13, 842 square metres in area, fronting Glenroyd Street as does the adjoining Lot 11, the site of *Bona Vista*, with an area of 2068 square metres, and Lot 12, fronting Hill View Road, with an area of 851 square metres.⁶² On 3 April 1986, the Certificate of Title was registered for Lot 11, the proprietor being Perth Bible Institute.⁶³

On 27 June 1986, Perth Bible College's academic programme at Mount Lawley concluded, and *Bona Vista* was vacated in July, and the College duly re-located to College Court, Karrinyup.⁶⁴

On 6 August 1986, *Bona Vista* was transferred to Michael Charles Moloney, company director, and Kerry Dorothy Moloney, who took up residence at the place.⁶⁵ The Moloneys 'put a major effort into bringing it back to near original condition.'⁶⁶ Under their ownership, works implemented included removal of all partitioning, including that in the main living areas and at the first floor, opening up of the verandahs, and conversion of the lift well to a laundry chute. The main bathroom was 'gutted' and a bedroom (formerly the maid's room) converted to become an en suite bathroom to the main bedroom. In this very large main bedroom, a distinctive pattern of hand-painted poppies out-lined in black in the cornices, was retained. The former ballroom on the first floor became their sons' bedroom, where the original pressed tin ceiling featuring cherubs was retained. The doorway which had been cut through to the formal dining room in the post-WWII period was blocked up, and the original fireplace in the dining room was uncovered and restored. The main entry to the residence was reinstated, and the main panel of the leadlight in the front door was replaced. The hand painted

58 *Christophany* September 1985, p. 1.

59 Proposed Home Units, Perth Bible College, Brewer Constructions P/L, 31 July 1981.

60 Offers and Acceptances, File 370, Perth Bible College; and *Christophany* September 1985, p. 1. Note: *Christophany* included the value of the sale of 51 Lawley Crescent in the overall figure.

61 Alf Brown op. cit.; and *Christophany* September 1985, p. 4.

62 DOLA Diagram 69625.

63 Certificate of Title Vol. 1725 Fol. 985. Note: this was subject to a restrictive covenant, as set out in Transfer D225253.

64 *Christophany* July 1986, p. 1.

65 Certificate of Title Vol. 1725 Fol. 985.

66 Baker, Barrie op. cit., p. 13.

windows at either side depicting goldfields scenes were retained. The original internal carved timber staircase, a 'masterpiece' was retained, and new lights were installed.⁶⁷ The external staircase (originally for the maid's use) was removed, the breakfast room at the north-eastern corner of the ground floor was converted to a kitchen and combined with the adjacent office, whilst the external kitchen was converted to a utility room.⁶⁸ The 1972 additions were removed, and a new garage was built.⁶⁹

In the late 1980s and 1990s, renovation of other homes in the area continued, including the former Spastic Welfare building at 2a Hill View Road, which Michael Bonavita purchased in 1988, and thereafter thoroughly renovated and returned to use as a private residence.⁷⁰

In August 1990, 44 sq m of land at the corner of Glenroyd Street and Hill View Road was resumed for road widening.⁷¹

In 1997, *Bona Vista* was included in the Municipal Heritage Inventory for the City of Stirling, and recommended for entry in the State Register of Heritage Places.⁷²

In 1997, approval was granted to sub-divide Lot 11 to create two additional residential lots, to be numbered Lot 15 with an area of 507 sq m, and Lot 14, with an area of 1518 sq m, on which *Bona Vista* was located.⁷³ This proposed subdivision separated the lot adjoining the tennis court, on which the stables had been located, from the main residence.⁷⁴ *Bona Vista* was offered for sale at auction on 25 May 1997, but failed to sell at that date. The advertising brochure shows the site plan for the proposed sub-division, and the floor plan. The ground floor comprises the main entry, drawing room, living and dining room, staircase, kitchen, w.c., laundry, study, garage access and garage. The first floor comprises three bedrooms, including ballroom/bedroom two, all of which open to the verandahs, the en suite to the main bedroom, and the bathroom. Photographs of the interior show the drawing room, the living and dining room, the staircase and the kitchen, all at the ground floor; and, at the first floor, the main bedroom and bedroom 3. A photograph of the exterior shows the main entrance and the front garden, from the same angle as in the 1922 photograph. Attention was drawn to 'The quality of the staircase, timber panelling, joinery, plastered ceilings (on the ground floor) ... hand painted pressed metal ceilings and panels (on the first floor) equal to the best in Australia.'⁷⁵

On 27 October 2000, *Bona Vista* was transferred to Nicholas John Driscoll and Jody Margaret Georgina Driscoll, as joint tenants, who took up residence at the place.⁷⁶

67 Kerry Moloney, telephone conversation with Robin Chinnery, 28 October 2003.

68 Baker, Barrie op. cit., p. 13 and p. 110.

69 Kerry Moloney op. cit.

70 Baker, Barrie op. cit., p. 13.

71 Gazetted 31 August 1990, DOLA Diagram 69625; and Certificate of Title Vol. 1725 Fol. 985.

72 Municipal Heritage Inventory City of Stirling, Adopted 17 June 1997.

73 Application for Approval of Plan of Subdivision/Amalgamation, Western Australian Planning Commission, 30 April 1997; and Certificates of Title Vol. 2204 Fol. 416 and Vol. Fol.

74 Kerry Moloney op. cit.

75 Sale brochure, op. cit.

76 Certificate of Title Vol. 2204 Fol. 416.

In 2002, it was reported that *Bona Vista* 'is once again one of Perth's great residences.'⁷⁷ In 2003, the place continues to be occupied as a family residence.

13.2 PHYSICAL EVIDENCE

Bona Vista is a two storey tuck-pointed brick and clay tiled roof residence in the Federation Filigree style.⁷⁸ It was built for Mrs. Charles Roberts in 1917, as her family home. It is set in a partly walled and partly open garden that has been reconstructed to a style resembling the Inter-War Domestic style.⁷⁹

Access to the property was not made available at the time of this assessment and the following observations were made from the surrounding streets.

Bona Vista is located in a section of Mount Lawley developed in the late Federation and Inter-War period. Though not an area of uniformly designed houses, there are groupings of houses in the immediate vicinity in Glenroyd Street, Hill View Road, Vale Street, Queens Crescent, Clifton Crescent, and beyond, where the relationship of styles, building materials and the degree of intactness of many of the houses gives rise to the strong impression of a precinct. There are gaps in the precinct produced by an apartment building, some inappropriate additions to houses, and new development, but the strength of the precinct is little diminished by these. The precinct is strongly characterised by its garden suburb street pattern, wide grass verges and street tree plantings.

Bona Vista is located at the highest point of the precinct and may be viewed from a number of points beyond it. Even though street tree plantings are a prominent visual feature, *Bona Vista* remains the most prominent landmark in the area.

Bona Vista is located on the corner of Glenroyd Street and Hill View Road, close to the junction of Lawley Crescent. The house stands on an irregular plan lot that is almost in the shape of a truncated triangle. The house stands on Lot 14 and the vacant Lot 15 abuts Lot 14 to its west and is a vacant lot, which is partly bitumen paved and does not appear to be maintained at present. The site features include street verges and tree planting, an open garden to the west and south of the house on Lot 14, the two-storey house, single storey double garage, a wall garden to the east, additions and pergolas to the north-east side of the house, and a variety of plantings.

The verges around the house vary in character. The Glenroyd Street verge is grassed and contains street trees including Peppermint Trees (*Agonis flexuosa*), Queensland Box Trees (*Lephostemon conferta*) and Jacaranda (*Jacaranda mimosafolia*), and there is an insitu concrete pedestrian path adjacent to the property line. A large Lemon Scented Gum (*Eucalyptus citriodora*) on the corner of Glenroyd Street and Hill View Road is the largest street tree in the vicinity. The Hill View Road verge contains untended grasses and Peppermint Trees. There is a low limestone wall along a part of the Glenroyd Street boundary. The garden to the west and south of the house comprises a winding path to the corner entry steps, lawns and plantings of Standard Roses (*Rosea spp.*) along the entrance

⁷⁷ Baker, Barrie op. cit., p. 13.

⁷⁸ Apperly, R., Irving, R., Reynolds, P. *A Pictorial Guide to Identifying Australian Architecture. Styles and Terms from 1788 to the Present*, Angus and Robertson, North Ryde, 1989. pp. 108-11.

⁷⁹ Ramsay, J. *Parks, Gardens and Special Trees: A Classification and Assessment Method for the Register of the National Estate*, Australian Government Publishing Service, Canberra, 1991. pp. 21-22

path, *Agapanthus (Agapanthus africanus)* along the street boundary, with Cypresses (*Cupressus spp.*), Lily (*Lillium longiflorum*), and Camellias (*Camellia spp.*). There is a single skin face brick wall extending from the garage wall on the north-east which encloses the property boundary across the truncated property boundary and then along the length of the Hill View Road boundary to a line roughly at the western end of the house. In some locations the wall is partly covered with Ivy (*Hedera spp.*), and over the top of the wall a Chinese Pepper (*Schinus molle*) and Chinese Tallow (*Sapium sebiferum*) can be seen. Other plantings that can be seen from Hill View Road include a Liquidambar (*Liquidambar styraciflua*), a Cocos Palm and a Ficus. The open areas of the garden are reminiscent of the Inter-War Domestic style, with the broad expanses of lawn, garden edges, and tree plantings, however, it would appear that all of the plant material is of a much more recent origin and is probably associated with the 1980s works.

There is no surface evidence of the outbuildings and garage that are indicated on the undated Sewer Plan and the current extensions and garage would have required the removal of these buildings as part of the site preparation works.

Bona Vista is a two storey tuck-pointed brick and clay tiled roof residence in the Federation Filigree style, designed to face Glenroyd Street and to take advantage of views towards the city and to the Darling Range. The house is built to a regular plan that is given visual interest by the main entry being set diagonally, and bay windows to the south and west elevations. The architectural treatment of these elements gives the overall composition some of its visual richness.

Bona Vista has a two-storey verandah that extends around the perimeter of the house. The ground and first floor differ in construction and detail. The ground floor section has a timber floor and 5" stop chamfered timber posts, routed at balustrade and post bracket level and these are paired at corners and around the front entrance. The posts have simple post brackets and panels between paired posts and above the bracket line there is a deep two tier panelled frieze. There are sections of balustrade between paired posts. The upper verandah has 4" stop chamfered posts, a plain vertical baluster balustrade, more extensive post brackets and a timber filigree panel between paired posts. The upper floor is timber also. Concrete stairs with stucco strings lead up to the eastern entry and to the main front entrance.

The walls are tuck-pointed brickwork, with stucco strings, sills, lintels, and architraves and dressings to the entrance hall windows. The main entrance is set diagonally and has a stucco lintel curving over a soldier course brick lintel, and the door itself is a two panel door with a stained glass leadlight, with stained glass sidelights, and a fanlight with the words 'Bona Vista' worked into a sash that extends across the light. The patterns employ geometric motifs, stippled and stained glass. The corner entrance geometry extends up through both floors and terminates with a half-timbered gable above the verandah roofline. Either side of the entrance door there are two walls set at right and angles to one another, with a rose window set in an elaborate stucco surround to each wall plane. The western wall then extends away from this point, with one window in the wall panel and at its northern end has a bay window. The general pattern for windows is double hung sashes with plain leadlights. The central opening to the bay window contains a set of French doors. The south elevation juts proud of the entrance

hall plan and has a bay window similar to the bay window previously described, but without French doors. Most of the east elevation at ground floor level is covered by the alignment of the garage and the extensions and pergola, while the north elevation can be seen from Hill View Road, and it repeats a similar pattern to the west elevation, though part of the verandah is enclosed by diagonal pattern timber lattice. At first floor level there is a restrained pattern of double hung sash windows and French doors leading out onto the verandahs, with the flow of the verandahs interrupted at the junction of the change in direction on the north verandah, where a framed construction elements extends across the change of direction. The pattern of the leadlights differs from that on the ground floor, with a faceted lozenge shape replacing the rectangular shapes in the ground floor window patterns.

The roofscape comprises a gambrel and gabled Marseilles pattern terracotta tiled roof, with brick chimneys decorated with stucco cornice and clay chimney pots. There are gables of the entrance and the bay windows that enrich the roof geometry. The gables are half-timbered and have birdboards to the eaves soffits. The lift over-run can be seen extending through the verandah roof on the north side of the house and this is a distinctive feature. It has been designed to minimize its visual impact and takes the form of a minor belvedere.

The interiors were not available for inspection.

A new garage was erected to east of the house in 1986, replacing earlier buildings and the garage abuts the house. This building replaces a group of buildings, including a garage that is indicated on the Sewer Plan. The building is made from face brickwork and has a tall panel and boarded gable, with two tilt-up metal doors for vehicle access. It has a tiled roof and has been designed to blend with the existing house, though it is clearly a modern piece of construction.

There is a face brick construction extension to the east of the east elevation of the original house and a timber pergola over a paved area in the garden, but these items were not clearly visible from the street.

Generally the exterior of the house seems to have retained the great majority of its original features, with the exception of the loss of the group of buildings on the Glenroyd Street and Hill View Road corner, and the additions to the eastern side of the house.

Bona Vista appears to be in reasonably good condition, though a close inspection was not made.

It is likely that the site of the earlier structures indicated on the Sewer Plan were removed to make way for the present garage and structures and that this process would have taken with it any substantial evidence of the removed structures.

13.3 COMPARATIVE INFORMATION

Mount Lawley Residences

Mount Lawley developed as a suburb of Perth in the first decades of the 20th century. The lots with the best views, which were most highly sought, included those on the high ground around Lawley Crescent, Queen's Crescent, Hill View Road and Glenroyd Street. This became the most prestigious residential area in the suburb in the World War I and interwar periods. Whilst most residences in

the suburb were brick villas, a number of substantial two-storey residences were built in the aforementioned area, including *Bona Vista*.

In 1916, well-known builder S. B. Alexander built his two-storey family residence, designed by Architects Oldham and Cox, in Queen's Crescent, Mount Lawley.⁸⁰ *Bona Vista* is a larger and more imposing house than Alexander's house.

The Federation Filigree style and scale of *Bona Vista* are uncommon in Mount Lawley, being more typical of the grand residences built in West Perth and Peppermint Grove in the Federation period.

Other Two Storey Residences from the period

Tukurua (P03453) is a two-storey limestone and iron residence in the Federation Filigree style, though much of the filigree has been lost. It is set up as a main house and servants' quarters and is designed to take advantage of the sea view and cooling summer breezes. The house was completed in 1896.

Lexbourne House (P02905) is a two-storey brick, stucco and tile roof construction villa in the Federation Free style, pavilion, garden walls and open landscape setting, completed in 1911, it is much more of a classically derived villa, though similar in scale to *Bona Vista*. However, it is built on a flat site with no thought of the views and is much more related to being in an established prestigious location.

935 Wellington Street, Perth (P16528) is a two-storey brick and iron residence completed in 1905 and set in an urban setting. 937 Wellington Street (P01629) is adjacent and was completed in the same year as was 939 Wellington Street (P16530) and all are in the Federation Filigree style.

Success Hill Lodge (P09201) is a two-storey brick and iron house in the Federation Queen Anne style, with later additions and has been altered for a number of subsequent uses. The place was completed in 1896.

Dalkeith House (P00931) is a two-storey brick and iron house in the Federation Queen Anne style, located at 160 High Street, Fremantle and is set on the edge of Queen Square and is a landmark in the city by virtue of its prominent location.

Earlesferry (00128) was completed in 1902 and was built in brick and iron alongside the river at Bassendean to take advantage of river views. This is a landmark building in a very flat river plane landscape.

Meerilinga (02336) at 1186 Hay Street, West Perth is a two storey brick and slate roofed building, with elaborately timbered verandahs and a slate roof turret and was completed in 1897.

273 Hay Street, Perth (P16566) is a two-storey brick and iron residence in the Federation Queen Anne style, completed in 1907.

Colwyn, 50 Victoria Avenue (P02080) is a two-storey Federation Queen Anne style residence constructed in brick and iron, completed in 1911.

Bona Vista was completed in 1917 and is a very late and intact representation of a substantial two-storey residence in the Federation Filigree style in the context

⁸⁰ W. A. Mining, Building and Engineering Journal 7 July 1916, pp. 14-15.

of places that are noted on the Heritage Council's Register of Heritage Places and database.

Alternative uses for large residences.

It was common practice for larger residences to be converted for alternative uses in the interwar and early post-WWII period. Many became hospitals (Stott Residence; Claremont; Stranraer, Subiaco; Harrow, Subiaco; Guppy's Residence, Victoria Street, Guildford) or institutions (Lexbourne, West Perth - WA School of Nursing); Success Hill (various health related uses) or hotels (52 Mount Street, Perth), or educational facilities (Barrett's House, Shenton Avenue, Claremont and several houses within Christ Church and Methodist Ladies College) or boarding houses (several houses in Mount Street, West Perth).

Like Guppy's House, *Bona Vista* has come the full circle and returned to be a family home.

13.4 KEY REFERENCES

No key references.

13.5 FURTHER RESEARCH

Extant Perth Roads Board records of building licence applications date only from August 1917. They have been searched for the period 1917-32, but no record of the place was found. Copies of the *WA Mining, Building and Engineering Journal* on microfilm at Battye Library are incomplete for the period 1913-17, and, similarly, no record of the place was found. Charles Roberts, son of the original owner, did not know the architect or builder. Further research may reveal information about these.