



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)

- 8.12 Living in & around Australian homes

HERITAGE COUNCIL OF WESTERN AUSTRALIA THEME(S)

- 602 Early settlers

11.1 AESTHETIC VALUE*

Grasmere is a fine example of single storey homestead 1886 in the Victorian Georgian style, which in spite of changes to the fabric and the enclosure of part of the verandah manages to retain its original design qualities. The plan form and the proportions of all the rooms of the original house are and provide pleasant living spaces. (Criterion 1.1)

Grasmere, located on a rise above Bull Creek, has a landmark quality, albeit the place is somewhat obscured at present particularly by some of the more recent plantings in the garden at the north of the house, and the overgrowth of bamboo to the east. The place presents a gentle, simple, and aesthetically pleasing vista, with the remnants of the late nineteenth and early twentieth century plantings, in particular the palms and pines, contributing to the overall setting. (Criterion 1.3)

Grasmere located on a rise above Bull Creek and looking towards the open body of water of Canning River, contributes to the aesthetic qualities of the landscape edge of the environment in an area that is now largely developed for suburban subdivision and where the creek's edges are otherwise managed landscape. (Criterion 1.3)

11.2. HISTORIC VALUE

Grasmere, built as a holiday and weekend retreat in the 1880s, became the homestead for the property as it was developed and worked by the Bateman family, through the late nineteenth century and more than 70 years of the twentieth century. The former Bateman landholding now comprises much of the suburbs of Brentwood and Bateman. The homestead has survived into the late twentieth century and continues in use as a residence. (Criterion 2.1)

* 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.

Grasmere has historic associations with the Canning River, which was the major transport route for goods and people travelling to and from *Grasmere* before a road was built to the property. A private jetty was located at the bottom of the gardens, which extended from the house to the river. (Criterion 2.1)

Grasmere is one of the earliest houses constructed in the latter half of the nineteenth century in Melville, as European settlers began to develop agriculture in the district from the 1880s. (Criterion 2.2)

Grasmere was built for the Bateman family, prominent Fremantle identities, in 1886. It was occupied initially as a holiday and weekend retreat, and subsequently became the residence of members of the Bateman family, from c. 1910, when William Augustus Bateman took up residence there with his family, and began more intensive agriculture at the property with the establishment of fruit and vegetable growing. *Grasmere* continued in the ownership and occupation of the Bateman family to late 1978. (Criterion 2.3)

In its day as a freestanding Victorian Georgian style homestead, *Grasmere* was an elegantly resolved example of the use of the style. Despite the changes to the setting and the partial enclosure of the main house verandahs, *Grasmere* displays to a considerable degree, the artistic excellence in its careful siting and fine design qualities. (Criterion 2.4)

11. 3. SCIENTIFIC VALUE

11. 4. SOCIAL VALUE

Grasmere is highly valued by the community of the City of Melville, as one of the few surviving nineteenth century homesteads in the City, and as the home of the Bateman family, who owned most of the area which comprises the present suburbs of Brentwood, and Bateman, which commemorates the family's name and their place in the early history of the City. (Criterion 4.1)

Grasmere contributes to the community's sense of place, as a visible reminder of the City's origins and its history. The names of the suburb, Brentwood, and the streets, Pulo and Spinaway, derive from the history of the Bateman family, as the name of the Bateman's family home at Fremantle, William Augustus Bateman's wife, Alice Bessie Pulo Bateman, and one of the ships owned by J. and W. Bateman. (Criterion 4.2)

12. DEGREE OF SIGNIFICANCE

12. 1. RARITY

Grasmere, a late nineteenth century Victorian Georgian style homestead, is uncommon in suburban Perth at the end of twentieth century. (Criterion 5.1)

Grasmere is set in a landscape and designed in a style that is no longer practiced and is one of a decreasing number of properties to survive from the period. (Criteria 5.2)

12. 2 REPRESENTATIVENESS

Grasmere represents a remnant of substantial landholding and homestead in the Victorian Georgian style that demonstrate a concept of leisure and a way

of life from the last quarter of the nineteenth century that has been sustained, albeit in a diminished setting, to the present. (Criterion 6.1)

Grasmere demonstrates a planned setting and homestead developed primarily for leisure. (Criterion 6.2)

12.3 CONDITION

The landscape at *Grasmere* is in fair condition. Areas outside the present fence line are neglected. They contain important plantings of at least three varieties of pines. The foreshore is overgrown with bamboo and arum lilies have established themselves in many areas of the site.

The house has had little maintenance in the last twenty years, but it remains structurally sound and in fair to good condition. Later additions to the house such as the infill rooms to the verandahs are in fair to poor condition. The kitchen is deteriorating and is in fair to poor condition.

12.4 INTEGRITY

Grasmere is still used as a residence, though manner of use has changed. Elements such as the kitchen and water closet are no longer in use for their intended purpose. However, its ongoing use as a residence would allow the cultural heritage values of the place to be maintained. Work is required to secure the place from damage from the elements in the short term. The place retains a moderate to high degree of integrity.

12.5 AUTHENTICITY

The landscape setting that relates to the period during which the house was constructed is much compromised by both neglect and change. Notwithstanding the changes to the homestead, the main house and kitchen retain a substantial proportion of their original fabric. Many changes have been of an additive kind that might easily be removed if they were no longer required. In other cases material has been removed, such as the lounge room overmantle, cast iron fireboxes and hardware. Some repair material is evident also. The room interiors by and large retain their essential features and much of their detail, including joinery paint treatments in several rooms. Overall the place retains a moderate to 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.

13.1 DOCUMENTARY EVIDENCE

Grasmere is a homestead (1886), and outbuildings. The place was built for the Bateman family in 1886. It was constructed of brick, with a corrugated iron roof, in the Victorian Georgian style. The outbuildings were constructed at unknown date(s), of corrugated iron.

In 1830, the first grants of land were made in the future City of Melville.¹ On 14 May 1830, Canning Location 28 was granted to Thomas Middleton on condition of improvement.² Comprising an area of 1,280 acres, and

¹ Cooper, W. S. and McDonald G. A. *A City for All Seasons: The Story of Melville* (City of Melville, 1989) p. 6.

² Ibid, p. 10.

incorporating two fresh water streams, it included most of the present day suburb of Bateman.³ He and John Adams followed the lead of Henry Bull, and began to develop their properties at their Canning Locations, and relocated their families from outlying districts to the comparative safety of the area.⁴

By 1831, a small community was established on the inlet on the Lower Canning River, with a number of houses and a jetty, and farming had commenced.⁵ However, later that year, following conflict between Aboriginal people and European settlers, including the deaths of the Velvick brothers, Thomas Middleton moved his family from Canning Location 28 to Perth.⁶

In the mid 1830s, on completion of their location duties to improve the land, the early European settlers were issued with the freehold titles to their land.⁷ In 1835, Canning Location 28 was transferred to Thomas Middleton, following his fulfillment of his obligations to improve the land.⁸ In the same year, the property was offered for sale; however, it was unsold when an Aboriginal fire destroyed Middleton's house.⁹ Subsequent efforts to lease the land were unsuccessful, and following the departure of the Middletons, there was little further development at Canning Location 28 until the late nineteenth century under the Batemans.¹⁰

By 1843, most of the early European settlers at Melville had left the district, moving to Perth or Fremantle, or more fertile land elsewhere.¹¹ The Middleton family concentrated their efforts on developing their property at Mount Henry, and Canning Location 28 was eventually sold.¹²

In 1851, Alexander Francisco acquired Canning Location 28 for £500, which passed to his heirs following his death in 1878.¹³ David Bras Francisco bought out his co-heirs, and then mortgaged the property to John Bateman for £300 at 8% interest in 1881.¹⁴ In 1885, when Francisco defaulted on the loan, the property was auctioned, and purchased by the eldest son of John and Rachael Bateman, John Wesley Bateman.¹⁵ Born in 1852, John Wesley Bateman had followed in the family business of J. & W. Bateman.¹⁶ On 27 April 1885, Canning Location 28 was transferred to him.¹⁷

³ Canning Location 28, in Planning Department, City of Melville, 'Search of Ownerships of Original Locations in the City of Melville, together with brief comments on the History and Origin of Place Names'.

⁴ Cooper, W. S. and McDonald, G. op cit., pp. 11-14.

⁵ Ibid, p. 14.

⁶ Ibid, p. 23.

⁷ Ibid, p. 18; and Canning Location 28, in Planning Department, City of Melville, op cit.

⁸ Ibid.

⁹ Ibid, p. 24.

¹⁰ Ibid, and Ibid, p. 39.

¹¹ Ibid, p. 20.

¹² Ibid, p.19; and Canning Location 28, in City of Melville Planning Department, op cit.

¹³ Ibid, p. 38; and Canning Location 28, in City of Melville Planning Department, op cit..

¹⁴ Ibid.

¹⁵ Ibid.

¹⁶ Erickson, Rica (Ed.) *The Bicentennial Dictionary of Western Australians pre 1829-1888* (University of Western Australia Press, Nedlands, 1987-88) p. 161.

¹⁷ Certificate of Title Canning Location 28, Vol. XIV Fol. 353, 27 April 1885.

On 25 May 1886, Canning Location 28 was totally transferred by endorsement to John Bateman, merchant and ship owner of Fremantle, and the father of John Wesley Bateman.¹⁸

John Bateman (b. 1824) had arrived per *Medina* with his parents in 1830.¹⁹ In 1857, he established the firm of J. & W. Bateman in partnership with his brother Walter; as import and export merchants and shipowners, they built up a considerable mercantile business in Western Australia.²⁰ In 1872, the partnership was dissolved on the grounds of Walter's mental instability.²¹ John Bateman continued in the family business until 1890, when he sold his interests to his son, John Wesley Bateman.²²

Fremantle merchants owned much of the land in the Melville district at various periods in the latter half of the nineteenth century, including Mrs. Mary Higham, Silas and George Pearse, and members of the Duffield family. Few of these owners resided in the area, and for the most part their properties were utilised for grazing.

In 1886, *Grasmere* was built as a 'weekend retreat' for the Bateman family.²³ The site selected for the house was on a low-rise overlooking Bull's Creek.²⁴ A jetty was constructed, at which flat-bottomed barges were able to unload the 1' 6" size bricks brought upriver from Fremantle for the construction of the house.²⁵ All walls are plastered or rendered and no evidence was found of a brick of this size on site, but they may lie concealed beneath the plaster. The foundations were of stone, and the floors of pine.²⁶ The house comprised six large rooms, each 14' x 14', with a central hall 6' in width, with an arch separating the front from the rear portion of the house, high ceilings throughout, and wide verandahs on all sides, with a corrugated iron roof.²⁷ There were fireplaces in every room, with those in the two bedrooms at the south side of the house of cast iron, and with timber mantle-pieces to each fireplace.²⁸ In the living room, the fireplace had a carved timber over mantle, with mirrors.²⁹ The living room, which opened from the central passage, comprised two rooms, each 14' x 14', divided by two wooden folding doors.³⁰

The front of the house faced the waterside at the east, from whence the Batemans and their guests arrived by boat. The kitchen was a separate outbuilding, 'about 12 yards' from the house, constructed of corrugated iron, with a timber floor, and lined with timber boards.³¹ The laundry was also of

18 Ibid, 25 May 1886.

19 Erickson, *rica* (Ed.) op cit., p.160.

20 Ibid.

21 Ibid, pp. 160-161.

22 Ibid, p. 160.

23 Cooper, W. S. and McDonald, G. op cit., p. 66; and Bessie Bateman, recollections, handwritten, 1988, held at Melville Historical Society.

24 Ibid.

25 Ibid.

26 Site visit, Robin Chinnery and Philip Griffiths, 20 October 1999.

27 Bessie Bateman, op cit.

28 Pat McAnuff, grand-daughter of William Augustus and Alice Bessie Pulo Bateman, telephone conversation with Robin Chinnery, 13 October 1999.

29 Ibid.

30 Ibid.

31 Ibid.

corrugated iron construction.³² An earth closet, which the family later referred to as 'Ivy Cottage', was erected in the rear yard of the house.³³

Throughout the latter part of the nineteenth century and the early twentieth century, the Bateman family used *Grasmere* as a weekend retreat, and for holidays, and most of John Bateman's 11 surviving children honeymooned at the place following their respective weddings.³⁴ The property was utilised for timber cutting and pastoral purposes.

The Batemans named three hills in the vicinity of *Grasmere*. The first took its name from its proximity to *Grasmere*. The second, where an earlier, 4-roomed cottage was located, took its name from its proximity to the Batemans' stables.³⁵ The latter was the location at which a magazine was constructed for the storage of explosives for J. and W. Bateman prior to the establishment of the Government magazine.³⁶ The magazine was demolished at a later date in the Inter War period, 'so that Bill Bateman's house could be built.'³⁷

On 18 June 1898, 1,277 acres of Canning Location 28 were transferred to Samuel Benningfield Bateman, grazier of Oaklands, and William Henry James Holman, engineer and draughtsman of Claremont.³⁸ Samuel Benningfield Bateman (b. 1878, d. 1959) was the youngest son of John and Rachel Bateman.³⁹ Following the transfer of the property into his name, it continued in use as previously, as a weekend and holiday retreat, with some timber cutting and some pastoral use. The house was offered to Samuel as a more permanent dwelling and for development of the property; however, he declined it, as did another brother, Lewis, before their older brother, William Augustus, accepted their father's offer of the place in c. 1906.⁴⁰

From 1906, William Augustus began to develop the property at Canning Location 28, after his father agreed to provide him with a life interest in the place, and that it should be divided between any children that he might have in equal shares, sons or daughters.⁴¹ He had retired from the family business when John Wesley Bateman assumed control of it in 1890, and had been farming at Jandakot.⁴² In the period 1906-10, William Augustus, known to his children and the workers alike as 'Boss', continued to reside at Jandakot, and to journey between the two properties.⁴³ Workers at *Grasmere* were accommodated in the 4-roomed cottage, which became the Men's House, and another cottage was built where Canning Highway is located today.⁴⁴

³² Pat Mc Anuff, telephone conversation with Robin Chinnery, 14 October 1999.

³³ Pat Mc Anuff, op cit.

³⁴ Ibid; and Bessie Bateman, op cit.

³⁵ Ibid. Note: little is known of the origins or fate of the cottage, save that it was constructed prior to the Bateman's homestead, and that it continued to serve as accommodation for workers at the place well into the twentieth century.

³⁶ Ibid.

³⁷ Ibid.

³⁸ Ibid.

³⁹ Erickson, R. (Ed.) op cit., p. 161.

⁴⁰ Bessie Bateman, op cit.

⁴¹ Ibid.

⁴² Ibid.

⁴³ Ibid.

⁴⁴ Ibid.

On 18 July 1908, 20 acres of the Batemans' land at Canning Location 28 were resumed for Road 7660.⁴⁵

In 1910, William Augustus Bateman (b. 1866) took up residence at *Grasmere* with his wife, Alice Bessie Pulo, and their family of five children, and the George family, who had worked for him at Jandakot, took up residence in the cottage mentioned above.⁴⁶ A large white camellia tree, planted in the late nineteenth century by Mrs. John Bateman, continued to grow in the garden, and the arum lilies she had planted were already invading the area.⁴⁷ The separate kitchen outbuilding continued in use, with Jack Thomas employed as cook by the Batemans.⁴⁸

From 1910, firewood continued to be cut from the property for sale in Perth.⁴⁹ Fruit trees, including, oranges, apples, pears, figs, apricots, peaches, plums and vegetables were planted and grown at the place for sale at Perth and Fremantle markets.⁵⁰ Grapevines were planted in the area up by Stable Hill, 'enclosed with chicken wire netting' for protection from birds.⁵¹ A 'huge' mulberry tree grew by the kitchen window.⁵² A number of pines, were brought from Fremantle by William Augustus, and planted at the place.⁵³ The family had numerous horses, and also poultry and dairy cows for their own produce.⁵⁴ Pigs were kept in the area known as the Pig Paddock, a small valley between Stable Hill and Magazine Hill.⁵⁵ The property became a successful farming enterprise, and a number of laborers were employed at the place.⁵⁶

A family photograph taken in 1912, shows the north-western corner of *Grasmere*, with the end of the verandah enclosed with lattice, and to the west of it, a water tank and stand.⁵⁷

William Augustus Bateman continued in occupation of *Grasmere* as a tenant-for-life.⁵⁸ An avid gardener, he established a rose garden between Homestead Hill and Stable Hill, planted with a number of varieties including 'old red cabbage rose and later a Dorothy Perkins on a trellis.'⁵⁹ A 'fair sized' lily pond was built in the front garden of *Grasmere*.⁶⁰ At its heyday in the period from c. 1920, the gardens of *Grasmere* were well established, and the place was picturesque in this setting with its exterior walls washed with a soft biscuit shade of wash, as shown in a painting by Rae Gillett (nee Bateman).⁶¹

45 Certificate of Title portion of Canning Location 28, Vol. 425 Fol. 112, 18 June 1898.

46 Bessie Bateman, op cit.

47 Ibid.

48 Ibid.

49 Cooper, W. S. and McDonald, G. op cit., p. 66.

50 Bessie Bateman, op cit.

51 Ibid.

52 Ibid.

53 Ibid.

54 Ibid.

55 Ibid.

56 Ibid.

57 Pat McAnuff Collection.

58 Bessie Bateman, op cit.

59 Ibid.

60 Ibid.

61 Painting of the place, by Rachel (Rae) Gillett, Pat McAnuff Collection. Note: remnants of the wash are extant on the walls of the house to the rear verandah, site visit, 20 October 1999.

The Bateman children, Bill, Vic, Bessie, Frank, and Rachel, all spent a number of years at *Grasmere*, with brothers, Frank and Vic, continuing to work the property.⁶² Frank continued to work it after the death of Vic, until it was sold in the late 1970s.⁶³ They lived 'a life of peaceful simplicity'.⁶⁴ A tennis court was established to the north-west of the homestead, and also a half size cricket pitch.⁶⁵ *Grasmere* was quite isolated, with the nearest neighbour about one mile distant, and only three or four houses scattered along South Street.⁶⁶ A plank road led from Bateman's property.⁶⁷

Between 1927 and 1932, various resumptions and transfers reduced the area of the land.⁶⁸

It is likely that the enclosure of the rear verandah was carried out in the Inter War period, with a bathroom at the south-west, a w.c., and an additional small room at the north-west utilised for dairy purposes, separation and butter making etc., and consequently called 'The Dairy'.⁶⁹ The conversion of the south-west room of the house to a kitchen probably dates from this period also, and Frank and Vic Bateman occupied the former outhouse kitchen as sleeping accommodation.⁷⁰ The pine floor in the second bedroom was replaced with 6" boards of jarrah at an unknown date, pre 1950, due to termite damage.⁷¹

On 28 July 1935, William Augustus Bateman died.⁷² His widow continued to live at *Grasmere*, and his sons continued to work the property.⁷³

In the post World War Two period, Alice Bessie Bateman continued to reside at *Grasmere*, with her sons working the property, continuing the market growing and timber cutting activities, and also establishing a poultry business, with the fowl run located to the south-west of the homestead.⁷⁴ The family continued to keep sufficient dairy cows for their own needs and those of the family members who lived in the vicinity.⁷⁵

The main bedroom, at the south-east of the house, was that of Alice Bessie Pulo Bateman, and the second bedroom at the south, was that of her spinster daughter, Bessie.⁷⁶ The enclosed room at the north-west corner of the rear verandah, formerly 'The Dairy', was utilised as an incubation room in this period.⁷⁷ The original outhouse kitchen was used for storage purposes, and

62 Ibid.

63 Ibid.

64 Uren, Malcolm *The City of Melville from bushland to expanding metropolis* (City of Melville, 1975) p. 48.

65 Ibid, p. 50.

66 Ibid.

67 Ibid, p. 51.

68 CT portion of Canning Location 28, Vol 425 Fol. 112, and Vol. 629 Fol. 19, 5 May 1927; Vol. 962 Fol. 19, and Vol. 975, 5 September 1927; Vol. 975 Fol. 170 29 February 1928; Vol. 1003 Fol. 375 21 September 1928; Vol. 975 Fol. 169 and Vol. 1031 Fol. 688 5 December 1932.

69 Bessie Bateman, op cit.; and Pat McAnuff, op cit.

70 Ibid.

71 Ibid.

72 Ibid.

73 Ibid.

74 Ibid.

75 Ibid.

76 Ibid.

77 Ibid.

the earth closet had been converted to a water closet.⁷⁸ The third outbuilding, the laundry was also extant.⁷⁹

Mrs. Bateman 'loved' her garden, which extended from the front of the house towards the river, with a circular rose garden with a flag pole, mature palms, with the lily pond stocked with fish to the north-east of the main entrance steps, and a stand for a sundial towards the north-east corner of the front garden.⁸⁰ Lawns were established on the south, east, and north sides of the house, with garden beds also at the north side of the house, and a path to the road.⁸¹

There were further transfers of land between 1951 and 1956.⁸²

On 5 November 1958, more of the land was transferred to the State Housing Commission, reducing the area held by The West Australian Trustee Executor and Agency Company Limited to 14 acres 19 perches or thereabouts.⁸³ On 15 June 1959, the easement granted in 1931 was surrendered.⁸⁴ There was some subsequent sub-division and development by the S. H. C. after each parcel of land was transferred; however, development in the locality was quite slow until after the construction of the Kwinana Freeway.

On 3 October 1964, '22 attractive homesites' at Grasmere Estate, Brentwood were offered for sale at auction under instructions from The West Australian Trustee Executor and Agency Company Limited.⁸⁵ On 26 November 1964, the area held by The West Australian Trustee Executor and Agency Company Limited was reduced to eight acres and 17 perches or thereabouts, following the sale of the aforementioned lots.⁸⁶

Members of the Bateman family continued to reside at *Grasmere* through the 1960s, and 1970s, and Frank Bateman continued to work the property following the death of his brother, Vic.⁸⁷ When the poultry business ceased operation, Mrs. Bateman converted the use of the former 'Dairy' from an incubation room to a conservatory.⁸⁸ Circa 1969, Jim Bateman, a grandson of William Augustus and Alice Bessie Pulo Bateman, planned to renovate *Grasmere*, in preparation to take up residence at the place after his forthcoming marriage.⁸⁹ He began renovation of the kitchen, including the installation of a new electric stove.⁹⁰ However, the planned work was not completed as he died in an accident a few weeks before the marriage date.⁹¹

78 Ibid.

79 Ibid.

80 Ibid.

81 Ibid.

82 Certificate of Title, portion of Canning Location 28, Vol. 1031 Fol. 688, 5 December 1932, and Vol. 1171 Fol. 171, 16 May 1951; Ibid, 26 November 1954 and Certificate of Title, portion of Canning Location 28, Vol. 1171 Fol. 171, and Vol. 1194 Fol. 088, 20 June 1956.

83 Ibid, and Vol. 1219 Fol. 461, 5 and 6 November 1958.

84 Ibid, 15 June 1959.

85 Sale of Grasmere Estate, Brentwood, by Joseph Charles, Learmonth, Duffy & Co., on file at Melville Historical Society.

86 Certificate of Title, portion of Canning Location 28, Vol. 1194 Fol. 088, and Vol. 1291 Fol. 157, 26 November 1964.

87 Bessie Bateman, op cit.

88 Pat McAnuff, op cit.

89 Ibid.

90 Ibid.

91 Ibid.

From late 1973 to November 1978, *Grasmere* was occupied by the McAnuff family, Pat McAnuff being the grand-daughter of William Augustus and Alice Bessie Pulo Bateman.⁹² The place was painted during their residence, and the area around the house was fenced for the safety of their young children.⁹³

In 1978, the descendants of William Augustus Bateman decided to sell *Grasmere*, and whilst the McAnuffs considered purchasing the place, they did not proceed.⁹⁴ The place was next offered to the City of Melville, which declined the offer unless the family spent a considerable sum on improvements stipulated by the City.⁹⁵

On 4 August 1978, portion of Canning Location 28, comprising eight acres and 17 perches or thereabouts, was transferred from The West Australian Trustee Executor and Agency Company Limited to T. S. Plunkett Pty. Limited, 25 undivided fiftieth shares; G. K. W. Hirings Pty. Ltd., 15 undivided fiftieth shares; and Bagot Pty. Ltd., Telopia Nominees Pty. Ltd., G. G. S. Pty. Ltd., Denholme Pty. Ltd., and Machteltje Johanna Pietersen each with two undivided fiftieth shares, as tenants in common.⁹⁶ This wound up the trust established as agreed by John Bateman and his son, William Augustus Bateman, and Frank Bateman ceased to work the property.⁹⁷

The Bateman family are commemorated in the City of Melville in the naming of the suburb of Bateman and in Bateman Road; also in Pulo Road, Pulo being one of the names of William Augustus Bateman's wife, Alice Bessie Pulo Bateman; Spinaway Crescent, named after one of the ships owned by J. and W. Bateman; and Brentwood, after the Bateman family's home in Fremantle.

The McAnuff family remained at *Grasmere* as tenants until late November 1978.⁹⁸ On their departure, they removed the over mantle from the living room, and also the door knocker and the door handle from the front door of *Grasmere*, all of which remain in their possession in 1999.⁹⁹

Since the McAnuff family vacated *Grasmere*, the place has been leased to tenants.¹⁰⁰

In January 1979, *Grasmere* was assessed by the National Trust of Australia (W. A.), and it was classified on 5 February 1979.¹⁰¹ It was 'well-preserved ... with its original corrugated iron roof.'¹⁰² The Trust Assessment noted the historic value of the place as 'one of the few remaining substantial dwellings in this area of Melville and for its association with the Batemans, pioneers in this

92 Ibid.

93 Ibid.

94 Ibid.

95 Ibid.

96 Certificate of Title, portion of Canning Location 28, Vol. 1291 Fol. 157, 4 August 1978.

97 Bessie Bateman, op cit.

98 Pat McAnuff, op cit.

99 Ibid.

100 R. Greaves, Spinaway Investments, telephone conversation with Robin Chinnery, 8 October 1999.

101 Assessment Exposition 'Grasmere', 12 Pulo Road, Brentwood. National Trust of Australia (W. A.), 30 January 1979. Note: The Trust Exposition, 30 January 1979, stated erroneously that at that date the place remained in the ownership and occupation of the Bateman family.

102 Ibid.

district as well as in Fremantle', and that the place was held in high esteem by the City of Melville.¹⁰³

On 27 July 1979, the 25 undivided fiftieth shares portion of Canning Location 28 of G. K. W. Hiring Pty. Ltd., Bagot Pty. Ltd., Telopia Nominees Pty. Ltd., G. G. S. Pty. Ltd., Denholme Pty. Ltd. and Machteltje Johanna Pietersen were transferred to Goliath Hirings Pty. Ltd.¹⁰⁴ The property was 3.2805 hectares in area.¹⁰⁵

On 28 September 1982, *Grasmere* was included in the Register of the National Estate on a permanent basis.

In the early 1980s, the tenant at *Grasmere* was a landscape gardener, and during his occupation of the place a number of trees and some shrubs were planted, including some of the eucalypts extant in 1999.¹⁰⁶

Circa 1984, when the Melville Historical Society was formed, the group hoped at some future date that they might be able to establish their headquarters at *Grasmere*, as they recognised its significance as the Bateman home, and its rarity as an extant early residence, built in the 1880s, 'the last viable example of an early farmhouse within the present day city boundaries.'¹⁰⁷

The current tenant of *Grasmere* took up residence at the place c. 1985.¹⁰⁸ He continues to live at the property, and breeds bees for sale.¹⁰⁹ The outbuildings are utilised for storage and work spaces.¹¹⁰

On 13 September 1988, the property of Goliath Hirings Pty. Ltd. a portion of Canning Location 28 was transferred to Spinnaway Investments Pty. Ltd., which continues to own the place.¹¹¹

In 1995, *Grasmere* was included in the Municipal Inventory for the City of Melville.¹¹² It was noted that much of the original fabric of the place remained, with some modifications, and that the place was in poor condition.¹¹³ There was some extant evidence of the earlier gardens and orchards.¹¹⁴ *Grasmere* was considered to have aesthetic and historic value, and its inclusion in the State Register of Heritage Places was recommended.¹¹⁵

The Melville Historical Society and the City of Melville continue to be concerned about the future of *Grasmere* which is seen as an integral part of the history of the City of Melville.¹¹⁶

¹⁰³ Ibid.

¹⁰⁴ Certificates of Title portion of Canning Location 28, Vol. 1291 Fol. 157, and CT 1540 Fol. 794, 27 July 1979.

¹⁰⁵ Ibid.

¹⁰⁶ Current tenant, conversation with Robin Chinnery, 20 October 1999.

¹⁰⁷ Anne Reid, Melville Historical Society, telephone conversation with Robin Chinnery, 23 September 1999.

¹⁰⁸ Current tenant, op cit.

¹⁰⁹ Ibid.

¹¹⁰ Ibid.

¹¹¹ Certificate of Title portion of Canning Location 28, CT 1540 Fol. 794, 13 September 1988.

¹¹² Place BR 1, in Municipal Inventory for the City of Melville, prepared by Hocking Planning and Architects Pty. Ltd. in association with Bill Cooper and Gilbert McDonald, 1995.

¹¹³ Ibid.

¹¹⁴ Ibid.

¹¹⁵ Ibid.

¹¹⁶ Anne Reid, op cit.

In 1999, *Grasmere* continues in use as a residence, occupied by tenants. The current owner, Spinaway Investments Pty. Ltd., is considering developing the site of *Grasmere* in the future, and may retain *Grasmere* within the future development.¹¹⁷

13.2 PHYSICAL EVIDENCE

Grasmere is a single storey homestead (1886) in rendered brick construction with a corrugated iron roof in the Victorian Georgian style¹¹⁸, together with a timber framed construction and iron clad former kitchen, and various other outbuildings, set in what remains of a rural landscape.

Grasmere is set on high ground above Bull Creek and surrounded by Pulo Road and Spinaway Crescent. The river's edge is thick with reeds and *Melaleucas*, interspersed with thick areas of bamboo and arum lilies in the sandy plain by the water's edge. The house is set on a rise, and is surrounded by post and wire and split timber paling fences. The land area around the fences contains some of the plantings of pines including Monterey Pines (*Pinus radiata*), Stone Pines (*Pinus pinea*), and a further unidentified pine, species, as well as Common Fig Trees (*Ficus caracas*). The density of undergrowth between the house and river has removed its historic connection to the water. The location of the jetty is no longer readily apparent.

Inside the fence line, there is a perimeter of trees, then lawn or sandy open ground, and finally perimeter beds around the house. The gardens contain a few historic plantings including a Chinese Pepper Tree (*Schinus molle*), Prickly Pear, and two Parade Palms (*Washingtonia filifera*). Other plantings include young citrus trees, eucalypts, and Peppermint Trees (*Agonis flexuosa*), Jacaranda, Silver Birch Trees (*Betula pendula*), Coral Trees (*Erithryna christi-galli*), and grevillea in the immediate vicinity of the house.

The main house has a long elevation, the north elevation, facing Spinaway Crescent, which is the side of the house. At a distance of some 6 metres from the west end of the house there is a former free-standing kitchen, now used for storage. Beyond the kitchen, further west, there is a group of relatively recent metal clad sheds and a brick and stone construction earth closet, later converted to a water closet.

The homestead is a single storey building constructed in brickwork with an ashlar rendered finish, painted and lined out with black joints, and this surface has in turn been over-painted. The main house has a hipped roof covered in short length sheets of corrugated iron. Tall brick chimneys rise above the roof, and the roof has perimeter ogee gutters. Though filled in with framed cladding in two locations towards its western end, the house has a perimeter verandah with a convex curved custom orb profile roof, painted eau de nil on the soffit. The verandah floor has been replaced with concrete, and post bottoms have been repaired. Steps lead down to the garden in two locations.

The house plan is rectangular and the surrounding verandahs suggest simple Victorian Georgian style symmetry; however, each elevation differs. The front elevation faces east, and has a four-panel front door with hopper light

¹¹⁷ R. Greaves and A. Watson, of Spinaway Investments Pty. Ltd., conversation with Robin Chinnery and Philip Griffiths, site visit, 20 October 1999.

¹¹⁸ 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. pp 42-45.

over and sidelights. This door is flanked by symmetrically located half glazed french doors. The north elevation facing Spinaway Crescent has a centrally located set of french doors flanked by two-pane double hung sash windows, while the opposing south elevation has three symmetrically arranged two pane double hung sash windows. Part of the north and south elevations is obscured by framed and asbestos clad walls and louvred windows, which also shroud the west elevation. The west elevation, which faces the former framed construction kitchen, has a single four panel door flanked by two pane double hung sash windows. The external appearance of the whole of the original elevation on this face of the building is covered by infix rooms. The exterior walls, and joinery are in good condition, and the roof, rainwater goods and verandah infill rooms are in fair to poor condition,

The house plan comprises the original five rooms (Rooms 6-10) within the masonry core and the rooms that were formed by enclosing parts of the verandahs. Original planning was based around a long central corridor (Room 5) with rooms arranged either side of it (Rooms 6-10).

Room 5 is the corridor, which has pine board floors, 12" (300mm) moulded skirtings, plain plastered walls, and a lath and plaster ceiling, with a large section of expedient repairs to the west of the mid point of the rear section. The skirtings are painted in two tones of faux bois. The doors are four panel patterns, which are also painted in two tones of faux bois, with moulded architraves. At a point one third of the way along the corridor from its western end, there is an arch across the axis and it is trimmed with a run moulded architrave.

Room 6 has been adapted to become a kitchen. The floors are covered with vinyl, and in this room a quad has been added to the skirting. The fireplace has been modified to accept a cooker, and kitchen fittings added to south and north walls. This room, like all the other rooms in the house, is based on a 14'0" square plan. The room retains its four-panel door, and has two-pane double hung sashes to its external walls.

Room 7 is currently used as a bed and sitting room. It retains its deep moulded skirtings, timber floors, plastered walls, lath and plaster ceiling, and fireplace surround. The surround remains dark stained, but part of the original firebox has been removed. Both external walls retain their two pane double hung sash windows.

Room 8 is used as an office and is identical to Room 7, except that the floor has been replaced with jarrah boards and the joinery has been painted over with white paint. There is a built-in cupboard to the right of the chimney breast.

Room 9 is a double space, which can be divided into two rooms by large folding doors in a six-panel format. The doors are finished in faux bois. There is a single fireplace to serve the room with a modified firebox. The overmantle has been removed. There is a built in cupboard to the right or north of the chimney breast. While the western part of the pair of spaces has a plain lath and plaster ceiling, the eastern part has a run cornice and plaster ceiling rose. The room has two french doors and a double hung sash window. The decorative features of the room include a paper frieze in a design that was popular in the Inter War period.

The final original room (Room 11) is used as a bedroom and is identical to Room 7, but it has french doors in the east wall and a virtually intact fireplace and surround. The faux bois has been painted over in this room.

The rooms that form part of the original house are in fair to good condition with only minor modifications to all rooms other than the present kitchen. Each room is predominantly original fabric.

The remaining rooms (Rooms 1-4) have been formed by filling in parts of the verandahs. All floors are concrete, the walls are lined with asbestos or weatherboards. The doors are flush and ledge, braced and boarded. Soffits are lined with asbestos, in the cases of Rooms 1 and 4, or have been left as the verandah roof soffit. Windows are metal-framed louvres. All of these rooms are in fair to poor condition. Their construction has had the unintended benefit of further protecting the west wall of the original house.

Attached to the house some 19'0" (6.6m) away and linked to the house by a curved roof covered way, there is a framed construction former kitchen. The kitchen has corrugated iron clad walls and roof, a timber floor, timber linings to the walls and ceilings, and a cast iron stove built into a brick hearth. It is currently used as a workshop and store. The exterior of the former kitchen is in poor condition, and elements such as joinery have not been repainted for many years, with the result that timbers have dried out and opened up. The interior is in fair to good condition, though with the amount of material stored in the place, detailed examination of the fabric is difficult.

There is the ruin of an earth closet, which was later converted to a water closet some distance way. This building was constructed with brick quoins and stone infill walling.

Other structures are metal-framed sheds clad in metal and all would appear to be the product of works undertaken since the 1960s.

Canning Location 28 was given subdivision approval in September 2000. The Heritage Council surveyed in this documentation corresponds with the newly created lot containing Grasmere.

13.3 COMPARATIVE INFORMATION

Tranby is a much earlier riverside Victorian Georgian house sited by the river, but it was built as a practical working farmhouse by the Hardy family. Unlike *Tranby*, *Grasmere* has had virtually none of its original finishes altered or conserved in a deliberate sense. The place has simply survived and been allowed to deteriorated slowly. Accretions could be removed quite readily and authentic design intentions and fabric revealed.

There is a similar house in Market Street, Guildford, which has a slate roof.

13.4 REFERENCES

Bessie Bateman, recollection, handwritten, 1988, held at Melville Historical Society.

National Trust Assessment Exposition

13.5 FURTHER RESEARCH

Investigation of the wall fabric under the present plaster finishes might reveal whether the bricks mentioned in the documentary evidence were actually used.