



REGISTER OF HERITAGE PLACES - ASSESSMENT DOCUMENTATION

11. ASSESSMENT OF CULTURAL HERITAGE SIGNIFICANCE

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

11.1 AESTHETIC VALUE

The prominent location of *Allandale Homestead* on elevated ground overlooking the estuary and surrounding bush and close to a scenic drive gives the place a landmark quality within the local environment. (Criterion 1.3)

11.2. HISTORIC VALUE

Allandale Homestead has a close association with the development of the fishing industry, and particularly fish canning, in the Mandurah area which makes it a significant reminder of one of the most important periods in the development of Mandurah. (Criterion 2.2)

Allandale Homestead is significant for its association with the Dawe family, one of the first families to settle in the area. Their family business was important to the development and expansion of the Mandurah area. (Criterion 2.3)

11.3. SCIENTIFIC VALUE

11.4. SOCIAL VALUE

Allandale Homestead contributes to the community's sense of place because it is evidence of a once thriving fishing industry which contributed to the development of Mandurah and the surrounding community. (Criterion 4.2)

12. DEGREE OF SIGNIFICANCE

12. 1. RARITY

Allandale Homestead is rare as it has survived relatively unchanged since construction through the continuous ownership and occupation by one family for most of this century. (Criterion 5.1)

12. 2 REPRESENTATIVENESS

Allandale Homestead is representative of a simple vernacular dwelling constructed early this century from materials quarried locally for a significant local family. The proximity of the family business to the homestead demonstrates a way of life no longer practised in the area now predominantly concerned with leisure activities. (Criterion 6.2)

12. 3 CONDITION

Allandale Homestead is in sound condition despite the dilapidated appearance of much of the fabric through lack of management and permanent habitation in recent years.

There has been no maintenance at *Allandale Homestead* for some time and the place has been subject to vandalism whilst uninhabited. The property has been on the market for over twelve months and is currently under offer.

12. 4 INTEGRITY

Allandale Homestead displays high integrity, despite the poor condition of much of the fabric, as the original use of the place as a family residence is unchanged and evident, having been in the continuous ownership and use as a home by one family since construction early this century.

12. 5 AUTHENTICITY

Allandale Homestead has moderate authenticity. While the layout is virtually unchanged and the fabric is substantially original, the damage to much of the building material detracts from the degree to which the place is in its original state.

13. SUPPORTING EVIDENCE

The documentary evidence has been compiled by Prue Griffin, Historian. The physical evidence has been compiled by Katrina Chisholm, Architect.

13.1 DOCUMENTARY EVIDENCE

Allandale Homestead is located on the shores of the Harvey Estuary at Dawesville south of Mandurah. The homestead is positioned on a 1.4 hectare block which is mainly native vegetation although some old fruit trees, a crumbling water tower and rusting machinery remain on the block. *Allandale Homestead* is a limestone and iron structure of six large rooms with an adjoining kitchen, bathroom and laundry. A separate cellar is adjacent to the kitchen. The home was built circa 1913 for Louis (Lou) Christopher Frederick Dawe as a residence for himself, his wife Emma and their six children.

Lou Dawe established a canning business in the mid 1890s, with partner Charlie Herbert, on the west side of Peel Inlet at an area named Pleasant Grove.¹ The cannery was one of three that were fundamental to the development of Mandurah's fishing industry in the 1890s.² This industry was the most lucrative for the district of Mandurah at the turn of the century.³ The ease of catching fish in the estuary made it an attractive venture, but within ten to fifteen years overfishing had led to a decline in fish stocks. Lou Dawe stated, in 1906, that:

You seldom get good fish now? - It is a rare thing. When we started we used to have to cut a fish in lengths and take a piece of the flap off the belly to get it into the tin. If you get two fish to a tin now they are regarded as decent sized fish.⁴

This decline was acknowledged by government and industry but few practical efforts were made to conserve breeding grounds.⁵ Nevertheless, perhaps with the intention of finding new fish stocks, Lou Dawe decided to build a new fish canning factory on the more remote Harvey Estuary and secured a lease for 160 acres in 1913.⁶

Building of *Allandale Homestead* commenced and limestone from the site was used. A workman from Kalamunda apparently travelled by horse and buggy to blast the rock and trim it with an axe.⁷ Construction of *Allandale Homestead* is claimed by some sources to have taken four years. If this was the case it would explain discrepancies in dates that have been recorded for when *Allandale Homestead* was built. The Mandurah Historical Society have in their possession local histories on *Allandale Homestead* which record the dates 1913

¹ 'Report on the Joint Select Committee Appointed to Inquire into the Fishing Industry', Votes and Proceedings, 1906, Vol 2, p.100; Mandurah Historical Society. 'Dawe Family....Fish Canning' (April 15, 1972), p.1.

² Burgess, J. *Mandurah - Water under the Bridge* (Town of Mandurah, 1988) p.17.

³ Mandurah Historical Society. 'Story of the Dawe Family "Allandale", Dawesville, South Mandurah', p.4.

⁴ 'Report on the Joint Select Committee Appointed to Inquire into the Fishing Industry', Votes and Proceedings, 1906, Vol 2, p.101.

⁵ Richards, R. *Murray and Mandurah. A Sequel History of the Old Murray District of Western Australia* (Shire of Murray and City of Mandurah, Perth, 1993) p.164.

⁶ Conditional Purchase Lease No.33592/55 dated 10 September 1913.

⁷ Burgess, J. *Mandurah - Water under the Bridge* (Town of Mandurah, 1988) p.22.

and 1918 for when the house was built.⁸ The difference can perhaps be explained by the length of time the house took to build.

Fish canning at *Allandale Homestead* took place in a weatherboard and corrugated iron structure on the waterline of the estuary. It was a family business and the children all contributed. The business continued throughout World War One but fish stocks continued to dwindle and competition from cheaper overseas suppliers meant that, by 1930, fish canning was no longer a viable local industry.⁹ In 1933, when Lou Dawe purchased the land he had been leasing, his occupation was stated as 'Bee Farmer, former fish canner.'¹⁰ An apiary had been one of Dawe's sidelines since his time at Pleasant Grove, when he had extracted honey from 150 hives and won medals with his produce.¹¹ Other forms of farming were also practised by the Dawe family on the property.

During World War Two the Allandale cannery had a brief burst of activity when Reg Dawe, one of Lou and Emma's five sons, was manpowered to can fish for the Australian Army. In the post war years Reg Dawe canned fish to sell locally until the early 1970s. The factory gradually became unsafe and collapsed in 1976. The machinery was donated to the Mandurah Historical Society.¹²

Lou Dawe died in 1948 and *Allandale Homestead* became the property of Emma Dawe. Her death in 1966 saw the 160 acres become jointly owned by her children. In 1974 the homestead block of 1.4 hectares was separated from the original parcel of 160 acres.¹³

The contribution of the Dawe family to the Mandurah area was recognised by the local council in 1980 by naming the locality in which *Allandale Homestead* is situated, Dawesville.¹⁴

Allandale Homestead remains the property of the Dawe family and was occupied by members of the family until 1993. The property is currently on the market.

13. 2 PHYSICAL EVIDENCE

Allandale Homestead is a single storey vernacular dwelling characteristic of the Victorian Georgian style of architecture.¹⁵ The building is constructed in local stone and timber and has a corrugated iron roof.

⁸ Mandurah Historical Society, 'Dawe Family...Fish Canning' and 'Story of the Dawe Family "Allandale", Dawesville, South Mandurah'

⁹ Mandurah Historical Society, 'Story of the Dawe Family "Allandale", Dawesville, South Mandurah' p.4.

¹⁰ Certificate of Title Volume 1035 Folio 242.

¹¹ Burgess, J. *Mandurah - Water under the Bridge* (Town of Mandurah, 1988) p.17.

¹² Mandurah Historical Society, 'Dawe Fish Factory' n.d.

¹³ Certificate of Title Volume 1372 Folio 546 dated 28 February, 1974; Certificate of Title Volume 1216 Folio 689 dated 25 July 1958; Certificate of Title Volume 1154 Folio 286 dated 10 February 1953.

¹⁴ Conversation by Prue Griffin with Danielle Crake of Geographic Names Section, Department of Land Administration (Memo, HCWA file 3077, date 28 November 1995).

¹⁵ 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. 42-45.

The house is located close to a winding scenic drive around the shores of the Harvey Estuary. The 1.4 hectare property slopes gently towards the water front with the house perched on slightly elevated ground and having attractive views over the estuary and surrounding bush which includes some old fruit trees. Some mature palm trees on the east side of the house are suggestive of a period of more formal landscaping. Ground level corrugated iron water tanks are located at the external south-west corner of the building and an asbestos sheeted water tower and stone underground cellar are situated immediately to the south of the house.

The walls of the cottage are constructed in randomly laid, solid limestone with a rough finish externally and plastered on the internal face. A concrete verandah defined by unfinished square timber columns is continuous around the house except in the south-west corner where the external walls extend to the outer edge of the verandah line. Two distinct roof forms are apparent on the west elevation with a valley formed over the central aisle of the house, although this is not evident from the east elevation. The weatherboard gabled hip over the northern section of the house varies from the simple hip forms over the rest of the building. Two brick chimneys with simple corbelling project through the roof.

The elevations feature timber framed sash windows and door openings located in an orderly manner with arched brick lintels apparent in the external face of the stone walls. Ventilation grates are located at regular intervals at the base of the north wall of the house.

Internally, the square shaped plan is divided by a central passage with three bedrooms along the north elevation separated from the living and service areas along the south. The kitchen area is accessed through the porch at the front of the house and leads to the laundry, bathroom and external, but attached wc. An undressed jarrah weatherboard partition wall is located in the laundry/bathroom area. An arched opening in the stone wall supported by twin iron lintels provides an opening onto the southern verandah between the wc and bathroom.

A rendered fireplace is located in the kitchen corner, with a metal pipe flue angled into the back wall, rising just above roof level. The central and north-eastern rooms also have back-to-back, brick fireplaces with half-round, arched openings, built into the shared walls.

Floors are constructed in unfinished jarrah boards nailed to the floor joists with a small underfloor space. Few skirting mouldings remain. As the site slopes gently towards the estuary a one-step change in level has been incorporated into the northern verandah with steps at the eastern threshold and a change in level from the kitchen onto the southern verandah.

With the exception of the internal rough stone face of the laundry/bathroom area all internal walls have a smooth plaster finish. Remnants of wall paper exist in the large living room with other wall surfaces showing the various layers of paint which have been applied. Ceilings have been constructed in fibre building board held in place with regular battening except in the north-western bedroom where only nailing is evident.

The underground cellar is accessible by a steep timber staircase lined with limestone walls. The pitched corrugated iron roof and limestone gable with a

timber framed ventilation opening are all that are built above ground level. The timber framed, asbestos sheeted water tower is immediately adjacent.

It is almost certain that the asbestos sheeted enclosed wc on the south verandah is an addition to the original construction. In all other respects, the house appears to be in the original form.

The building fabric at *Allandale Homestead* is in a deteriorating condition. The place has not been inhabited recently and there is evidence of forced entry and vandalism. The stone walls appear to have been well constructed and are in sound condition despite some weathering to the mortar. Some of the timber structural members supporting the verandah roof show evidence of termite attack and provide limited support. The north-east corner post has fallen to the ground and others are out of alignment. Other fabric in poor condition includes the missing roof sheets; collapsing ceilings; broken glazing; uncovered inspection holes in the floor boards; smoke-blackened walls and punctured doors which in some cases have been removed from their hinges. The roof construction is exposed over the entry porch and verandah soffit linings are missing so that the roof space is not enclosed. The garden has become overgrown and the dilapidated state of the water tower and cellar are in a comparable state to the house.

13. 3 REFERENCES

No key references.