



REGISTER OF HERITAGE PLACES - ASSESSMENT DOCUMENTATION

11. ASSESSMENT OF CULTURAL HERITAGE SIGNIFICANCE

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

PRINCIPAL AUSTRALIAN HISTORIC THEME(S)

- 4.1.2 Making suburbs.
- 8.8 Remembering the fallen.

HERITAGE COUNCIL OF WESTERN AUSTRALIA THEME(S)

- 306 Domestic activities.
- 501 World wars and other wars

11.1 AESTHETIC VALUE*

In exterior appearance, *ANZAC Cottage, Claremont*, a single storey timber weatherboard and corrugated zincalume roofed residence in the Federation Bungalow style is a good example of a simple timber residence. It retains its internal spaces and a small number of authentic internal details that contribute to its aesthetic value. (Criterion 1.1)

ANZAC Cottage, Claremont is one of a number of dwellings in Saunders Street that were built in the first quarter of the twentieth century and, though much diminished in number, these places form a precinct of places that use a similar design vocabulary, namely the Federation Bungalow style. (Criterion 1.4)

11.2. HISTORIC VALUE

ANZAC Cottage, Claremont is significant as a practical memorial to the ANZACs in World War One, and as one of the first such cottages built for a war widow and her family by the Ugly Men's Voluntary Workers' Association in Western Australia in 1917, following the concept modelled by the Mount Hawthorn Progress Association which had built a cottage named *ANZAC Cottage* in 1916 for a wounded soldier. (Criterion 2.1)

ANZAC Cottage, Claremont was erected as a practical memorial to the ANZACs in 1917, during World War One, and was one of the earliest memorials to this war built in Western Australia and Australia. (Criterion 2.2)

ANZAC Cottage, Claremont was vested in the Municipality of Claremont by the Ugly Men's Voluntary Workers' Association, and it was occupied by war

* 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.

widows as originally intended from 1917 to 1973, a use which ceased only when no such person could be found to occupy it. (Criterion 2.2)

ANZAC Cottage, Claremont was built on a lot donated by M. Walters & Co., by the Ugly Men's Voluntary Workers' Association to a design by T. W. Powell, Architect, under the supervision of Mr. Brine, a well known builder, for a war widow, Mrs. Metcalf, and her seven children who lived there for one year. From December 1918 to early 1957, the place was the home of Mrs. Christina Connett and her three children. From 1957 to 1973, the place was under the auspices of Legacy, who also used it to accommodate war widows. Thereafter, Neville Robertson, an employee of Claremont Council, and his wife, Dorothy, lived there for 20 years. (Criterion 2.3)

11. 3. SCIENTIFIC VALUE

11. 4. SOCIAL VALUE

The ANZAC tradition and the creation of ANZAC memorials is a significant part of creating the Australian national identity and *ANZAC Cottage, Claremont* is part of this tradition. (Criterion 4.1)

ANZAC Cottage, Claremont is valued by the community of Claremont for social and cultural reasons as a practical memorial to the ANZACs, as evidenced also by the public outcry when the place was under threat of sale and/or demolition. (Criterion 4.1)

ANZAC Cottage, Claremont contributes to the community's sense of place as the earliest war memorial in the Town of Claremont. (Criterion 4.2)

12. DEGREE OF SIGNIFICANCE

12. 1. RARITY

ANZAC Cottage, Claremont, in the context of the Town of Claremont, is uncommon as a timber construction residence built in the twentieth century. The vestibule that interrupts the full width verandah is an uncommon architectural feature in any house constructed in the period. (Criterion 5.1)

ANZAC Cottage, Claremont is rare as an extant example of a practical memorial to the ANZACS erected by the Ugly Men's Voluntary Workers' Association for the use of war widows. (Criterion 5.2)

12. 2 REPRESENTATIVENESS

ANZAC Cottage, Claremont is a modest well-designed example of a Federation Bungalow in timber framed and clad construction. (Criterion 6.1)

ANZAC Cottage, Claremont is evidence of the philanthropic work undertaken by the Ugly Men's Voluntary Workers' Association during and after World War One, and is an example of an ANZAC Memorial built to provide a residence for a war widow. (Criterion 6.2)

12. 3 CONDITION

ANZAC Cottage, Claremont has received irregular basic maintenance. Some of the maintenance work has resulted in the loss of original fabric through expedient repairs rather than conservation techniques. The whole of the house slopes away to the east from the west as a result of settlement and

there is some evidence of timber rot and termite activity. The exterior timberwork is in need of conservation works and the application of a finish such as painting. Overall the place is in fair condition.

12.4 INTEGRITY

ANZAC Cottage, Claremont is no longer used for accommodating war widows, but continues to be used as a modest and comfortable family residence. Its integrity is therefore moderate to high.

12.5 AUTHENTICITY

The linings to a number rooms have been replaced, alterations have been made to the balustrades, and the bathroom has been completely refitted. Other minor changes include the replacement of kitchen fittings and the front door, together with the infilling of the eastern verandah to form a room. Two rooms on the eastern side have been joined to form a single room, and the original freestanding laundry and toilet have been demolished. Notwithstanding these changes, *ANZAC Cottage, Claremont* 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

ANZAC Cottage, Claremont is a single storey residence in the Federation Bungalow style. Volunteers from the Ugly Mens' Voluntary Workers' Association built the timber weatherboard residence in August 1917, as an ANZAC Memorial, to provide a residence for a war widow.

In the 1850s and 1860s, Pensioner Guards were allocated residential lots at Freshwater Bay and eighteen 9.5 acre lots for cultivation in the area around Butler's Swamp.¹ The latter area included the future site of *ANZAC Cottage, Claremont*.

In the 1860s and 1870s, speculators and investors began to turn their attention to the future Claremont district when it was recognised as a possible route for a proposed rail link between Perth and Fremantle. In 1879, construction of the railway commenced, and the line was opened in 1881.² James Morrison recognised the development opportunities, and sub-divided his estate, naming it Claremont, possibly after his wife, Clara, or after a minor royal palace belonging to Prince Leopold in Surrey. Claremont was to be 'home for the professional classes and respectable bourgeoisie, householders who could afford to commute' to Perth or Fremantle.³

Through the 1880s and 1890s, there were numerous sub-divisions in the Claremont district, increasing in the wake of the Western Australian Gold Boom, when the original concept of large spacious lots for middle-class housing gave way to smaller lots.⁴ In the latter period, many small and medium sized residences built in Claremont were constructed of jarrah

¹ Bolton, Geoffrey and Gregory, Jenny, *Claremont: A History* (University of Western Australia Press, Nedlands) pp. 16-19.

² *ibid*, pp. 32- 39.

³ *ibid*, p. 39.

⁴ *ibid*, pp. 57-58.

timber weatherboards.⁵ In 1893, Claremont Roads Board was formed.⁶ The area north of the railway line remained comparatively undeveloped, other than the laying out of Shenton Road and some smaller streets to the south.⁷

On 15 June 1898, the Municipality of Claremont was gazetted.⁸ In 1899, concerned about the decision of less affluent members of the community to build in timber, by-laws were proclaimed ensuring that henceforward brick and stone would be the dominant building materials in Claremont.⁹ By the early 1900s, less than 50% of houses in Claremont were of timber weatherboard construction.¹⁰

In 1903, sub-division of 18.5 acres of land in Claremont to the north of the railway line commenced and 'the area began to take off.'¹¹ A Plan of Claremont shows the sub-divisions including Prospect Terrace, now Saunders Street, parallel to Shenton Road, between Devon Road and the undivided lots at the east.¹² The high ground in the area 'attracted a number of noteworthy residences, mostly along Shenton Road.'¹³ The majority of residences subsequently built in the area were of brick or stone construction as required.

The pre World War One period was one of consolidation in Claremont, the population increased and more buildings were constructed. Builders designed most homes. Architects designed only the largest homes. The names, by which most houses were known rather than street numbers, indicated the values and preoccupations of their owners.¹⁴

In 1914, when World War One began, Claremont had a young population, and 219 young men from the district were to serve overseas in the war. The remaining residents saw it as their duty to support the war effort and took pride in their local men.¹⁵ As in many places, the war took a heavy toll, as attested by the War Memorial by the Claremont Council Chambers.

The first memorial to the ANZAC landing and to World War One to be erected in Australia was erected in early 1916, only weeks after the evacuation from Gallipoli. It was built in a single day by the Mount Hawthorn Progress Association 'to commemorate the landing of the Australian Forces at ANZAC, April 25, 1915' and was named ANZAC Cottage.¹⁶

The Gallipoli campaign was of especial significance to Australia and New Zealand, for it established their reputation as soldiers equal to the best of the older nations, and pride in their forces strengthened national feeling. ANZAC Day, the anniversary of the landing, became not only a day of remembrance and mourning for the war dead, 'but also the national day

⁵ ibid, p. 91.

⁶ ibid, p. 57.

⁷ ibid, pp. 79-99.

⁸ Stannage, C. T. *The People of Perth* (Perth City Council, Perth, 1979) p. 241.

⁹ Bolton, Geoffrey and Gregory, Jenny op. cit., pp. 91-100.

¹⁰ Stannage, C. T. op. cit., p. 245.

¹¹ Bolton, Geoffrey and Gregory, Jenny op. cit., p. 100.

¹² Plan of Claremont, 1903, in ibid, p. 101.

¹³ Bolton, Geoffrey and Gregory, Jenny op. cit., p. 100.

¹⁴ ibid, pp. 117-118.

¹⁵ ibid, pp. 111, 117-118, and 130-131.

¹⁶ 'ANZAC Cottage Conservation Plan' prepared for The ANZAC Cottage Restoration 95 Committee on behalf of The Vietnam Veterans Association of Australia (WA Branch) Inc. Laura Gray, Heritage Consultant (March 1996) pp. 7-8; and ANZAC Cottage HCWA Assessment, p. 1, 20 October 2000.

above all others.'¹⁷

On 17 February 1916, M. Walters & Co., 'In furtherance of the commendable action of the Mt (sic) Hawthorn residents, in building a memorial ANZAC cottage for the most deserving of our returned wounded soldiers, and to stimulate similar action' in other localities offered to donate the only block of land they owned in Claremont, Lot 11, Prospect Terrace to Claremont Council for the erection of a similar building.¹⁸ Victoria Park Council had accepted a similar offer, and Perth Roads Board were considering the acceptance of a site at Bayswater.¹⁹ The offer was accepted by the Claremont Council 'on behalf of the residents of Claremont.'²⁰

Although the original offer to Claremont Council was to hold good for one month, nothing further was done until late 1916, when M. Walters & Co. agreed to extend the offer to 31 December 1917, following a request from the Council that the offer remain open 'until a case arises necessitating the building of a cottage or until the termination of the war when, if it was not required, it would be returned.'²¹

In early July 1917, the Mayor of Claremont reported that 'a most deserving case for assistance' had been brought to his notice, where the husband had been killed at the war front, leaving a widow and seven children.²² A committee was appointed, comprising the Mayor and Councillors Smith, Langsford, Harrison, and Chapman, to go into the matter of erecting a home for the bereaved family, and a public meeting was convened for Monday, 23 July, 'to organise a scheme for carrying out the project.'²³

Formed in Western Australia in mid-1917, the Ugly Men's Voluntary Workers' Association took the lead in a number of districts in assisting the wives/widows and families of servicemen. In this period, a number of branches were formed, including those at Claremont, Subiaco, and Fremantle. As well as carrying out repairs and maintenance to existing homes, from August 1917, volunteers built homes for a number of war widows and their families.²⁴

The meeting at the Council Chambers was well attended, and it was decided that 'immediate steps' be taken to erect 'an ANZAC cottage' for the widow of Corporal Medcalfe (sic), and her seven children.²⁵ Mr. Gibson and Mr. Bridgewood explained the aims and objectives of the Ugly Men's Voluntary Workers' Association, and the meeting unanimously decided to form a Claremont branch. A general committee was appointed, with the Mayor, Mr. G. P. Stevens, as President, C. E. Harrison, Secretary, and G. W. Simpson, Treasurer, with the gentlemen present at the meeting enrolled as members, and the ladies invited to join as honorary members.²⁶

¹⁷ Ward, Russell *The Australian Legend* (Oxford University Press, Melbourne, 1966) p. 233.

¹⁸ M. Walters & Co. to Mayor of Claremont, in 16 Saunders Street (1918-80) Claremont Town Council File, 17 February 1916. Note: The lot had been registered in the name of James Walters, financier, on 16 December 1904. (Certificate of Title)

¹⁹ *ibid.*

²⁰ Claremont Council Minutes, 23 February 1916.

²¹ *ibid.*, 25 October and 8 November 1916; and M. Walters & Co. to Town Clerk, in 16 Saunders Street (1918-80), Claremont Town Council File, 27 October 1916.

²² Claremont Council Minutes, 18 July 1917.

²³ *ibid.*

²⁴ *The West Australian* July-August 1917.

²⁵ Minutes of meeting, in 16 Saunders Street (1918-80), Claremont Town Council File, July 1917.

²⁶ *ibid.*

Well known Claremont businessman, Mr. Drabble, provided the Claremont branch of the Association with an office in Princess Buildings, Bay View Terrace, and a meeting was held at Drabbles Lesser Hall on 3 August 1917. A design plan for the proposed cottage submitted by Mr. T. W. Powell, Honorary Architect, was adopted by the meeting.²⁷

Thomas Walter Lloyd Powell, of Wright, Powell & Cameron, Architects, served his articles in Melbourne under his father, Levi, and after his death, continued the business with R. B. Whitaker, and then on his own behalf before migrating to Western Australia in 1896, where he entered into association with James William Wright. Cameron served his articles with Wright and then worked in the practice before becoming a partner in 1906. Buildings designed by the firm included the National Bank, Perth; Union Bank, Town Hall, and National Bank at Fremantle; and Town Hall, York.²⁸

The meeting agreed that a working bee would be arranged for Saturday, 11 August, and resolved to form a Ladies Committee with Mrs. Pike to be asked to act as organiser, and to undertake various fund raising activities towards the project. Mr. Brine, Honorary Supervisor of the Ugly Men's Voluntary Workers' Association, a well known builder, submitted an estimate of £220 for the purchase of building materials, and he was authorised to order the materials as soon as possible.²⁹

On Saturday, 11 August, members of the Association removed timber etc. in the vicinity of the lot at Prospect Terrace.³⁰ On Saturday, 18 August, the 'Uglies' as members of the Ugly Men's Voluntary Workers' Association called themselves, set about completing the five homes commenced the previous weekend, including the timber weatherboard house to be known as *ANZAC Cottage, Claremont* at Prospect Terrace, where carpenters in particular were required. There were 'no fewer than 85 willing volunteers', who completed most of the erection work on the place that day.³¹

On 25 August, bricklayers were required at the place.³² All went well, 'splendid progress was made with the widow's home', and Mr. Harrison sought 'the assistance of as many carpenters as possible for next Saturday.'³³

In October 1917, the Claremont Branch of the Ugly Men's Voluntary Workers' Association requested that Lot 11, Prospect Terrace, be vested in the Municipality, if possible.³⁴ The Council was 'quite favorable' to the suggestion, and sought legal advice with the object of effecting it.³⁵ The Crown Solicitor's verbal opinion was that there could be no objection to such action.³⁶ However, after the Council sought written confirmation, he advised 'that it is beyond the scope of a Municipal Council to act in the capacity of trustees for such an object.'³⁷ Consequently, the Council requested that Mr.

²⁷ Minutes of meeting in 16 Saunders Street (1918-80) op. cit., 3 August 1917.

²⁸ Battye, C. S. *The Cyclopaedia of Western Australia* (The Cyclopaedia Company, Perth, 1912-13, Facsimile Edition Hesperian Press, Victoria Park, Western Australia, 1985) p. 629.

²⁹ Minutes of meeting in 16 Saunders Street (1918-80) op. cit., 3 August 1917.

³⁰ *ibid*; and *The West Australian* 11 August 1917, p. 6. Note: The Association received an anonymous donation of 41 suburban blocks for the purpose of building homes for war widows and their families. (*ibid.*)

³¹ *The West Australian* 24 August 1917, p. 6.

³² *ibid.*

³³ *The West Australian* 29 August 1917, p. 6.

³⁴ Claremont Council Minutes, 17 October 1917.

³⁵ *ibid.*

³⁶ *ibid*, 7 November 1917.

³⁷ *ibid*, 21 November 1917.

Walters transfer the block of land on which the cottage had been erected to the Municipality.³⁸ He agreed, and the transfer was duly effected and registered.³⁹ The land has continued in this ownership to 2001.

On 30 November 1917, a meeting of the Claremont branch of the Ugly Men's Voluntary Workers' Association adopted a number of suggestions regarding the vesting and occupation of the building they had erected at Prospect Terrace. They included that the property should remain vested in the Council, and that it should be occupied by Mrs. Metcalf, subject to certain conditions. She would be required to pay a weekly rental sufficient to cover rates and taxes, fire insurance, and maintenance of the place. The rental was to be fixed for the present at 2s.6d. In the event of any change of status or death of the tenant, the terms could be subject to revision by the Council, with full consideration of the circumstances. Further, if the building were no longer required for the purpose for which it was erected, the Council 'may, in its discretion, utilise it for any similar charitable object, or in the event of it not being so required' the Council could let the property 'to the best advantage to the ratepayers, until such charitable purpose arises.'⁴⁰

The house was an unusual plan and the configuration may have been a response to the size of Mrs. Metcalf's family and the common practice of using the verandahs for sleeping accommodation. In larger families, the boys' beds were often located on verandahs throughout the year.

In early December 1917, Mrs. Metcalf and her family took up residence at the place.⁴¹

In January 1918, the Claremont branch of the Ugly Men's Voluntary Workers' Association advised the Council of the aforementioned suggestions regarding how the place should be held, and this basis pertained thereafter.⁴²

In spring 1918, Mrs. Metcalf indicated that she wished to obtain clear title to the place.⁴³ The Council resolved to agree to the transfer of the place to the Association, subject to the agreement of the late owner of the lot, and that she be permitted to purchase the place by weekly instalments of 10s.⁴⁴ However, this was not to her satisfaction, and she vacated the place in mid December.⁴⁵

³⁸ *ibid.*

³⁹ *ibid.*, 8 December 1917; and Certificate of Title, 22 November 1917.

⁴⁰ C. E. Harrison to Town Clerk, 29 January 1918; Conditions of Occupancy, 1918; and Memo. *op. cit.*, 11 April 1957 in 16 Saunders Street, *op. cit.*

⁴¹ Town Clerk to M. Walters & Co., 10 December 1917; and Memo., 11 April 1957, in *ibid.*

⁴² C. E. Harrison, Ugly Men's Voluntary Workers Association to the Secretary, Claremont Municipality; and Northmore, Hale, Davy & Leake to Town Clerk, in 16 Saunders Street *op. cit.*, 25 September 1973.

⁴³ Claremont Council Minutes, 18 September 1918; and Town Clerk to Secretary, District Committee, Ugly Men's Voluntary Workers Association, in 16 Saunders Street, *op. cit.*, 20 September 1918. Note: Mrs. Metcalf 'stressed her objections to receiving charity at the hands of the Claremont residents.' (*ibid.*)

⁴⁴ *ibid.*

⁴⁵ *ibid.*, 9 and 18 December 1918. Note: In early 1921, Robinson Cox & Co. on behalf of Mrs. Metcalf requested that the place be transferred to her, or that the Council submit some alternative. (Claremont Council Minutes, 23 February 1921). It was claimed that as £300 in money, services, and materials had been raised by the residents of Claremont for the benefit of her and her children to erect the place, the money and the property brought into being represented trust property of which they should not be deprived. The matter continued through 1921, and, in October, the Town Clerk was advised that if the Council was prepared to do nothing, then Mrs. Metcalf had no option left but to take the matter to Court. (Robinson Cox to Town Clerk, in 16 Saunders Street, *op. cit.*, 22 October 1921.) No record of the eventual

In December 1918, Claremont Council approved the Association's request to allow a new tenant, Mrs. Christina Connett, who had been brought to the notice of the Association in early August 1917, to occupy the place from 2 January 1919, on similar conditions to those previously obtaining to Mrs. Metcalf.⁴⁶ Private Connett, had been killed at Gallipoli in August 1915, leaving her a widow with three children.⁴⁷ On 28 December 1918, Mrs. Connett took up residence at the place, where she resided until ill health forced her to relinquish her home in 1957.⁴⁸

An early photograph (c. 1918-19) shows the open verandah with low timber rails and timber work and a simple decorative treatment to the posts and at ceiling height; the weatherboards were unpainted; and there is an open picket fence at the front boundary, and closed picket fences at each side boundary.⁴⁹

In June 1925, the Council agreed that no rates were to be charged for the place, and all monies received were to be held over for repairs.⁵⁰ In September, unspecified repairs were carried out by the Association, to which the Council contributed half the cost, about £7.10s.⁵¹

In October-November 1928, tenders were called for unspecified repairs and renovations to the place.⁵²

In October 1933, a Sewerage plan shows the place, the only house fronting Prospect Terrace on the southern side of the street between Central and Wright Avenues, and the only timber residence in this vicinity. There is a verandah at the front at the north-west corner, with steps leading to the entry, and a verandah at the north-east corner that extends about three quarters of the distance along the eastern side of the house. There is an additional structure at the rear; and adjacent to the western boundary, towards the rear of the lot, a laundry and water closet. There are fences to all boundaries.⁵³

By 1954, the condition of the place had deteriorated.⁵⁴ It was reported that the place was 'of sound construction, and the weatherboards, although neglected, are remarkably good'; that it badly needed painting, and various other repairs were needed.⁵⁵ It was noted that the west wall of the kitchen had been renewed with asbestos, and the bathroom walls were also asbestos; the sleepout and front verandah roof was unlined; the roof was in need of repair; the timber weatherboard laundry outbuilding was extant, although in need of bracing; and there were side fences of closed pickets and a back fence of 5' open picket.⁵⁶ The estimated cost of repairs was 'at least £500', which would necessitate an increase in the rental to £1 per week, which Mrs.

outcome has been located.

⁴⁶ *ibid*, 18 December 1918; and Minutes of meeting op. cit., 3 August 1917.

⁴⁷ Secretary, Claremont Branch, Ugly Men's Voluntary Workers Association, to Town Clerk in *ibid*, 18 December 1918.

⁴⁸ 16 Saunders Street, *ibid*, 1919-55.

⁴⁹ In *Ugliology* (1918-19) in NAA Repatriation Dept. Series AZ485/1 Item A18, C86, p. 2.

⁵⁰ Claremont Council Minutes, 22 June 1925.

⁵¹ *ibid*, 27 July 1925.

⁵² *ibid*, 23 October 1928; and *The Building and Engineering Register* 1 November 1928, p. 14.

⁵³ Metropolitan Sewerage Claremont, SROWA Cons. 4156 Item 1155.

⁵⁴ Correspondence May Mackintosh and Town Clerk, and C. Connett to Town Clerk, in 16 Saunders Street op. cit., September-November 1951 and 20 September 1954 respectively.

⁵⁵ J. E. Hain, Health Inspector-Building Surveyor to Town Clerk, in 16 Saunders Street op. cit., 20 September 1954 and 28 February 1955 respectively.

⁵⁶ *ibid*.

Connett felt she could not afford.⁵⁷

In May 1955, Ellis & Cresswell quoted a total cost of £292 for urgent repairs to the place, including lifting the front porch approximately 4" and renewing the stumps, replacing roofing iron where required, painting the roof and exterior of the building, taking up the kitchen floor, which was 3" out of level, and renewing timber where necessary. Other works proposed as a second stage included stripping all the lath and plaster walls and ceilings, the walls being in 'a very bad state', and replacement with plasterboard, then painting them; and re-wiring.⁵⁸ Ellis & Cresswell carried out the first stage at a cost of £324, and the rental was increased to 15s per week, the first increase since the 1930s.⁵⁹

In March 1957, Mrs. Connett advised the Council that due to ill health she would not be able to continue to occupy the place.⁶⁰

In May 1957, the Board of Perth Legacy accepted the Council's offer to hand the place over for their use for the purposes of Legacy during the remainder of the life of Legacy, unless the organisation had no further use for the place in the mean time. Ownership of the place was to remain with the Council, and the place would be handed back to the Council either when Legacy ceased to exist or when the organisation no longer had any further use for it. Legacy agreed to undertake the responsibility of re-wiring the place and putting it in sound condition, and thereafter to take responsibility for any normal maintenance costs and painting, but in the event of any further structural repairs being necessary, they should be discussed as they arose. The place would be used to provide accommodation for war widows and wards of Legacy, which would determine the tenure of any such persons.⁶¹ The place was used by Legacy for this purpose from 1957 to early 1973.⁶²

In late 1963, Legacy demolished the existing laundry and w.c. and erected a new laundry and w.c. at the rear of the place, adjacent to the south-eastern corner of the house. The foundations and floor of the additions were concrete, the walls of asbestos, with a fibrolite roof and no gutters, with fixed louvre windows at the east and north sides. The site plan shows the main rooms, with corner fireplaces in the kitchen and living rooms, and the sleepout formed by the enclosure of part the side verandah on the east.⁶³

In 1973, when Legacy no longer required the place, it was returned to the Council. It was reported that approximately 50% of the roof sheeting and capping required replacement; some stumps required replacement due to termite infestation, mainly at the north-east corner; verandah floor boards required repair and replacement including the internal and enclosed sections; there was subsidence at the rear on the south; the front steps required repair; and some sections of fencing were unsound due to termite infestation.⁶⁴

The Council considered repairing the place, at an estimated cost of \$1,000, and

⁵⁷ Correspondence Town Clerk and C. Connett, in *ibid*, 29 April and 5 May 1955 respectively.

⁵⁸ Ellis & Cresswell, Builders & Contractors, to Town Clerk, in 16 Saunders Street *op. cit.*, 9 May 1955.

⁵⁹ Memo. 11 April 1957, *op. cit.*; and Town Clerk to C. Connett in *ibid*, 11 May 1955 and 6 March 1956.

⁶⁰ *ibid*.

⁶¹ Perth Legacy to Town Clerk, in 16 Saunders Street *op. cit.*, 22 May 1957.

⁶² J. B. Coats, Perth Legacy, to Town Clerk, in 16 Saunders Street *op. cit.*, 6 April 1973.

⁶³ Plan of new laundry and w.c., ANZAC Cottage 16 Saunders St. Building File Application 2545 Town of Claremont, September 1963.

⁶⁴ H. J. Steenson, Health Surveyor to Town Clerk, in 16 Saunders Street *op. cit.*, 12 April 1973.

letting it, either to an employee or someone else, or disposing of the property.⁶⁵ Following receipt of an offer of \$16,000, the Council resolved to seek approval for the sale and 'the proceeds retained within the terms of the trust.'⁶⁶ However, Council was advised that it was reasonable to infer that the place was held in trust for the purposes stated by the Association at the time of the place's construction and with the powers inferred in the letter from the Association in January 1918, and hence it could not be sold.⁶⁷ In these circumstances, the Council agreed to a request to let the place to an employee, Neville Robertson, who resided at the place for the next 20 years.⁶⁸

In 1974, after an offer was made to buy the place, the Council were advised that it would be necessary to seek the Court's directions under Section 92 of the Trustees Act, which provided 'that a trustee might apply to the Court for directions concerning any property subject to a trust or respecting the management or administration of that property.'⁶⁹ Further, in their solicitors' opinion, demolition of the place was outside the Council's power unless 'carried out with a view to replacement of the building itself.'⁷⁰

In March 1976, the Health Surveyor reported that a number of repairs were required, at an estimated total cost of \$4,000. The Council had requested their Solicitors to seek the Court's directions under Section 92 of the Trustees Act, as to whether there was the power to dispose of the place.⁷¹

In January 1981, it was reported that the place might be demolished to make way for a small playground, as it was in 'very poor condition.'⁷² Council had been advised that to sell the place would require a private Act of Parliament as it was vested with a trust for a particular purpose; however, it could be used for recreational purposes.⁷³ The proposal was not implemented.

In November 1981, the Council resolved that, subject to the consent of the Minister for Local Government, the trusts upon which the place was held by the Town of Claremont should be so varied as to allow the sale of the place, the net proceeds of which should be held upon trust to assist aged persons' accommodation provided by the Municipality when such persons were unable to afford the cost themselves. The approval was received in March 1982; and in September, the Robertsons requested an option to purchase it.⁷⁴

In August-September 1984, two tenders were made to buy the place, one being from the Robertsons; however, the Council intended to auction it.⁷⁵ The President of the War Widows' Guild wrote to the Council to express their

⁶⁵ D. E. Jefferys, Town Clerk, to Messrs. Northmore, Hale, Davy & Leake, in 16 Saunders Street op. cit., 24 August 1973.

⁶⁶ *ibid*; and D. E. Jefferys to Messrs. Northmore, Hale, Davy & Leake, in 16 Saunders Street op. cit., 16 November 1973.

⁶⁷ Northmore, Hale, Davy & Leake to Town Clerk, in 16 Saunders Street op. cit., 25 September 1973.

⁶⁸ Memo. in 16 Saunders Street ANZAC Cottage (1995-99) Town of Claremont, 22 June 1995.

⁶⁹ Neville Robertson, telephone conversation with Robin Chinnery, 3 September 2001; and Northmore, Hale, Davy & Leake to Town Clerk, in 16 Saunders Street op. cit., 1 October 1974.

⁷⁰ *ibid*. Note: The solicitors were directed to seek the Court's directions, but nothing eventuated in this period. (H. J. Steenson to Town Clerk, in *ibid*, 10 March 1976.)

⁷¹ H. J. Steenson to Town Clerk, in 16 Saunders Street op. cit., 10 March 1976.

⁷² *Claremont-Nedlands Post* 28 January 1981.

⁷³ *ibid*.

⁷⁴ P. Fellowes, Secretary for Local Government, to Town Clerk, in Correspondence Saunders Street, Town of Claremont (198-95), 19 March 1982; Neville Robertson to Town Clerk, in *ibid*, September 1984; and Memo. in 16 Saunders Street ANZAC Cottage (1995-99) Town of Claremont, 22 June 1995.

⁷⁵ Correspondence Saunders Street, *ibid*, November 1984.

view, that 'it would be a great pity if this Memorial was demolished, and hopefully it can be restored and preserved.'⁷⁶

In December 1984, the Robertsons were granted an eight year lease of the place on condition that they would carry out \$12,000 worth of renovations and maintenance to the building. Works completed by them included re-stumping, re-roofing, guttering, replacement of lath and plaster walls with fibrous plaster to most rooms, painting, repairs and replacement of fences, construction of a patio at the rear, paths and a driveway, and re-establishing a garden, including planting lawns and the trees in the rear yard.⁷⁷

In 1991, the place was included in Claremont's Built Environment Survey, which later became the Municipal Inventory in 1995.⁷⁸

Since 1994, place has been let to various tenants, the current tenant taking up residence there in 1997, initially on an annual lease, and on a three year lease from October 1999.⁷⁹ In the late 1990s, the timber floors were stripped, sealed and polished.⁸⁰

In early 1999, the Council again investigated the possibility of selling the place; however, after a public outcry and letters to the Council from former councillor and Vietnam veteran Clem Edwards, it was resolved that the place not be sold and that it should continue to be leased. Community concerns were expressed through local newspapers in article and letters that appeared between February and April 1999. The advice of the Council's Heritage Committee was sought as to the means by which the place might be retained in perpetuity.⁸¹ An application for a heritage grant for the preparation of a conservation plan of the place was unsuccessful.⁸²

In 2000, the bathroom was renovated at a cost of \$6,495, and the place was insulated at a cost of \$770.⁸³

In 2001, the place remains occupied as a single residence by a tenant.⁸⁴

13.2 PHYSICAL EVIDENCE

ANZAC Cottage, Claremont is a single storey timber weatherboard clad, zincalume custom orb roofed residence designed in the Federation Bungalow style, built by volunteers from the Ugly Men's Voluntary Workers' Association in August 1917, as an ANZAC Memorial, to provide a residence for a war widow.

ANZAC Cottage, Claremont is located in Saunders Street, Claremont, which is about 1 km north-west from the town centre. Saunders Street rises from its lowest point in the east to its highest point in the west, and *ANZAC Cottage, Claremont* is located towards the centre block of the street on its south side, giving it an elevated position, with a northern aspect to the block frontage. Saunders Street is in transition, with a number of residences constructed in

⁷⁶ Gloria MacDonald to Town Clerk, in *ibid*, October 1984.

⁷⁷ Memo. in 16 Saunders Street ANZAC Cottage (1995-99) Town of Claremont, 22 June 1995; and Neville Robertson *op. cit*.

⁷⁸ Ron Bodycoat, *Environment Study for the Town of Claremont*, Duncan Stephen and Mercer, 1991.

⁷⁹ 16 Saunders Street ANZAC Cottage (1995-99), Town of Claremont, 1995-99.

⁸⁰ D. Potter to Manager Corporate Services, Town of Claremont in *ibid*, September-October 1997.

⁸¹ Memos. in *ibid*, February-March 1999; and *Claremont-Nedlands Post* February-April 1999.

⁸² Application and response, in *ibid*, May-October 1999.

⁸³ Memo. in File A 3196, 16 Saunders Street, 2000-2001, Town of Claremont, 13 July and 28 November 2000.

⁸⁴ Site visit by Robin Chinnery and Philip Griffiths, 29 August 2001.

the first quarter of the twentieth century, and then a range of post World War Two residences. It is a narrow street, with a bitumen road, concrete kerbs and grass verges. There is no regular tree planting regime, but there are Queensland Box Trees (*Lophostemon conferta*) planted in the verges at irregular intervals, including in the verge in front of *ANZAC Cottage, Claremont*.

The cottage is set about 6 metres back from its front lot boundary, and the setting at the front comprises a bitumen driveway to the west side of the lot, an expanse of lawn, some slab paving, and plantings of Queensland Box Trees, a Monstera (*Monstera delicosa*), Silky Oak (*Grevillia robusta*), and a young palm. There is no surface evidence of the early timber picket fencing indicated in the documentary evidence, or of early garden material in the front garden area. The house is set well back from both side boundaries, and a slab path extends along the western side of the house for general access. A 'crazing paving' path extends from the driveway east to the front steps.

The rear garden is characterised by areas of concrete slab paving, grass and a small number of plantings including Bougainvillea (*Bougainvillea spp.*), a Pepper Tree (*Schinus spp.*) and a Rubber Tree (*Ficus spp.*). All plantings appear to be post 1973 material. The boundary fences are not uniform and all are quite recent works. They include a pine plank fence to the eastern boundary, a fibro fence to the southern boundary, and a combination of fibro and brick fencing to the western boundary. There is no evidence of the former laundry block at the rear of the garden; however, the area that it once occupied is discernible as a level sand pad. There are fragments of white marble scattered around the garden and these appear to be sections of grave perimeter kerbs. A rotary clothes hoist is located near the laundry.

ANZAC Cottage, Claremont is a single storey painted timber weatherboard clad, zincalume custom orb roofed residence in the Federation Bungalow style.⁸⁵ It has bevelled edge timber weatherboard wall cladding and a gable form roof and lean-to roofed verandah. The whole cottage is raised on timber stumps with ant caps, with the walls clad in weatherboard to gable height, the gable wall clad in faux shingle weatherboards, and the gable top taken up by a three part pressed metal louvred vent. Although originally an oiled finish, the weatherboards are now painted, with most of the paint being in poor condition. Rectangular flywire covered timber framed vents are a feature in the upper wall zone. The windows to the whole of the 1917 section of the house, with the exception of the bathroom, are four pane double hung sashes. Small air conditioning units have been let into two windows on the side elevations, to the living room and bedroom. The centre of the front elevation features a vestibule with a separate gable roof, and the front verandah abuts the vestibule on both sides, returning along the eastern side of the house. This is an unusual feature, as it interrupts what would otherwise be a full width verandah. The return verandah is enclosed.

The verandah is supported on stop-chamfered posts with post brackets and a simple frieze, divided vertically at large intervals. The frieze is very simply designed and matches the design indicated in the documentary evidence. The verandah is raised above ground level and is approached via traditionally constructed timber steps. Its balustrade comprises timber handrail and vertical balusters, with the eastern section clad with fibro sheeting to replace the balusters. The remaining balusters all appear to be replacement material, but the documentary evidence indicates that the surviving sections are similar to the original design, if not the original material. Verandah floors are

⁸⁵ Apperly, R., et al., op. cit. pp155-147.

covered with 5" (125mm) jarrah boards, mitred at the change of direction on the return verandah. Some of the flooring is in very poor condition and there is evidence of termite activity in the north-eastern section of the verandah flooring and in one post bottom.

The return verandah enclosure on the eastern side of the house is made of steel-framed studs, fibro lining and steel framed windows. This work has an improvised appearance and was clearly a later addition, as the documentary evidence and surviving fabric indicates.

The two fireplaces in the house are located on its western side and the brick backs are exposed externally, with weatherboard and metal cladding abutting the brickwork. The lower section of the brickworks is painted, and the upper section of brickwork and stucco moulding remain unpainted.

The front door is a replacement flush door, while the rear door is a timber framed, ledged and braced door.

The roofing and rainwater goods are all made of zincalume with gutters being in the sheerline profile. In re-roofing, some of the original details have been altered to suit current roofing practice, so that timber barge caps and scotias have given away to simply shaped zincalume barge caps.

A timber framed and fibro clad laundry with a skillion roof has been constructed at the rear of the house, abutting the south-east wall, and a clear acrylic roofed pergola extends across most of the remainder of the rear of the house. The laundry is very simply constructed with a concrete floor, with metal-framed louvres, and ledge and braced boarded doors.

The house has a peculiar plan with a vestibule opening into the front two rooms, a living room and a bedroom. Both of these rooms lead south into a short corridor and this serves the kitchen, bathroom, pantry and kitchen. The corridor is surrounded by rooms, rather than providing access to one or more of the exterior walls in the usual fashion. This peculiar form of planning has led to most rooms having at least two doors and one room having three doors. The peculiarities of the plan may have been associated with the size of the Metcalf family and the probable use of the north and east sections of the verandah for sleeping accommodation.

The room interiors are finished in a variety of ways. The reasons for the variety of finishes are explained in the documentary evidence, where a number of changes to the original fabric are noted. The floors are 5" polished jarrah boards throughout, other than the bathroom, with chamfered skirtings and quad moulds. Other finishes vary from space to space.

Room 1, a sleepout now used as a study, was formed by enclosing part of the eastern verandah. The original weatherboard face of the east and south elevations remain intact, with the remaining walls being timber stud or steel framed, clad with fibro cement. Also the ceiling is made of fibro cement. The internal doors leading off the study are original four panel timber doors, but the northern entry door was a panel and glazed door, with the glazing replaced with a solid panel.

Room 2, the vestibule, has a modern veneered timber wainscot and dado rail, replacement plasterboard upper walls, a plaster cove cornice, and a plasterboard ceiling. The internal doors leading off the vestibule are original four panel timber doors.

Room 3, the living room, has replacement plasterboard upper walls, a plaster cove cornice, and a plasterboard ceiling. The internal doors are original four panel timber doors. There is an intact fireplace, hearth, mantle and surround.

Room 4, a bedroom, is identical to Room 3, but has no fireplace. A peculiar feature of this room is the three doors that lead off the room to the vestibule, verandah and corridor.

Room 5, the corridor, has the same features as Room 4, with the exception of the door that leads to the pantry, which is ledge and boarded.

Room 6, the bathroom, has a side hung casement window over the bath, tiled floor, tiled bath hob, sheet linings, and modern cabinets and fittings. There is a new exhaust fan in the ceiling, but there is still evidence that condensation remains a problem. The fixtures are replacements.

Room 7, another bedroom, is a combination of two spaces. It retains original and replacement fabric. The western section retains its lath and plaster walls and ceiling, and original wall vent. The eastern section has plasterboard clad walls and raked plasterboard clad ceiling with a coved cornice.

Room 8, the pantry, retains its original lath and plaster walls, wall vents, ceilings and timber shelving.

Room 9, the kitchen, has plasterboard and fibro walls, plasterboard ceiling, and cove cornice. It has a Metters No 1 Improved Stove, with hearth surround and mantle. The fittings are all replacement material.

Changes to the planning include the replacement of the freestanding laundry, the enclosure of part of the east verandah, and the removal of the wall between room 7 and the former room on the eastern verandah.

Changes to the fabric include the removal of the front fence, alterations to the balustrades, painting to the weatherboards, the replacement of the lath and plaster in some rooms with plasterboard, replacement of the front door, and changes to the interior of the bathroom.

The place has received irregular maintenance and there are some longstanding tasks that require attention such as levelling and some re-stumping, replacement of verandah flooring, servicing of joinery, and painting.

13.3 COMPARATIVE INFORMATION

In early 1916, the Mount Hawthorn Progress Association selected a lot in Kalgoorlie Street, Mt. Hawthorn, which they obtained from James Thomas Peet, real estate agent and property developer, in return for a consideration of £25, to build a cottage as a memorial to the ANZACS. On 12 February, a cottage designed by Alfred Levido 'as the architect' was built in a single day for the first returned wounded soldier from the district as a practical memorial "to commemorate the landing of the Australian Forces at ANZAC, April 25, 1915."⁸⁶ Named *ANZAC Cottage*, it was officially opened on 15 April 1916, and was the first memorial to the ANZAC landing and to World War One to be erected in Australia.⁸⁷

⁸⁶ 'ANZAC Cottage Conservation Plan' prepared for The ANZAC Cottage Restoration 95 Committee on behalf of The Vietnam Veterans Association of Australia (WA Branch) Inc. Laura Gray, Heritage Consultant (March 1996) pp. 7-8.

⁸⁷ *ibid*, p. 8; and ANZAC Cottage HCWA Assessment, p. 1, 20 October 2000. Note: On 16 April, the cottage was handed over to Private Cuthbert Porter, who with his descendants had full ownership provided it remained their permanent residence. In 1921, the land was transferred from Peet's ownership, following the Progress Association's payment of the consideration, and the Title Deeds were vested in the Association, with the provisos that the property could not be sold and was to remain a monument. (*ibid*, p. 11)

On 11 August 1917, five homes were commenced by the Ugly Men's Voluntary Workers' Association including *ANZAC Cottage, Claremont*, Zenobia Street, Palmyra, and two in Leederville, at McKenzie and Carr Streets.⁸⁸ The exact location and details of the other homes commenced that day have not been ascertained, and it is not known whether any of them other than *ANZAC Cottage, Claremont* at 16 Saunders Street, Claremont, were known after completion by this name, or whether the buildings are extant in 2001.

Photographs of several homes built by the Association show most were small residences of timber weatherboard construction, with verandahs with simple decorative treatments to the posts. The earliest homes were of individual design, whilst later homes were built to standard plans. *ANZAC Cottage, Claremont*, is unique in its design, with the unusual entry lobby, and the railing to the front and side verandahs. By April 1919, 30 homes had been completed and handed over to war widows, including homes built at Fremantle, Cottesloe Beach, Nedlands, Leederville, Subiaco, North Perth, South Perth, Bayswater, Queens Park, Victoria Park, Maylands, Midland Junction, Guildford, and Gosnells. The only ones known to be extant in the 1990s in addition to *ANZAC Cottage, Claremont* were those at Victoria Park and Bayswater.

In the Inter-War period, most communities in Western Australia erected a war memorial, the traditions of memorialisation became firmly established, and this was continued into the post World War Two period. Memorials are varied in form, including monuments, memorial plantings and gardens, and functional memorials.⁸⁹ In the latter category, numerous types of built structure have been well documented. However, it appears that the community memory of houses for widows and returned servicemen which were built as memorials has been less long lived, other than those which have retained their place in common memory through the continuation of their name as *ANZAC Cottage*.

13. 4 REFERENCES

ANZAC Cottage 16 Saunders St. Building File Application 2545 Town of Claremont

16 Saunders Street (1918-80), Claremont Town Council File

16 Saunders Street ANZAC Cottage (1995-99) Town of Claremont

File A 3196, 16 Saunders Street, 2000-2001, Town of Claremont

13. 5 FURTHER RESEARCH

Further research may reveal more information about this place and the other homes built by the 'Uglies'.

⁸⁸ *The West Australian* 17 August 1917, p. 6.

⁸⁹ Richards, Oline 'War Memorials in Western Australia' April 1996, Introduction pp. 1-11.