



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)

- 3.5.2 Breeding animals
- 4.1.2 Making suburbs

HERITAGE COUNCIL OF WESTERN AUSTRALIA THEME(S)

- 104 Land allocation & subdivision
- 405 Sport recreation & entertainment

11.1 AESTHETIC VALUE*

The built elements of the *Randwick Stables* have a rustic charm in their culturally modified landscape setting. The interior of the house is of particular aesthetic interest with its simple system of flat galvanized metal sheet lining, timber floors, and French doors leading onto the verandahs. (Criterion 1.1)

With its open culturally modified landscape setting, scattered mature parade Palms, and the curious fully enclosed verandahs of the homestead, *Randwick Stables* has a landmark quality and is a distinctive marker in its suburban context. (Criterion 1.3)

The landscape setting of paddocks, fences, buildings, and mature trees at *Randwick Stables* contrasts with the remnant natural bush and nearby suburban development, providing an important and aesthetically pleasing example of its type. (Criterion 1.3)

11.2. HISTORIC VALUE

Randwick Stables is associated with the subdivision of the outlying areas of Fremantle in the 1890s and 1900s, in this case being Hamilton Hill, which largely came as a result of the discovery of gold in Western Australia in the 1880s and 1890s and the subsequent huge increase in population due to the goldrushes. (Criterion 2.1)

Randwick Stables represents the large number of registered horse stables that operated in the Cockburn region in the first half of the twentieth century,

* 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.

when the area played an integral role in the development of the state's horse racing industry. (Criterion 2.1)

Randwick Stables is representative of the establishment and growth of the horse racing industry in Western Australia, and of the consequent development of horse racing stables and associated industries such as blacksmith shops in the areas of South Fremantle and Hamilton Hill. *Randwick Stables* was founded 1923/1924 and, while the business is not as extensive as it once was, continues to operate as a licensed horse stable in May 2001. (Criteria 2.2)

Randwick Stables was developed by local South Fremantle racing identities and trainers brothers Frederick 'Jack' Marks and Sol Marks, and Jimmy Banks. (Criterion 2.3)

11. 3. SCIENTIFIC VALUE

11. 4. SOCIAL VALUE

Randwick Stables is valued by the community as a result of its association with the horse racing industry, as is demonstrated by its inclusion on the City of Cockburn's Municipal Heritage Inventory. (Criterion 4.2)

12. DEGREE OF SIGNIFICANCE

12. 1. RARITY

12. 2 REPRESENTATIVENESS

Randwick Stables is a fine and modest example of a stables' cultural environment, complete with all its elements. The house is a representative example of the relocation and re-use of a building. (Criterion 6.1)

Randwick Stables represents an ethic of making do and improvisation over a considerable period of time from the establishment of the stables to the present. (Criterion 6.2)

12. 3 CONDITION

The landscape is in good condition. The house has been kept in a reasonable state of repair and is in fair condition. The laundry and power-house are made of fragile material using improvised construction methods, have received only basic maintenance and are in fair to poor condition. The main stable block is limestone and improvised timber-framed construction, parts of which are in poor condition and are fragile. The owner has performed basic maintenance. The current system of tenure has led to minimal maintenance by the tenants, who have clearly not been in a position to carry out any significant programs of improvement. Overall the place is in fair condition.

12. 4 INTEGRITY

The paddocks and yards are still used for keeping horses and the stables are used primarily for storage. A more recently constructed stables building provides stabling at present. The house, laundry and water closet remain in

use for their intended purpose. The place is capable of retaining its values and retains a high degree of integrity.

12.5 AUTHENTICITY

Randwick Stables contains substantial original fabric and early landscape elements. To this original material, further layers have been added in a manner that is typical of a make-do mode of taking care of a place. The changes are therefore accretive, adding further complexity to the place. The place retains a high degree of authenticity.

13. SUPPORTING EVIDENCE

The documentary evidence has been compiled by Kristy Bizzaca, Historian. The physical evidence has been compiled by Philip Griffiths, Architect.

13.1 DOCUMENTARY EVIDENCE

Randwick Stables comprises a series of paddocks, timber framed bungalow, stables, laundry, stone well, water closet, and metal clad stables constructed for Frederick Charles John 'Jack' Marks, a member of the prominent horse racing Marks family.

The discovery of gold in the Kimberley, Murchison and Eastern Goldfields regions in the 1880s and 1890s had a significant impact on the development of Western Australia. Like other areas throughout the State, Fremantle was transformed as a result of the gold boom and the huge increase in population due to the goldrushes.¹ In 1895 alone, 19129 prospectors travelled through Fremantle, a number that was more than a third of the State's population at that time.²

Although the majority of immigrants passed through Fremantle on their way to the goldfields, a large number stayed on, finding work on the wharves and in the factories and foundries that were being established in the area.³ New settlement and industries developed in the outlying areas of the town to support this growth. In 1899, George Robb's original land grant, which extended from what is now known as Hamilton Hill to North Lake, was subdivided into 42 sections. These in turn were subdivided into smaller land allotments.⁴ At the turn of the twentieth century, South Fremantle and the northern parts of Cockburn, like Hamilton Hill, became the location of semi-rural industries such as market gardens and horse racing stables. At the same time, the coastal strip developed as an industrial area with main places of employment being the Fremantle Smelting Works, Robb's Jetty and slaughter houses.⁵

As was the case with many of the larger land allotments, in the early 1900s, Lot 4 of Cockburn Sound Location 5 was subdivided and the various lots began to be purchased.⁶ On 1 February 1924, the ownership of Lots 23 to 27 of Cockburn Sound Location 5, on which *Randwick Stables* is now located, was transferred to Frederick Charles John Marks. The next year, on 21 April 1925,

¹ Stannage, C. T., *The People of Perth*, Perth City Council, Perth, 1980, pp. 193 – 194.

² Rubinich, T., *Plympton to East Fremantle: A Century of Schooling 1898 – 1998*, East Fremantle primary School, p. 1.

³ Ibid, pp. 1 – 2; Lee, J., *This is East Fremantle*, Publication Printers, Perth, 1979, p. 2.

⁴ Berson, M., *Cockburn: The Making of a Community*, Town of Cockburn, 1978, pp. 94 – 95.

⁵ Ibid, pp. 97 – 101.

⁶ Certificate of Title, Vol. 309, Fol. 63.

Marks purchased a further 4 blocks adjacent to the property, being Lots 19 to 22 inclusive.⁷

Frederick Charles John 'Jack' Marks was a member of the prominent horse racing Marks family. His brothers, William 'Bill', Solomon Baron 'Sol' and Percival 'Percy' travelled from South Australia to the Eastern Goldfields in the early 1900s and soon began to earn their living as horse racing trainers in Kalgoorlie. In the 1910s, the brothers moved to South Fremantle and again began to work in the horse racing industry prevalent in the area.⁸

Horse racing played an integral role in the development of South Fremantle and Hamilton Hill with the first horse races in the Swan River Colony held at South Beach on 3 October 1833.⁹ Meetings were held at various places in the Perth metropolitan area from this time up to the early part of the twentieth century, including in East Perth and in Belmont. Horse stables were a characteristic feature in residential areas located near such courses and many animals were trained in local parks and streets.¹⁰

Horse racing increased dramatically during the gold rush period. A number of metropolitan race courses such as Helena Vale, Canning Park, and Belmont became affiliated and consequently regulated by the Western Australian Turf Club (WATC), established in 1852. Unregistered courses such as Coogee, Bicton, Kensington, Jandakot, Rockingham and Woodman's Point continued to operate during the gold rush period. The majority of clubs ceased to exist when in 1917 State Parliament granted the power to control racing to the WATC.¹¹

As was the case with areas like East Perth, Belmont, and Canning Park/Gosnells, the tracks at Bicton, Jandakot, and Woodman's Point resulted in the initial development of horse stables and training tracks at South Fremantle and Hamilton Hill.¹²

At the height of the industry, it is believed that approximately 400 horses were stabled in the area and trained at South Beach. Associated business such as blacksmiths and saddlers were established, and the trainers and jockeys such as the Collison, Millers, Cockell and Marks families became well known local identities.¹³

Jack Marks and his wife Amy Jeune Barrett followed his three brothers to Kalgoorlie and was first listed as a resident of this town in August 1917.¹⁴ Jack's occupation in the electoral roll for 1917 is recorded as 'horse trainer' and he is also believed to have worked as a barman while living in

⁷ Certificate of Title, Vol. 309, Fol. 63.

⁸ Marks, B., *South to Sillytown: Tales of Battlers and Larrikins*, Fremantle Arts Centre Press, 1997, p. 9; Marks, B., *The Fall of the Dice*, Fremantle Arts Centre Press, 1991, pp.1 – 5.

⁹ Cowan, E.D., 'Early Social Life and Fashions', in RWAHS, *Early Days*, Vol. 1, Part 3, p. 6; Cusack, S.F., 'Horse Racing in Western Australia', in RWAHS, *Early Days*, Vol. II, Part XIX, p. 47.

¹⁰ Cusack, S. F., op. cit., pp. 48-50 & 58.

¹¹ Ibid, pp. 55-56.

¹² Ibid, pp. 48-58; see also John Taylor Architect, 'Heritage Study of South Fremantle', prepared for the City of Fremantle, June 1993, Section 6.1 "Horse Industry"; & Patterson, T. < 'Proposal for a re-enactment of the first horse race that took place in South Fremantle on 3/10/1833', 1987, n.p. [pp. 2 & 3], in City of Fremantle Local History Collection , Pamphlet File: 798.

¹³ Patterson, T., op. cit., n.p. [1 – 3]; see also *West Australian*, 25/2/1989.

¹⁴ Marks, B., *The Fall of the Dice*, op. cit., p. 12; Kalgoorlie Electoral Rolls, 31/8/1916 & 30/8/1917.

Kalgoorlie.¹⁵ Jack moved to South Fremantle with his wife and three children in 1923/1924.¹⁶

Family history has it that, as Jack was unable to sell his house at Cheetham Street, Kalgoorlie, he dismantled the timber house and transported it by train, along with all the family's furniture and belongings, to his newly purchased property in Rockingham Road, Hamilton Hill.¹⁷ The original four-roomed house complete with walls and ceilings of compressed tin was reassembled by Jack on Lots 26 and 27 fronting Rockingham Road.¹⁸ A verandah was added on three sides of the house after it had been reconstructed. The lattice work which encloses the verandah is also said to date from this time. To the rear of the house, a kitchen, living/dining room and bathroom were built. A washhouse was also constructed and a well dug to the north-west of the main house.¹⁹

Like his brothers, Jack also began to work in South Fremantle as a horse trainer.²⁰ To this end, an L-shaped stable was constructed to the rear of the main house. Of limestone random rubble construction, this comprised six horse stalls and a jockey and tack room, which, similar to the house and washhouse, was 'tin' lined with timber floorboards.²¹

On 1 April 1926, Jack Marks died and ownership of the property was transferred to his wife Amy on 29 May 1926.²² Jack's brother, Sol Marks, was registered as the owner of this land on 22 July 1926.²³ Although he never appeared to reside at Rockingham Road, Sol continued to operate the stable, which had been established there.²⁴ In 1927/1928, for the first time, the name of the property and business is recorded as *Randwick Stables*.²⁵

Randwick Stables was sold to John Egan of West Perth, who was registered as its owner on 15 April 1930.²⁶ Egan is first recorded as having resided at the

15 Kalgoorlie Electoral Rolls, 30/8/1917; Marks, B., *The Fall of the Dice*, op. cit., p. 12.

16 City of Cockburn Rate Book, 1923/1924, WAS 2232, Cons. 5778, Item 9, SRO; Marks, B., *The Fall of the Dice*, op. cit., p. 12.

17 Marks, B., *The Fall of the Dice*, op. cit., pp. 12 – 13; see also Banks, F. M., 'Randwick Stables: A Brief History', n.d. [c. 2001], n.p. [p. 1].

18 Ibid (both). Physical evidence suggests that the house originally comprised two front rooms and a two-roomed rear lean-to. At some stage, the door leading from the south-eastern room to the verandah has been blocked. (Site inspection, 26/4/2001.)

19 Banks, F. M., op. cit., n.p. [p. 1]; No documentary evidence of the transportation claim was found, but the accommodation noted, together with the lattice around the verandahs is confirmed by physical evidence. Site inspection, 26/4/2001.

20 Certificate of Title, Vol. 850, Fol. 112; Marks, B., *The Fall of the Dice*, op. cit., p. 13.

21 Banks, F. M., op. cit., n.p. [p. 1]; Site inspection, 26/4/2001.

22 Certificate of Title, Vol. 850, Fol. 112.

23 Ibid.

24 Ibid. Sol Marks address on this certificate of title was recorded as 251 Mandurah Road. In the South Fremantle electoral roll dated 1 September 1938, the residence of Sol Marks is still listed at Mandurah Road. (South Fremantle Electoral Roll, 1/9/1938.)

25 City of Cockburn Rate Book, 1927/1928, WAS 2232, Cons. 5778, Item 14, SRO. Note: No information has yet been found regarding the origins of the name given to the stables, although it is thought that it may take its name from the racing track at Randwick in New South Wales. (Telephone conversation with Florence Banks, 28/6/2001. The stable name is still evident on the door to stall number 1.

26 Certificate of Title Vol. 850, Fol. 112.

address in February 1939.²⁷ In the intervening years, *Randwick Stables* occupied by the Collet family. Joseph Collett was a trainer associated with the trotting industry.²⁸ Mrs. Florence Banks, later owner of *Randwick Stables*, recalled visiting the place during Collett's occupancy when her father was secretary of the Western Australia Trotting Association.²⁹ She remembers that the large storeroom on the eastern side of the stables was constructed between c. 1935 and c. 1945.³⁰

Although Egan lived at the property from 1939, he was not a full time horse trainer and only raced a few of his own horses. However, *Randwick Stables* continued to operate as a racing stable with Egan renting out stalls to trainers in the area.³¹

In 1950/1951, Mrs Florence Mary Banks is recorded as the owner of *Randwick Stables*.³² The Banks appear to have actually occupied the property from circa 1949/1950 as Mrs Banks husband, Jimmy Banks, trained *Beau Vasse* from the stable and this horse went on to win the 1950 Perth Cup. It is believed that *Randwick Stables* was purchased with the winnings from the Perth Cup.³³

Mrs Banks ownership of *Randwick Stables* is not reflected in the certificates of title, which do not register her as the proprietor of the property until 22 June 1960.³⁴

In a brief history of *Randwick Stables* written by Mrs Banks, she recalled that 'some good horses were stabled there' such as their own horse *Tinder Parney*, who started as a favourite for the 1960 Perth Cup, and *Go John*, who won a Perth Derby.³⁵ Trotters owned by Jack Retzlaff, such as *Terra Bella* and *Radiant Oro*, were stabled overnight at *Randwick Stables* on their way to the Perth races from Bunbury.³⁶

James Ronald Banks and Merilyn Banks were registered as the owners of Lot 25, a portion of the *Randwick Stables* property, on 12 May 1964.³⁷ According to Main Roads Western Australia, the transfer of Lot 25 was a gift on the occasion of James Banks marriage. Further to this, on 29 September 1969, lots 19 to 22 of Cockburn Sound Location 5 were transferred to a separate certificate of title, which suggests that the land was sold at this time. Subsequent to this, the land on which *Randwick Stables* is located comprised of lots 23, 24, 26 and 27. This continues to be the case in May 2001.³⁸

²⁷ South Fremantle Electoral Roll, 21/2/1939. It is interesting to note that a number of people with the name of Egan are recorded in the electoral roll of 1939 and the occupations of jockeys and horse trainers are predominant amongst the listing.

²⁸ South Fremantle Electoral Rolls, 30/9/1931, 18/3/1935. 1/9/1938 & 21/2/1939; Banks, F. M., op. cit. n.p. [p.1].

²⁹ Banks, F. M., op. cit., n.p. [p. 1].

³⁰ Phone conversation with Mrs. Florence Banks 28/6/2001; Site inspections 26/4/01.

³¹ Banks, F. M., op. cit., n.p. [p. 1]. Jimmy Banks rode some of the horses stabled at Egan's during their ownership. Phone conversation with Mrs. Florence Banks 28/6/2001.

³² City of Cockburn Rate Book, 1950/1951, WAS 2232, Cons. 5778, Item 35, SRO.

³³ Banks, F. M., op. cit., n.p. [p. 1]; Conversation with Alison Bolas, 26/4/2001.

³⁴ Certificate of Title, Vol. 850, Fol. 112; Certificate of Title, Vol. 1237, Fol. 339. John Egan died on 4 January 1956 and the property was transferred to his wife Annie Laura Egan on 14 February 1956. It is not known why the certificate of titles does not reflect the purchase of the property in 1950/1951.

³⁵ Banks, F. M., op. cit., n.p. [p. 1].

³⁶ Banks, F. M., op. cit., n.p. [p. 1].

³⁷ Certificate of Title, Vol. 1237, Fol. 339.

³⁸ Certificate of Title, Vol. 1237, Fol. 339; Certificate of Title, Vol. 2176, Fol. 721.

Physical evidence shows that renovation work was also carried out to the kitchen and bathroom areas of the main house in circa the 1950s/1960s. The wallpaper covering the pressed tin walls in the house was installed in the early 1970s, though one room (Room 3) appears to have been papered much earlier.³⁹

In 1999, the Banks sold *Randwick Stables* to the Main Roads Western Australia.⁴⁰ The purchase of the property by Main Roads was part of a scheme for a road highway network that proposes a graded interconnection of the Fremantle Eastern Bypass, the Roe Highway, and the Fremantle – Rockingham Highway in the vicinity of the subject area. This is developed from the state government’s 1963 Metropolitan Region Scheme, which planned the construction of a north-south highway, stretching along the coast from Innaloo to Rockingham.⁴¹ The Commissioner of Main Roads was registered as the proprietor of *Randwick Stables* on 10 November 1999.⁴²

From January 2000, tenants Alison Bolas and Ted Miller have occupied *Randwick Stables*. Alison Bolas has continued to operate a stable at the property and, in 2001, was informed by staff at the City of Cockburn that *Randwick Stables* is the only licensed stable remaining in the area.⁴³

Works to the property have mainly been in the form of maintenance and have included the complete electrical rewiring of the main house.⁴⁴ Under the regulations of the WA Turf Club, stall number 1 in the stable building was enclosed for security reasons so as to ensure that the feed would not be tampered with.⁴⁵

In December 2000, the place was referred to the Heritage Council of Western Australia. The Heritage Council determined that, if the place were to be disposed of by means of either development or public auction, a heritage assessment of the property would be required under the auspices of the Government Heritage Property Disposal Process. As it is likely that the proposed Eastern Bypass/Roe Highway works will impact on *Randwick Stables*, especially on the stable building itself, Main Roads commissioned a heritage assessment of the place.⁴⁶

In May 2001, *Randwick Stables* is occupied by tenants, who continue to operate the place as a licensed stable.

13.2 PHYSICAL EVIDENCE

Randwick Stables comprises a series of paddocks, timber framed bungalow, stables, laundry, well, water closet, and metal clad stables constructed for Frederick Charles John ‘Jack’ Marks, a member of the prominent horse racing Marks family.

³⁹ Site inspection, 26/4/2001; Conversation with Alison Bolas, 26/4/2001.

⁴⁰ Certificate of Title, Vol. 2176, Fol. 721.

⁴¹ Metropolitan Region Planning Authority, *Metropolitan Region Scheme*, Government Press, Perth, 1963; Main Roads, ‘Fremantle Eastern Bypass: Summary Report, September 1997.

⁴² Certificate of Title, Vol. 2176, Fol. 721.

⁴³ Conversation with Alison Bolas, 26/4/2001. A by-law restricting the operation of horse stables in residential areas has seen the closure of all but a few stables, including racing stables, throughout metropolitan Perth. This is an area for further research.

⁴⁴ Conversation with Alison Bolas, 26/4/2001.

⁴⁵ Conversation with Alison Bolas, 26/4/2001; Site inspection, 26/4/2001.

⁴⁶ Information provided in the consultant’s brief.

Randwick Stables is sited on the corner of Rockingham Road and Hardey Street in the City of Cockburn. Hardey Street is gazetted, but does not physically link with Rockingham Road at present. The land slopes up from Rockingham Road to the north or rear of the four lots (Lots 23, 24, 26 and 27). There is little development in the immediate environs but formal plantings of palms and Norfolk Island Pines in the paddock to the east indicates the presence of another dwelling on the adjacent land.

Setting

The house is located at the front of the site and is set over the boundaries of Lots 26 and 27, set well back from the road reserve. Two palms flank the front entrance. There is a rainwater tank and water closet to the rear of the house and a laundry to the west. The laundry is part of an assembly that comprises a laundry area, generator room, limestone well carved directly into the rock, and a windmill. The limestone and timber framed stables are at the rear of the site on Lot 23. A light framed pair of stables is located on the eastern side of the site, straddling Lots 23 and 24. Plantings include Cape Lilac (*Melia azedarach*), Flame Trees (*Erythrina sypsis*, *Erythrina crista-galli*), Almond Trees, a Mulberry Tree, New Zealand Christmas Tree (*Metrosideros excelsa* 'Variegata'), Lemon Trees, an Apricot Tree (*Prus armeniaca*), Cotoneaster (*Cotoneaster*), Bottlebrush (*Callistemon*) and Parade Palms (*Washintonia filifera*). The overall impression of the site from the road is that the house and its palm trees have a landmark quality and that the remainder of the land on the four lots reflects its use as a stables establishment with outbuildings, fences, and pasture.

House-Building 4

The house is timber framed and clad with weatherboards, flat asbestos cement, and lattice, with a painted corrugated iron roof. It is a simple Federation Bungalow style⁴⁷ house comprising two main rooms under a hipped roof, two rooms of the same size under a lean to roof and a further addition under another lean-to abutting the earlier lean to. The surrounding verandah enclosure creates a shady breezeway around the house and lends it a reclusive air.

The original section of the house is timber framed with weatherboard walls to the east and west elevations and flat asbestos cement to the south elevation, replacing weatherboards. The main roof is hipped and the rear lean-to has a low pitch skillion roof. Verandahs enclose three sides of the house. The verandah has a bull nosed roof and is supported on stop chamfered posts. Intermediate studs have been introduced and the whole verandah infilled with lattice. The only door visible from the street is a lattice screen door. However, the doors to the main body of the house are one pane and one panel French doors. The south or original door has been removed and the two windows in this elevation are replacement timber framed casement windows.

The rear section comprising rooms 6, 7 and 8 are all part of an addition, which is also timber framed and clad with flat asbestos cement sheeting, with metal framed louvred windows, and ledge and braced doors. There is a tank stand to the north of room 7 with a corrugated iron water tank.

The Bedroom, Room 2, has a 6" (150mm) Oregon pine timber floor covered with carpet, bull nosed skirtings and a blocked in fireplace with a timber surround. The walls are clad with flat plain galvanized iron, which is papered

⁴⁷ Apperly et al., *ibid* pp. 144-147

over. The ceiling is also made of flat metal panels with a pressed metal ceiling rose. The internal doors are timber four panel doors and double doors open onto the verandah. Casement windows open onto the verandah.

The Workroom, Room 3, is virtually the same as room 2, but there is no fireplace. Further, the wallpaper in this room is much earlier than any of the papers in the other rooms and terminates on a paper frieze at a high level. The papers in this room are made of an older stout paper and use patterns that were popular in the 1920s.

Rooms 4 and 5, Study and Bedroom, are similar to rooms 2 and 3, but these rooms are under the first skillion roof, north of the two core rooms of the house, and have sloping ceilings. The finishes are the same as the front rooms.

These sections of the house are largely authentic and in fair condition.

The addition comprising Rooms 6, 7 and 8, Bathroom, Living/Dining Room, and Kitchen have concrete floors, deep timber skirtings, plasterboard and sheet metal wall linings, louvred windows, and flat asbestos cement sheet ceilings with cover battens. The bathroom has a tiled floor, modern glass shower screen and a basin set in a vanity cupboard, with a small storage area at the south end of the room. Room 7 has no fittings. The Kitchen has a tiled recess which once housed a range and now accommodates a free-standing stove.

Laundry, Generator, Well, and Store-Building 3

The Laundry block is constructed of timber posts, bush poles and timber purlins clad with painted corrugated iron. It has a low pitched skillion roof. There is an intact copper in the north west corner, concrete troughs, a concrete floor and the remains of a generator base at the southern end of the block. There is a lean to at the southern end and the well is located under its shelter. The well is carved out of solid limestone and is some 30 metres deep. Further south still there is a metal frame windmill stand. The structure is made of mostly authentic fabric and is in fair condition.

Old Stable-Building 1

The northern most building is the stable block, which has two random course limestone walls (west and south walls), with the remaining external walls being framed and clad with flat metal panels. The eastern and southern side of the main wings of the 'L' shaped plan are open and the roof to the open sides is supported on timber posts ranging from 8" (200mm) to 4" (100mm) square, together with bush poles. The roof is a low-pitched skillion covered with corrugated galvanized iron. The plan contains a Race Horse Secure Stall (Room 1), Open Areas (Rooms 2 and 5), Loose Boxes (Rooms 3,4 and 6), Jockey and Tack Room (Room 7) and Store (Room 8). The stalls are made up of a mixture of studs and bush poles and clad with horizontal and vertical boards, together with corrugated iron. Rooms 7 and 8 are similarly framed and clad with flat metal sheets. Stable doors are ledge braced and boarded and other doors are ledge and boarded. The floors are made of concrete, which is in poor condition. The stables, apart from the limestone walls, are made of materials that were ready to hand and have a make-do approach to construction. Though the documentary evidence does not reveal the method of construction and materials used, the physical evidence reveals a range of timber sizes and type used in construction. The ad hoc manner of material selection and construction techniques suggested unskilled labour made the place and that materials used were ready to hand. The roof is in very poor

condition and other materials are in fair to poor condition. The floor and wall of Rooms 6 and 7, and the wall framing of Room 8 have all been subject to termite infestation and are in a fragile condition.

Small Stable-Building 2

Building 2 is a comparatively recently constructed timber framed metal clad stable block in two compartments set amongst pens.

There appears to have been little or no thoroughgoing regular maintenance on the buildings in recent times and the fabric is generally in need of repair.

13.3 COMPARATIVE INFORMATION

A search of City of Fremantle records indicates that there are no remaining licensed stables in the city. There are the remains of stables at the Fremantle Prison, but these were built for a different purpose.

The City of Cockburn Municipal Inventory lists one other stables, Johnson's Stables, which is located at 19 Forrest Road, Hamilton Hill. This place is a large, single storey, random rubble limestone building with brick quoins and a corrugate iron roof, built to a rectangular plan. The construction date is not known, but is likely to be in the late nineteenth or early twentieth century. Johnson's stables is still used for stabling trotting horses. City of Cockburn has one other stables licensed in Hamilton Hill, but this is a newer place.

A search of the Heritage Council's database revealed a number of historic stables buildings in the wide metropolitan area, but none of those listed remain in use as stables. Listings include Abattoir and Stables (HCWA Database No. 3126) Dixon and Davies Road, Rockingham which is a ruin; *Aston Stables* (Stables (HCWA Database No. 3299), Mayfair Street, West Perth; Chesterfield Inn and Stables (Stables (HCWA Database No. 2326), Chesterfield Road, Rockingham, which is a ruin; Houghton Stables (Stables (HCWA Database No. 14553), Middle Swan; Belvoir stables at the *Belvoir Homestead* 9 Stables (HCWA Database No. 2531), which is not used as stables; Moss Street Lodge Stables (Stables (HCWA Database No. 3693), East Fremantle; Old Benedictine Stables (Stables (HCWA Database No. 3998) used for storage; and, Market Street Stables Guildford (Stables (HCWA Database No. 4267). None of these is racing stables.

13.4 KEY REFERENCES

No key references.

13.5 FURTHER RESEARCH

Little primary source material has been located during the research for this project. The majority of the historical information about this place has been compiled from oral evidence and/or accounts. It is recommended that further oral history research be carried out if or when time permits.

No information has yet been found regarding the origins of the name give to the stables. Former owner, Mrs. Florence Banks, confirms that the Marks family named the stable and that it is likely that they took the name from the Randwick racecourse in New South Wales, which was well established by this time.⁴⁸

⁴⁸ Phone conversation with Mrs. Florence Banks, 28/06/2001.

A survey of the index to the records of the Western Australian Government Railways at State Records Office of Western Australia (SRO) and discussions with SRO archivists indicates that railway manifests and/or bills of lading do not appear to exist or are not publicly accessible at this time. The transportation of the residence from Kalgoorlie to Fremantle has not been verified in primary source material.

The relevant City of Cockburn Rate Books for the years between 1915 and 1923, and also from 1925 to 1927, are missing from SRO, therefore the exact year of Frederick 'Jack' Marks occupation of the property has not been verified.

A search of the metropolitan sewerage plans at SRO and later discussions with the Water Authority of WA has revealed that the detailed surveys and plans for the metropolitan sewerage did not extend to the study area. No other plans of *Randwick Stables* have been located during the research for this project.

Staff at the City of Cockburn informed K Bizzaca that there were no property or other relevant files for *Randwick Stables*.