



**HERITAGE  
COUNCIL**  
OF WESTERN AUSTRALIA

## **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)**

- 3.19 Marketing and retailing
- 8.11.2 Myth making and story telling
- 8.12 Living in and around Australian homes

#### **HERITAGE COUNCIL OF WESTERN AUSTRALIA THEME(S)**

- 306 Domestic activities
- 308 Commercial & service industries
- 604 Local heroes & battlers

### **11.1 AESTHETIC VALUE\***

*Garryowen* is highly valued by the local community for its early twentieth century aesthetics, such as the picturesque asymmetrical form, bay windows, deep return verandah and the elevated and expansive setting, which is indicated by its inclusion in the Municipal Heritage Inventory of the City of Albany. (Criterion 1.1)

*Garryowen* is a well designed and constructed example of a *Federation Queen Anne style* residence. (Criterion 1.2)

Situated in a spacious garden and sited on a rise opposite a large public open space, *Garryowen* contributes to the aesthetic value of its setting by its landmark quality. (Criterion 1.3)

*Garryowen*, together with the adjacent 'Bangor', contribute to the aesthetic values of the precinct of late nineteenth and early twentieth century buildings in the western, residential end of Vancouver Street. (Criteria 1.3 & 1.4)

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

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Canberra, 1991, with additional reference to Richards, O. *Theoretical Framework for Designed Landscapes in WA*, unpublished report, 1997.

## **11.2 HISTORIC VALUE**

*Garryowen* is representative of the growth of Albany as a commercial and service centre for the region in the late nineteenth and early twentieth century, assisted by the operation of the port and the Great Southern Railway, and the population movement during the gold boom period. (Criterion 2.1 & 2.2)

*Garryowen* was built for Herbert Robinson, Mayor of Albany (1915-1917) and MLA (1917-1919), whose family established the shipping and merchant firm Drew, Robinson & Co in the late 1880s, and who were involved in the public life of Albany and Western Australia in the first half of the twentieth century. (Criterion 2.3)

## **11.3 SCIENTIFIC VALUE**

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## **11.4 SOCIAL VALUE**

*Garryowen* has been a landmark in the street since 1908 and contributes to the local and district community's sense of place. (Criterion 4.2)

## **12. DEGREE OF SIGNIFICANCE**

### **12.1 RARITY**

*Garryowen* is an uncommon and fine example of the domestic work of architect Joseph Herbert Eales, whose main known work involved ecclesiastical and public buildings.

*Garryowen* has rarity value for the level and extent of intact original internal and external features such as bay windows with half timbered gables, leadlight windows, verandah details, wall and ceiling light fittings, built-in furniture and door and window hardware. (Criterion 5.1)

### **12.2 REPRESENTATIVENESS**

*Garryowen* is a fine example of a substantial, well designed and detailed Federation Queen Anne house that demonstrates the principal characteristics of the style. (Criterion 6.1)

### **12.3 CONDITION**

Generally all the buildings and landscape elements on site have been well maintained and are in good to fair condition.

In the interior of the original section of the house there is some cracking in the walls of two adjoining rooms and one ceiling also has some minor cracks. The carpets and wallpaper used extensively in the house detract from its presentation.

There is still some debris remaining from the building that was demolished recently on the north-east corner of the site. Ivy is growing out of control on the west boundary of the site and is strangling some trees.

### **12.4 INTEGRITY**

*Garryowen* has a high level of integrity as it has been used for its original intended purpose as a private residence since its construction in 1908. The place is still highly compatible with this use and there are no obvious reasons why it could not continue to be used for this purpose into the foreseeable future.

## **12.5 AUTHENTICITY**

Although the original rear verandah has been removed and a large extension added to the rear of the house, most of the original house is largely intact and has a high level of authenticity. Generally, modification of the interior of the original house has been limited to adding wallpaper and carpet, both which could be removed when the opportunity arises. Original items such as light fittings, fireplace surrounds and built-in furniture have been retained. The exceptions to this are the Bathroom and Kitchen, which have been refurbished to suit changing requirements and expectations.

The exterior of the original house also has a high level of authenticity except for the Marseilles pattern roof tiles, which replaced the original corrugated iron sheeting, in the middle of the twentieth century. Decorative items such as timber verandah balustrades and posts, push-bells, nameplates and external light fittings have been retained. The brickwork has not been painted.

The landscape has a low level of authenticity with no early twentieth century plants or landscape elements such as fences remaining. The original owners planted the Oak Tree at the rear of the site in 1939.

### 13. SUPPORTING EVIDENCE

The documentary evidence has been compiled by Irene Sauman, Historian. The physical evidence has been compiled by Gena Binet and Alan Kelsall, Kelsall Binet Architects.

#### 13.1 DOCUMENTARY EVIDENCE

*Garryowen* is a substantial brick and tile residence built for merchant Herbert Robinson in 1908 in Federation Queen Anne style to a design by J. Herbert Eales.

Albany was the earliest established settlement in Western Australia and the major port for the State in the nineteenth century, including the port of call for the mail steamers. Development of the town and region increased following the completion of the Great Southern Railway line in 1889 and during the 1890s gold boom, when large numbers disembarked on their way to the goldfields.<sup>1</sup>

As a major port, Albany, like Fremantle, was the home of a number of merchants and shipping businesses, among them the firm of Drew Robinson. John Robinson, his wife Margaret and eldest son Robert had migrated from Ireland to Victoria in 1873. He was a banker and took up the position of branch manager at Blackwell for the National Bank. His second son Herbert was born in Victoria in 1876. In 1878 Robinson was transferred to Albany as branch manager. He obviously saw better prospects in business than in banking, and in 1883 he joined the firm of McKail & Co.<sup>2</sup>

In 1887, McKail & Co was liquidated and John Robinson and Charles Drew bought the firm and re-established it as Drew Robinson & Co. The Company began as general and shipping agents and importers, but quickly expanded into a department store type of establishment, moving into a large new building on Stirling Terrace in 1891. Drew Robinson & Co was one of two department stores established in Albany at this time, among the many new businesses and retail premises that resulted from the opening of the Great Southern Railway.<sup>3</sup>

Charles Drew was only involved with the Company for about six years, but it continued to operate successfully under John Robinson. His son Herbert joined him in the Company, while older son Robert formed the law firm of Haynes Robinson in 1889, with Samuel Johnson Haynes. He moved to Perth and was appointed Kings Counsel in 1914, and was MLA for Canning 1914-1921, serving as Attorney General 1916-1919.<sup>4</sup>

John Robinson and his family occupied a house at 38 Vancouver Street (Lot 197), on the corner of Parade Street. The house was named 'Bangor' after a Northern Ireland seaside town in County Down. 'Bangor' had been built against the boundary of Lot 198. In 1902, John Robinson purchased the vacant Lots

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<sup>1</sup> For a more detailed history of the early development of Albany see HCWA assessment documentation P15554 *Kooka's Restaurant Building*.

<sup>2</sup> Erickson, Rica, *Bicentennial Dictionary of Western Australians*, Perth, UWA Press, 1988, p. 2651; Garden, Donald, S., *Albany: A Panorama of the Sound from 1827*, Nelson, West Melb., 1977, p. 217; information on the Robinson family provided by Albany Library local studies section. Date of establishment of Drew Robinson & Co has been variously given as 1887, 1888 and 1889.

<sup>3</sup> Garden, Donald, S., op cit, p. 217; information provided by Albany Library local studies section, op cit.

<sup>4</sup> Erickson, Rica, op cit, p. 2651-52; information provided by Albany Library local studies section, op cit.

198, 199 and 200 from civil engineer John Wright. He kept 900 square metres of the southern section (Vancouver Street frontage) of Lot 198 adjacent to 'Bangor', and transferred the rest of the land to son Herbert.<sup>5</sup> Lots 198-200 extended between Vancouver and Grey streets and the area transferred to Herbert comprised some 1.125 acres (approx. 4,550 square metres). In 1907-08, a stable is recorded on Lot 198. It was built across the boundary of the portions owned by father and son. Both would have had access to the stable, given its location.<sup>6</sup>

On 9 July 1907, Herbert married Sarah Marguerite Christie.<sup>7</sup> He retained architect J. Herbert Eales to design a home, *Garryowen*, for his land on Vancouver Street, and tenders for construction were called in April 1908.

Tenders are invited and will be received up to noon on Wednesday April 22, for the erection and completion of brick bungalow residence in Vancouver street for Herbert Robinson, Esq. Plans and specifications and all further particulars may be obtained on application to Messrs. Drew, Robinson & Co's Offices, Stirling Terrace.... Tenders to be sent to Herbert Robinson, Albany. J. Herbert Eales, Architect.<sup>8</sup>

Joseph Herbert Eales received his architectural training in England before migrating to Victoria in 1887 and joining the Civil Service as a draughtsman. He later set up private practice in Ballarat, and moved to Western Australia in 1897 during the building boom of the gold rush period. Eales worked with Charles Oldham until 1906, and then had his own practice. In 1913, he joined in partnership with Eustace Cohen, which continued until Cohen's death in 1938. Eales specialised in hotels, halls and ecclesiastical buildings, with a few homesteads and residences.<sup>9</sup>

*Garryowen* first appears in the 1908-1909 Albany Rate Books. The place was located on the western side of the site, on Lots 199 and 120. The name chosen for the place, like 'Bangor', is another reference to the Ireland of the Robinson family's origin. *Garryowen* has come to symbolise Limerick and Ireland for Irish exiles all over the world. It is an English word made up of two Irish words: Garrai (garden) and Eoin (John, pronounced O-in or Oh-en). Various sources say the name referred to King John's 12<sup>th</sup> century castle, near Limerick, or to an association between St John's Church and the house of the Knights Templar in Limerick, which was dedicated to St John the Baptist.<sup>10</sup>

*Garryowen* was later used to refer to an area near Limerick, which overlooked the surrounding countryside, the town, the Castle and the Shannon River and became a favoured holiday resort for those who sought simple enjoyment and amusement in pleasant surroundings. There was also an element of high-spirited young men who delighted in creating havoc.<sup>11</sup> The deeds of the *Garryowen* boys were celebrated by a minstrel in a song 'Garryowen', the words of which were added to over time. The song was used by Irish regiments as a drinking song

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5 Certificate of Title, Vol. 58 Fol. 48 & 118 & Vol. 273 Fol. 35, 7 May 1903.

6 Albany Shire Rate Books, 1907, SROWA, microfilm CONS 6464; aerial photograph from DLI Skyview online shows the location of the stable, which has been recently removed.

7 Black, David, *Biographical register of members of Parliament of Western Australia*, Perth, WA Parliamentary History Project, 2001, Vol. 1, 1870-1930, p. 171.

8 *Albany Advertiser*, 4 April 1908, p. 2.

9 Morison, Margaret Pitt, 'Immigrant Architects and their work 1885-1905,' Unpublished paper, p. 3; Battye J. S. *Cyclopedia of Western Australia*, Hussey & Gillingham, Adelaide, 1912-13, p. 631.

10 The legend of the "Garryowen", available at [www.us7thcavalry.com](http://www.us7thcavalry.com).

11 The legend of the "Garryowen", op cit.

and became the marching song of the Royal Irish Regiment and the US 7<sup>th</sup> Cavalry. The football club founded in Limerick in 1884 is also known as the Garryowen Football Club.<sup>12</sup>

Herbert and Sarah Robinson are recorded as having three children, a daughter, Doreen Margaret, and two sons, but information on only one son, Denis Greer Robinson, has been located.<sup>13</sup> Herbert Robinson continued to be involved with Drew, Robinson & Co, which had opened stores in other country towns in the Great Southern region. In 1910, the Company installed its own electricity plant and later entered into a contract with the Town of Albany to supply electricity to other parts of the town. Herbert also held positions in public life. He was Mayor of Albany, November 1912 to November 1915, and MLA for Albany, 29 September 1917 until his death at the age of 43 on 2 May 1919.<sup>14</sup>

After Herbert's death, Sarah Robinson inherited *Garryowen*, where she continued to live with her children. In August 1926, her father-in-law John Robinson died at the age of 86, followed by his older son Robert less than a month later, aged 59. In 1934, on the occasion of Denis Robinson's twenty-first birthday, the family's Irish housekeeper planted the Oak Tree at the rear of the house. Oak trees were held in high esteem by the Celts and were the symbol of kingship, associated particularly with long life, prosperity and fertility. The planting of the Oak Tree is believed to have been in the hope for Denis to enjoy a longer life than his father and uncle, and possibly his brother, had done.<sup>15</sup>

A one room bedroom addition was made at the rear of the place sometime in the inter-war years. The addition was built in keeping with the original style of the place but subtle differences in the brick and the internal finishes indicate its later construction.<sup>16</sup> In 1935, John Robinson's portion of Lot 198 was transferred to Sarah Robinson.<sup>17</sup> By the following year, the *Garryowen* landholding had been further increased with the addition of Lots 201 and 202 on the corner of Mill Street, adjoining the western side of the property. A subdivision of the land was proposed in December 1936, which created 6 lots, with Lot 5 of 2,658 square metres being the site of the house and stable. None of the land was sold, but the proposed subdivision may have had something to do with the health of Drew, Robinson & Co at that time.<sup>18</sup>

Following the death of John Robinson, Drew, Robinson & Co had entered a difficult period, with no remaining family member old enough to take over. The Company drifted through the 1930s, extending credit to hard-pressed farmers and townspeople, as did many other businesses, but in the case of Drew Robinson it brought the Company to virtual bankruptcy. The creditors appointed a manager who closed many of the branch stores and got the business back onto a solid footing. In 1947, Denis Robinson took over as managing director of the

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12 The legend of the "Garryowen", op cit

13 Black, David, op cit, p. 171.

14 Information provided by Albany Library local studies section, op cit; Black, David, op cit, p. 171.

15 Information provided by current owner Mrs Gorman, and research into the significance of oak trees in Irish folklore. If there was a second son who died young this may also have prompted the planting of the oak tree.

16 Physical evidence.

17 Certificate of Title Vol. 1042 Fol. 115, 14 March 1935.

18 Survey Diagram 10426, 17 December 1936 & 3 March 1941; Certificates of Title, Vol. 1073 Fol. 633, & Vol. 1073 Fol. 653, 3 March 1941.

Company. Denis followed in his father's public footsteps, serving as an Albany councillor and Mayor of Albany, 1953-1955.<sup>19</sup>

Sarah Robinson died in 1955 and Denis and Doreen inherited the property. Doreen had married and was living in her own home, while Denis had continued to live at *Garryowen*. He remained in the place into the 1960s, when various parcels of the subdivision were sold leaving only Lot 5 and the returned portion of Lot 198. In 1965, *Garryowen* was sold to Peter and Patricia Gorman's Kiamunjie Pty Ltd, ending the Robinson' family's association with the place.<sup>20</sup> A 60% share in Drew, Robinson & Co was acquired by Boans Pty Ltd in 1966 and Denis Robinson died in 1975, aged 62.

The Gormans were farmers from New South Wales. They had eight sons and had moved to Western Australia where land was less expensive and in more plentiful supply, in order to be able to provide their sons with farming properties in the future.<sup>21</sup> The Gormans had established two properties in the Albany region, 'Kiamunjie' at Mettler and 'Nangunya' at Wellstead.<sup>22</sup>

Information provided by Mrs Gorman during the site inspection, indicates that *Garryowen* may have had an iron roof, which was replaced with clay tiles prior to their purchase. In the 1970s, in order to accommodate their large family, the Gormans renovated and modernised the place. A large games room was added at the rear, a second bathroom installed and the kitchen remodelled. In the 1980s, the 4-car garage was constructed. The Council's planning regulations at this time ensured the building more closely matched the house in materials and style than had the 1970s extension. The stone wall along the Vancouver Street frontage of the site was added around this time, replacing a timber fence that was in bad repair.<sup>23</sup> The stone fence is clearly not part of the original construction as it extends across the front of Lot 198, which was not part of the site until 1935.

In 1998, title of the property was transferred from the Gorman family company Kiamunjie Pty Ltd to the personal ownership of Peter and Patricia Gorman.<sup>24</sup>

In 2001, *Garryowen* was entered on the City of Albany's Municipal Heritage Inventory with a management category B recommending a high level of protection.<sup>25</sup>

The Gormans have not resided at *Garryowen* since about 2004 and the place has been on the market. The former stable, which had been allowed to fall into disrepair to the point of being considered dangerous, had to be removed prior to any sale because it sat across the end boundary between Lot 5 and Lot 198, preventing the two lots from being sold separately. The two lots are zoned R30 with potential for multi-residential development.

In 2006, *Garryowen* is unoccupied, awaiting purchase by a new owner.

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19 Certificate of Title, Vol. 1306 Fol. 231 & Vol. 1002 Fol. 115; Information provided by Albany Library local studies section, op cit; Garden, Donald, S., op cit, p. 381.

20 Certificate of Title, Vol. 1306 Fol. 231 & Vol. 1002 Fol. 115.

21 Information provided by owner Patricia Gorman during the site inspection.

22 *West Australian Telephone Directory*, 1965-1980.

23 Information provided by Patricia Gorman, op cit.

24 Certificate of Title, Vol. 2142 Fols. 627 & 628, 21 September 1998.

25 Heritage Today, *City of Albany Municipal Inventory*, 2001.

## 13.2 PHYSICAL EVIDENCE

Garryowen comprises a single storeyed residence constructed for Herbert Robinson in 1908 and extended by Peter and Patricia Gorman in the 1970s, and a four-car garage constructed in the 1980s. The buildings are set in a large garden which was largely planted in the late twentieth century but which also contains a substantial oak tree planted in 1934.

Garryowen is sited in Vancouver Street in the historic centre of Albany, which is located in the valley between Mt. Melville and Mt. Clarence on the northern shore of Princess Royal Harbour. Vancouver Street runs off York Street, the main street in Albany, and is parallel to Stirling Terrace and the harbour.

The section of Vancouver Street in which Garryowen stands is set back from the commercial and government areas in York Street and Stirling Terrace and is largely residential in character. The streets surrounding Garryowen contain a number of Federation era houses including no. 28, a Federation Filigree style residence, no. 27 corner Cuthbert Street (Federation Arts & Crafts), no. 54, (Federation Queen Anne) and no. 77-87, which is a Federation Arts & Crafts former hospital. A three storey block of flats stands at 46 Vancouver Street, directly to the west of Garryowen. These flats are typical of the low rise residential development constructed in the immediate post war era.

A municipal park, Foundation Park, is located directly opposite *Garryowen*. The park consists of an oval surrounded by mature trees. Due to the natural fall of the land the park is set lower than *Garryowen* and there are sweeping views from Garryowen across the park to Princess Royal Harbour and Vancouver Peninsular beyond.

Beyond the park and centred on Stirling Terrace, is the government precinct, which was developed in the mid to late nineteenth century. This precinct contains the Residency (1852), Gaol (1852-1873) and Court House Complex (1897-1909).

The site of *Garryowen* consists of two blocks. The western block, which occupies more than two thirds of the site, contains the residence, garage, driveway and the Oak Tree. The eastern block (Lot 198) is vacant. A large timber framed, corrugated iron clad structure was recently demolished in the north-east corner of the site. The structure had straddled the boundary of the two blocks. Remnants of the base of this structure remain but they could not be inspected as temporary fencing cordoned off this area of the site.

The residence is set in the south-west corner of the western lot. The garage is located approximately two metres to the east of the residence, near the northwest corner. The space between the buildings has been enclosed with a timber framed structure clad in clear Alsynite sheeting. A bitumen driveway with concrete kerbing leads from the street to a wide turning circle area outside the garage and then continues up the hill to the site of the recently demolished structure. The driveway, which roughly bisects the site from north to south, also demarcates the site into two zones that have been developed differently. The western side has been developed with buildings and more complex planting schemes while the eastern side is largely roughly terraced and planted with windbreaks.

On the western side of the site, the residence, rear extension and garage have the same floor level throughout. The front garden slopes gently upward to the



residence and a set of nine steps lead up to the elevated front verandah. As the site slopes upward from the street to the rear boundary, high granite retaining walls have been constructed at the rear of the residence and along part of the western side boundary to create a flat terraced area to accommodate the rear extension and a small service garden.

The gardens surrounding the residence are typical of a simple domestic suburban landscape of the late twentieth century and consist of lawn, beds of shrubs planted beside the foundations of the building and lineal plantings of trees lining the side boundaries and parts of the driveway. The form of the curved path and foundation planting beds may be the footprint of an earlier informal Federation style garden although no original plants would appear to remain.<sup>26</sup> The plants in the garden are all hardy drought resistant species and although some are found in Federation era gardens, either their size or the longevity of the species suggest that they date from the late Twentieth or early Twenty-first century. It would appear that the oldest plant on site is the Oak Tree (1934) but this was planted for a specific event and not as part of a wider landscape garden scheme.

The front garden consists of a large expanse of lawn with a bed of shrubs planted along the foundations of the building. A sturdy 1200mm high random rubble granite wall lines the front boundary of the property and a serpentine concrete path leads from a small opening in the wall to the flared steps to the front verandah. A hedge of Bald Island Marlocks (*Eucalyptus conferruminata*) has been planted along the west boundary to screen out the adjacent flats. Several young Cape Lilacs (*Melia azedarach*) stand on the south-west corner of the site.

The foundation planting to the west of the steps includes a Lily Pilly (*Acmena smithii*), the purple flowering shrub *Polygala myrtifolia*, a *Grevilea sp.* and an understorey planting of Agapanthus (*Agapanthus praecox*). The foundation planting to the east includes a large golden leaved Pigeon Berry Bush (*Duranta repens* var. golden) pruned into a oval, a small Loquat Tree (*Eriobotrya japonica*), a small Bottlebrush (*Callistemon sp.*) and under-storey planting of Fishbone Fern (*Nephrolepis cordifolia*).

The front garden extends around the east side of the residence up to the garage. The only planting along the east verandah is the remnants of a Wisteria vine (*Wisteria sinensis*) that may have grown over the balustrades and valences of the verandah, and a clump of Cast Iron Plants (*Aspidistra elatior*) beside the northeast corner.

In front of the garage there is a low random rubble granite wall that partly encloses a garden bed. This bed contains some Bald Island Marlocks (*Eucalyptus conferruminata*), a Cotoneaster (*Cotoneaster horizontalis*) and an understorey of *Polygala myrtifolia* and Looking Glass Plants (*Coprosma repens*) as well as Spider Plants (*Chlorophytum comosum*), Asparagus Ferns (*Asparagus sprengeri*), Geraniums (*Pelargonium sp. zonal*) and Cast Iron Plants (*Aspidistra elatior*). A Kurrajong (*Brachychiton populneus*) has recently been planted in the lawn just in front of the wall and a concrete bird bath stands in front of this sapling.

There is a narrow strip of land running along the west side of the residence. A long lineal garden bed beside the fence is retained by a random rubble granite wall which increases in height towards the rear of the block as the site slopes

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<sup>26</sup> Ramsay, Juliet, op cit, pp. 17-18.

upwards. A concrete path runs alongside the house to the rear garden. The side garden contains a Cape Lilac (*Melia azedarach*), several large Looking Glass Plants (*Coprosma repens*), a number of Hibiscus shrubs (*Hibiscus sp.*) as well as a Peach tree (*Prunus persica*) and a Nectarine tree (*Prunus persica var. nectarina*). The side garden is overgrown with Ivy (*Hedera helix*), which covers the ground, fence and, in places, is choking the trees.

There is a small service garden behind the rear extension to the residence, which is enclosed by the high random rubble granite wall that retains the rear of the site. This garden is planted with lawn and contains a Hills Hoist. A large Oak Tree (*Quercus robur*) dominates the terraced area above the retaining wall.

The planting on the eastern side of the site is dominated by the windbreaks of Eucalypts, which were planted in the late twentieth century to screen a tennis court that was never completed. As with the western side of the site, a sturdy random rubble granite wall lines the southern site boundary. Set several metres in from this wall is a grassed bank that retains the south end of the proposed court area.

The court area is roughly grassed and is terraced across the centre by a bank that is partly covered by a clump of Spanish Reed or Bamboo (*Arundo donax*). The windbreak trees lining the court area on the north, south, east and part of the west side are predominantly Bald Island Marlocks (*Eucalyptus conferruminata*), interspersed with the odd *Eucalyptus sp.* There is a clump of Looking Glass Plants (*Coprosma repens*) in the north-east corner of the court area.

Behind the north windbreak is an area of stone pitching which retains the site of the recently demolished building. This area of the site was barricaded with temporary fencing to prevent public access. The fencing also prevented access to the northwest corner of the site above the retaining wall at the rear of the residence.

*Garryowen* exhibits the broad characteristics of the Federation Queen Anne style.<sup>27</sup> In particular, the residence has an asymmetrical form with a dominant roof with barge-boarded gables and tall chimneys, verandahs on more than one side with turned posts and arched valance, bays and bay windows and some Art Nouveau inspired leadlights.

*Garryowen* is set near the west boundary of the site and the front (south) and east facades have a similar level of modulation and decorative detail. It would appear that they have been designed to be viewed together from the street as a single composition. In comparison, the west façade is utilitarian in design. The north façade, which was probably also treated in a utilitarian manner, is now concealed by the large extension added to the rear of the house in the 1970s.

The single storey brick and tile residence has a simple rectangular form enlivened by projecting bays and bay windows. On the west side of the front façade a hipped wing with a bay window and barge-boarded, gabled roof projects from the main body of the house. A verandah, the end of which abuts the side of this projecting wing, runs along the front façade, wraps around the southeast corner of the building and ends just short of a second window which projects from the middle of the east façade and is surmounted by a barge-boarded gable.

*Garryowen* is constructed with red face brick cavity walls with white tuckpointing. The walls have a flush painted render bank at window sill height and another set

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<sup>27</sup> Apperly, R., Irving, R., Reynolds, P., op cit.

several courses below window head height. The walls sit on a tuckpointed brickwork plinth which projects slightly and is capped by a run render moulding.

The roof of the building is hipped with two decorative gables and is clad with orange Marseilles pattern clay tiles. The eaves are unlined and the rafter ends have a decorative curved end treatment and are notched to take the gutter and timber fascia board concealed behind it. Apart from the rear extension, quad profile gutters and round section gutters have been used throughout.

*Garryowen* has four chimneys; all with a painted smooth render shaft, a decorative cap and a pair of terracotta chimney pots. The decorative cap consists of a band of roughcast render with a small run moulding below and a larger moulding above.

The two projecting bays are identical apart from the coloured glass used in the fanlights. Each bay has a hipped roof and a bay window. The bay windows are rectangular in plan with windows wrapping around the three sides. The windows have casement sashes with multi-paned fanlights with coloured glass above. There is a complex run render sill to the window and a moulded timber head above. Above the windows is a band of half-timbered roughcast render which is surmounted by the gabled roof. The gable end projects slightly from the wall and is also half-timbered roughcast render. The roof verge, which projects forward, is supported on decorative filigree timber brackets and has a decorative timber bargeboard. The verge soffit is lined with fibro sheeting but the eaves are lined with timber battens.

The timber verandah that wraps around the southwest corner of the building sits on a brick plinth and has a tiled roof that is continuous with the main roof but set at a slightly lower pitch. The brick plinth is of tuckpointed brickwork. The verandah floor is of timber tongue and groove boards and has a timber fascia board to the front edge. The timber posts are turned and have a moulded capital set below the arched timber valance. The balustrade has a moulded top rail with a panel of square section balusters under. The balusters match the vertical timber members in the valance above.

Leading up to the verandah is a set of concrete steps with low rendered brick balustrade walls and render brick newels with moulded render caps. These steps flare outward at the base. At the top of the steps, attached to the end post to the verandah, is an original iron and glass lantern shaped light fitting. The north end of the verandah, which has no balustrade, is only one step above ground level.

The front door to *Garryowen* is set in a recess beside the projecting wing on the front façade. The steps to the verandah align with the front door. The opening to the recess has a flat arch with a smooth rendered lintel with a decorative keystone motif with the date '1908' in raised render letting in an Art Nouveau style font. Beneath this lintel is a decorative timber valance supported on rendered brackets. In the wall beside the opening is a brass bell push.

The front door has three panes with leadlights and two panels with bolection mouldings. A copper plate is fixed to the door bearing the name 'Garryowen' and the original brass pull handle and keyhole cover are also extant. The door is flanked by sidelights with one pane and one panel and is surmounted by a fanlight flanked by fixed panes. All the panes to the door, sidelights and fanlights have leadlights with an Art Nouveau motif.

Beside the front door is a large arched opening that contains a central door flanked by sidelights and surmounted by fanlights. The treatment of this door is

the same as the front door except that the sidelights and fanlights are shaped to suit the curve of the opening and there is no handle or name plate. Also the sidelights have casement sashes and some of the glass in the leadlights is coloured and patterned.

Elsewhere in the original building the windows have projecting rendered brick sills with decorative run mouldings. A variety of windows have been used including simple double hung sashes and multi-paned sashes with central pivots.

The 1930s extension on the east side of the building largely matches the original residence but the brickwork colour and pointing are visibly different. As elsewhere, this extension has a timber double hung sash window.

The 1970s Rear Extension has a low, mono-pitched roof clad in metal decking and red face brick walls with grey pointing with tooled joints. The eaves are unlined and have rectangular section painted galvanised gutters and no fascia board. The downpipes have a rectangular section. There is one face brick chimney with a recessed brick detail to the cap. The windows to the addition are all banks of timber hopper sashes but the timber doors vary, some being salvaged items and others custom built.

The plan of *Garryowen* is asymmetrical and reasonably complex. The more important rooms are located at the front of the residence and have views to Princess Royal Harbour. These rooms have a higher level of finish and decorative features, although the lesser rooms are also well finished.

The front door leads into a short corridor (1) separated from the Hall (2) by a decorative arch. The Dining Room (3) and the Drawing Room (4) are entered from the corridor and the Best Bedroom (5), former Bedroom (15) and West Corridor (9) are entered from the Hall. The rear wall of the former Bedroom (15) has been removed and an extension, the New Dining Room (16) built to enlarge this room.

The Best Bedroom (5) has another door that opens into the East Corridor (6), which provides access to the Bathroom (7) and the 1930s Bedroom (8). The East Corridor (6) is open at the north end into the Games Room (19).

A decorative arched opening in the west wall of the Hall leads into the West Corridor (9). The Den (10) and Bedroom 2 (11) open off this corridor and a door at the end of this corridor leads into the New Dining Room (16). The Kitchen (12) can be accessed from the New Dining Room and a door in the Kitchen leads into the Pantry (13).

A door in the north wall of the New Dining Room (16) leads into a Lobby area (17) that provides access to the former Maid's Room (14), the Laundry/Bathroom (18) and the Games Room (19). Doors into the Laundry and the Games Room lead into the rear garden and French doors in the east wall of the Games Room lead into a narrow Patio between the residence and the garage.

Generally the finishes in the important rooms at the front of the residence (Rooms 1-5) are of a similar high standard. All these rooms have timber floors covered in carpet, 300mm moulded timber compound skirtings, plastered walls covered with wallpaper to picture rail height, simple run plaster cornices and lath and plaster ceilings. Most rooms have cast plaster floral pattern wall vents and fireplaces with timber surrounds. The 5-panel timber doors have moulded architraves with corner bosses as well as original door hardware, including brass handles, fingerplates and keyhole covers.

Both the Entry Corridor and Hall have half timbered ceilings and sections of wall above the picture rail. The jarrah timbers are clear finished. An arched opening with decorative run mouldings and pilasters with capitals connects the two rooms and a matching archway leads from the Hall into the West Corridor. In the Entry Corridor there is an original copper framed stained glass pendant light fitting with Art Nouveau motifs.

As the Hall is an internal room, which receives only borrowed light from the Entry Corridor, a skylight was constructed to illuminate the room. The original laylight is intact; it is framed with moulded jarrah and has four stained glass panels with an Art Nouveau motif.<sup>28</sup>

There is a fireplace on the rear wall of the Hall that faces the front door. The fireplace has a decorative painted timber surround with turned timber pilasters, mirror and mantelpiece. The firebox opening has been blocked up with a panel but the original hearth tiles are intact. There is a mirror over the fireplace.

The Drawing Room is well illuminated by a large arched opening in the south wall of the room. The opening also provides access to the front verandah and views across Princess Royal Harbour. This room is the only one of the major rooms without a picture rail. The timber fireplace surround has been modified and the firebox partially blocked up to take a modern heater. The hearth has also been retiled. This room has four original wall lights but the central pendant fitting has been replaced.

The Dining Room has a clear finished timber chair rail set approximately 900mm above floor level. Near the corner fireplace there is a push bell recessed into this rail. The fireplace has a large clear finished timber surround with built in mirror and high mantelpiece. The firebox has been blocked with a timber-framed panel. The ceiling to this room has an ornate circular rose, the only rose in the residence. The original pendant light fitting with glass bowl is intact as are a pair of wall lights that flank the bay window. The glasses to the Art Nouveau motif wall lights have been replaced. The bay window has a timber window seat that lines the three sides of the bay. The lid of the seat lifts up to provide storage.

The Best Bedroom also has a bay window with a timber window seat but the seat only runs along the east wall of the window. A timber cupboard with a pair of three-panel doors is built into the south-west corner of the room beside the fireplace. The fireplace has a large timber surround with a mirror and high mantelpiece. The opening has been blocked up with a panel. There are three original wall light fittings in this room but some have lost their shades.

The only other room to be treated with the same level of finishes as the important public rooms is the West Corridor, which reached through one of the arched openings in the Hall. The West Corridor does not have a picture rail. There is an original pendant light in the centre of the room with a chain of obscure glass. At the south end of the corridor near the Dining Room there is a painted timber collapsible table fixed to the wall; this was probably used for serving food. On the other side of the corridor is a door that leads into a triangular shaped cupboard that makes use of the left over space created by the six-sided Hall.

At the north end of the West Corridor is the original back door, a four-panelled door with a fanlight over. On the wall beside this door is an original row of coat hooks mounted on a timber board.

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<sup>28</sup> The laylight is a ceiling panel for a raised and angled skylight, but it was not possible to see this skylight from outside owing to the height and angles of the roof.

The level of finishes in the remaining rooms of the original section of the residence is lower but is still of high quality. Generally the timber board floors are laid with carpet, the moulded skirting boards are approximately 200mm high and most of the plastered brick walls have been covered with wallpaper. The ceilings are lath and plaster with a simple run cornice and some original pendant lights are intact. There are cast plaster wall vents with a floral pattern to the upper section of the walls and a number of rooms have fireplaces. The window types are simple but vary depending on the room use and most doors are five-panel timber doors with original hardware and moulded architraves (without bosses). Some rooms have been modified to suit new uses or to meet changing requirements.

Opening off The West Corridor and adjacent to the Dining Room, the Den is the only one of the secondary rooms to have a picture rail and is one of the few rooms without wallpaper. The fireplace has a clear finished timber surround, a brick firebox and the original tiled hearth. On the west side of the chimneybreast is a painted timber shelf with a scalloped fretwork detail to the edge. On the east side of the chimney breast is an 'L' shaped piece of built in furniture with a timber seat with three shelves above, each with a scalloped edge matching the other shelf. This room also has an original pendant light with a glass and a wall light. A timber pelmet has been added later to the double hung sash window.

To the north of the Den is Bedroom 2, a modest room with a double hung sash window and a corner fireplace. The fireplace has a painted timber surround with a cupboard built into the firebox.

The next room along the corridor, the Kitchen, has been refurbished and fitted out with built-in plastic laminate and timber cupboards that would appear to date from the 1970s or 80s. This room has been wallpapered below the plain picture rail. There is no evidence of the original fireplace that was most likely located in the south-west corner of the room and would have shared a chimney with Bedroom 2. The ceiling has been replaced with a fibrous cement sheet panel ceiling with painted timber battens. The central pendant light fitting may be original. There is a double hung sash window in the west wall but the window in the east wall, that would have originally looked onto the back verandah, has been removed and the opening is now used as a servery hatch. The heads to this window and the adjacent doorway have been modified, in the 1980s, to form a round arch with a decorative timber bracket below. The kitchen floor is laid with vinyl.

A four-panel door in the north wall of the Kitchen leads into a narrow Pantry. This room has a lath and plaster ceiling without a cornice, painted plaster walls with a plain cast plaster vent and a vinyl floor covering. Timber shelves, with additions from different eras, line the north wall. There is a high-level four-pane timber hopper window with original hardware and pull cord in the west wall.

To the north of the Pantry is the former Maid's Room that was originally accessed from the rear verandah but is now enclosed by the 1970s extension. The Maid's Room is small and has no cornice, fireplace or other embellishments. It has a four-panel door and a double hung sash window.

To the north of the Hall is a former Bedroom that is now used as part of the dining area. A large portion of the north wall (formerly the external wall) has been removed to open it up to the New Dining Room that was added in the 1970s. The ceiling of this Living Room is higher than that of the adjacent extension and a clerestory window has been constructed above the opening in the north wall to let natural light into this now fully enclosed room. The clerestory window has fixed

stained glass. The Living Room appears to have been altered to suit the new extension, in particular the skirtings have been replaced with a plain 200mm high board and the fireplace surround has been replaced with a random rubble granite surround (similar construction to fences and retaining walls) with a jarrah mantelpiece. The original lath and plaster ceiling with run cornice and the timber picture rail have been retained as well as an original wall light.

The New Dining Room, which has been constructed adjacent to the Living Room, has a plasterboard ceiling with a cove cornice, painted wallpapered walls and a matching plain timber skirting board. The window, which was salvaged from another site, is a 1920s era window with three casement sashes with three stained glass fanlights over. A timber seat has been constructed below the window using salvaged timber. In the north wall, a pair of glazed timber French doors with a sidelight and fanlight open into the rear section of the residence.

On the east side of the original residence, to the north of the Best Bedroom, there is a small corridor leading to the Bathroom, a Bedroom added to the house in the 1930s and then into the rear section of the house that was added in the 1970s.

The East Corridor comprises two parts separated by an arched opening with a run moulding, decorative plaster capitals and recessed run beads. It is likely that the southern section nearest to the Best Bedroom was part of the original house. This section has a flat lath and plaster ceiling with no cornice that matches those used in other sections of the original residence. The ceiling of the northern section of the corridor is lined on the rake and has a coved plaster cornice. Both sections of corridor have a 200mm high moulded timber skirtings, wallpaper to all walls and carpet laid on timber boards. There is a four-panel timber door with an obscured glass fanlight at the north end of the corridor leading into the rear extension.

The Bathroom consists of three small rooms: a Lobby opening off the corridor, a Lavatory containing a toilet and a basin, and a Bathroom containing a toilet, a shower and a vanity basin. The entire area was remodelled in the late twentieth century and has a low plasterboard ceiling with a cove cornice, plastered walls with 150 x 150 ceramic tile skirtings or dados with wallpaper above and mosaic tiles on concrete floors. The Lavatory has no natural light but the Bathroom has a ten-pane hopper window similar to that used in the Pantry. The five-pane glazed doors were salvaged from another side. Apart from the window, there would appear to be no original fittings or finishes in this area.

To the north of the Bathroom is the 1930s Bedroom. This room is very similar to the smaller bedrooms in the original house but the details, such as the floral pattern cast plaster wall vent and 200mm high moulded timber skirtings differ slightly. The plasterboard ceiling has a cove cornice. The walls are not covered in wallpaper and the 120mm wide jarrah boards are not laid with carpet. The double hung sash window dates from the era of construction but the four-panel door is a recent item.

The rear extension constructed in the 1970s consists of a large Games Room with a corner fireplace, a Lobby, and a laundry area containing three rooms. The finishes in this area are fairly uniform. In the Games Room and Lobby the concrete floors are carpeted and the plasterboard ceilings have cove cornices. The former external walls of the house are rendered and new walls are of face clinker bricks. A wall with an arched opening separates the Lobby and the Games Room. The fireplace to the Games Room has a clinker brick surround and a clear finished timber mantelpiece.

The Laundry area comprises the Laundry Room with laundry troughs, linen cupboard and storage shelves, the Toilet, and the Shower Room containing two showers and a hand basin. The finishes in this room are the same as the Games Room except for the mosaic tiles on the concrete floor, the rendered brick walls and the dados and skirting of 150 x 150 ceramic tile skirtings. All the rooms in the rear extension have banks of timber hopper windows but the doors are varied and a number of them have been salvaged from other sites.

The Garage (c. 1980s) is a red face brick building with a hipped terracotta tiled roof. The walls have rendered horizontal bands to match those on the original residence and the roof pitch and form, including the gutter shape and profile of the rafter ends, also matches the roof of the original house. The building has a rectangular plan and can accommodate four cars.

Generally the condition *Garryowen* is in good to fair condition both internally and externally. Internally there is some cracking in the wall between the Dining Room and the Den. The cracks are on the east side of the fireplaces and would appear to go through the wall in places. There is also some cracking above the window head in the Den and the cornice above the window is loose. There are also some minor cracks in the lath and plaster ceiling in the Best Bedroom. Generally the carpets and, in particular, the wallpaper are somewhat tired and they detract from the presentation of the place.

The 1970s rear extension is also generally in good condition but the floor tiles in the laundry are delaminating. The Garage (c. 1980s) and enclosed patio are also in good to fair condition as are the stone fences and retaining walls and the bitumen driveway.

The mature trees and other landscape elements on site are mostly in good condition; however, ivy is growing out of control on the west boundary of the site and is strangling some trees. There is still some debris remaining on site from the building that was demolished recently in the north-east corner of the site.

### 13.3 COMPARATIVE INFORMATION

Federation Queen Anne was a popular architectural style in the 1890s and early 1900s for houses constructed on large suburban lots, and buildings such as hotels and institutions that had a residential function. Examples of single and double-storey residences in the style can be found in the upper middle-class Perth suburbs such as Mt Lawley and Claremont; the homes of merchants and businessmen in major towns, such P1878 *Byfield House* and P10881 *Curdnatta*, Northam (both registered); rural residences such as P3417 *Telyarup Homestead*, Gnowangerup and P3919 *Ballymena*, King River (both registered); and institutional buildings, such as the former *Castledare Boys Home (fmr)* (P4579) and P8566 *Wooroloo Sanatorium (fmr)* (both registered).<sup>29</sup>

There are two registered Federation Queen Anne places in the Great Southern region. *Telyarup Homestead*, Gnowangerup (P3417) is a brick and iron house built for Michael Corbett in 1910 as a station homestead. It was extended in 1918, and early additions to the place included two curved bow-windows with crenellated rims above the roof line. The place was uninhabited for various periods and fell into disrepair. In 1996, it was undergoing extensive restoration

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<sup>29</sup> HCWA database and assessment documentation.



and modernisation, and a steel-framed glass-roofed entrance gallery had been added. The place was assessed as having moderate authenticity.<sup>30</sup>

*King George Hostel*, Katanning (P1339) is a corner building constructed in 1913 for Melville Piesse to provide accommodation for workers, as well as several shop spaces. It has a corner turret and is described as being in a simplified version of Federation Queen Anne Revival. More recent renovations have included removal of some internal walls and other changes to facilitate use as a family home, but the place has been assessed as having high authenticity.<sup>31</sup>

Registered place P0051 *Albany Court House Complex* contains two Federation Queen Anne buildings: the Keeper's Quarters (1908) and Sergeant's Quarters (1909).

*Garryowen* is one of 19 residences listed in the Albany Municipal Inventory as being in Federation Queen Anne style, with two listed for Vancouver Street. The other, no. 54, is less substantial than *Garryowen* and has fewer decorative features. There are a number of other substantial Federation period houses in Vancouver Street, while many in the street are of the Victorian period, including *Bangor* (P36), Herbert Robinson's childhood home on the neighbouring site. Of the 40 registered places in Albany, none are Federation Queen Anne style.<sup>32</sup>

There are 42 places on the HCWA database associated with Joseph Herbert Eales. Of these, 24 are on the Register, however out of these the only domestic buildings are P3226 *The Knowle* and P00381 *Forrest Homestead*, to which he contributed later work. The remaining registered buildings largely comprise ecclesiastical structures, halls, hotels and a hospital. None of the registered buildings are in Federation Queen Anne style. *Meeberrie Station Homestead*, Murchison (1916) and *Mt Narryer Station*, Mullewa (1918-1930) are the only other places attributed to him that comprise buildings of a domestic type.<sup>33</sup>

*Garryowen* is a fine and largely intact example of Federation Queen Anne style in the region.

#### 13.4 KEY REFERENCES

No key references.

#### 13.5 FURTHER RESEARCH

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<sup>30</sup> HCWA assessment documentation, P3417.

<sup>31</sup> HCWA assessment documentation, P1339.

<sup>32</sup> Heritage Today, *City of Albany Municipal Inventory*, 2001; HCWA database.

<sup>33</sup> HCWA database.