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CONSERVATION PLAN
REDEMPTORIST MONASTERY AND CHURCH
NORTH PERTH
JUNE 2011

by

Philip Griffiths Architects

with

funding assistance from Lotterywest.



Job Number 10154

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1.0 INTRODUCTION

1.1 BRIEF AND BACKGROUND

This conservation plan for the *Redemptorist Monastery and Church* was commissioned by the Congregation of the Most Holy Redeemer – Redemptorist Convention and Community Centre with funding assistance from Lotterywest. The Heritage Council of Western Australia (HCWA) registered the place in 2006 and this report draws from the Council's 2003 Heritage Assessment produced by Philip Griffiths, Architect and Robin Chinnery, Historian for HCWA. Incidental to the main focus, The Retreat is also given consideration, though owing to its level of significance, the treatment is brief.

The conservation plan is the primary guiding document for the future conservation, adaptation, and further development of the place, should development be required, to ensure heritage values are retained. This conservation plan provides guidance and a decision-making framework for the next 5-10 years and possibly beyond.

The first objective of a conservation plan is to set out what is of cultural heritage significance in a place. The second objective is to ensure that all future decisions, in relation to maintenance, conservation, and future development, with respect to the significant aspects of the place, are carried out with close regard to the retention of its significance, archaeological potential, and other issues, which may arise from present and future uses. These recommendations (Section 8.0 – Conservation Policy) also include recommended conservation works, site planning and interpretive works to assist with decisions with respect to retaining and revealing significance.

The study method was based on a brief prepared by the Heritage Council of Western Australia. The brief flows from the broad guidelines of the Australia ICOMOS *Guidelines for the Preparation of Conservation Plans* and the principles set out in the Australia ICOMOS *Charter for the Conservation of Places of Cultural Significance (Burra Charter See Appendix IV)*, adopted by Australia ICOMOS, and to *The conservation plan* by James Semple Kerr for assistance in the development of policies.

1.2 STUDY AREA

The study area comprises Lot 1, Plan/Diagram D22790, Vol/Folio 43/297a (*Redemptorist Monastery and Church*) and Lot 2, Plan/Diagram D22790, Vol/Folio 23/396a (The Retreat), with a street address of 190 Vincent Street, North Perth. The original monastery site was bounded by Vincent Street to the south, Camelia Street

to the east, Claverton Street to the north and Alfonso Street to the west. A piece of this original site, located on the north-west of the block, was excised for the B. F. Prindville Village Knights of the Southern Cross Independent Living development. The development has no connection with the monastery, and does not form part of this report.

Redemptorist Monastery and Church comprises a three storey Cottesloe limestone construction monastery and church complex, with a tiled roof designed in the Federation Gothic style and completed in two stages (1903 and 1912) to designs by Michael and James Cavanagh. Also contained within the study area is a retreat constructed in clinker bricks, off form concrete with a clay tiled roof in Late Twentieth Century Perth Regional style completed in 1969 to designs by Kierath Waldron Architects and several smaller outbuildings. The surrounding grounds create a park-like setting for the structures.

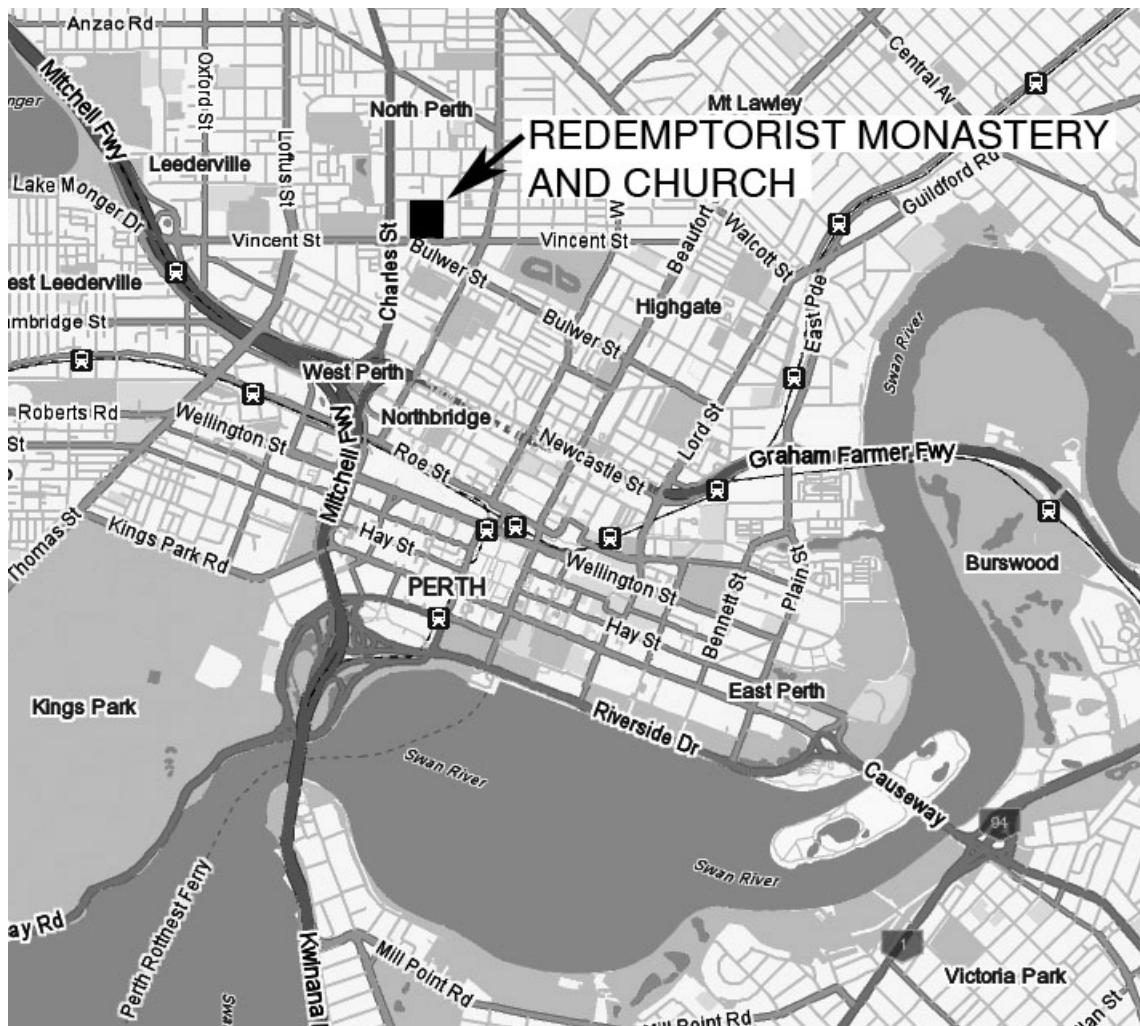


Figure 1 Location map of *Redemptorist Monastery and Church*. Philip Griffiths Architects August 2010. Original source: *Whereis.com*

REDEMPTORIST MONASTERY AND CHURCH, NORTH PERTH

CONSERVATION PLAN – June 2011

Philip Griffiths Architects with Helen Munt

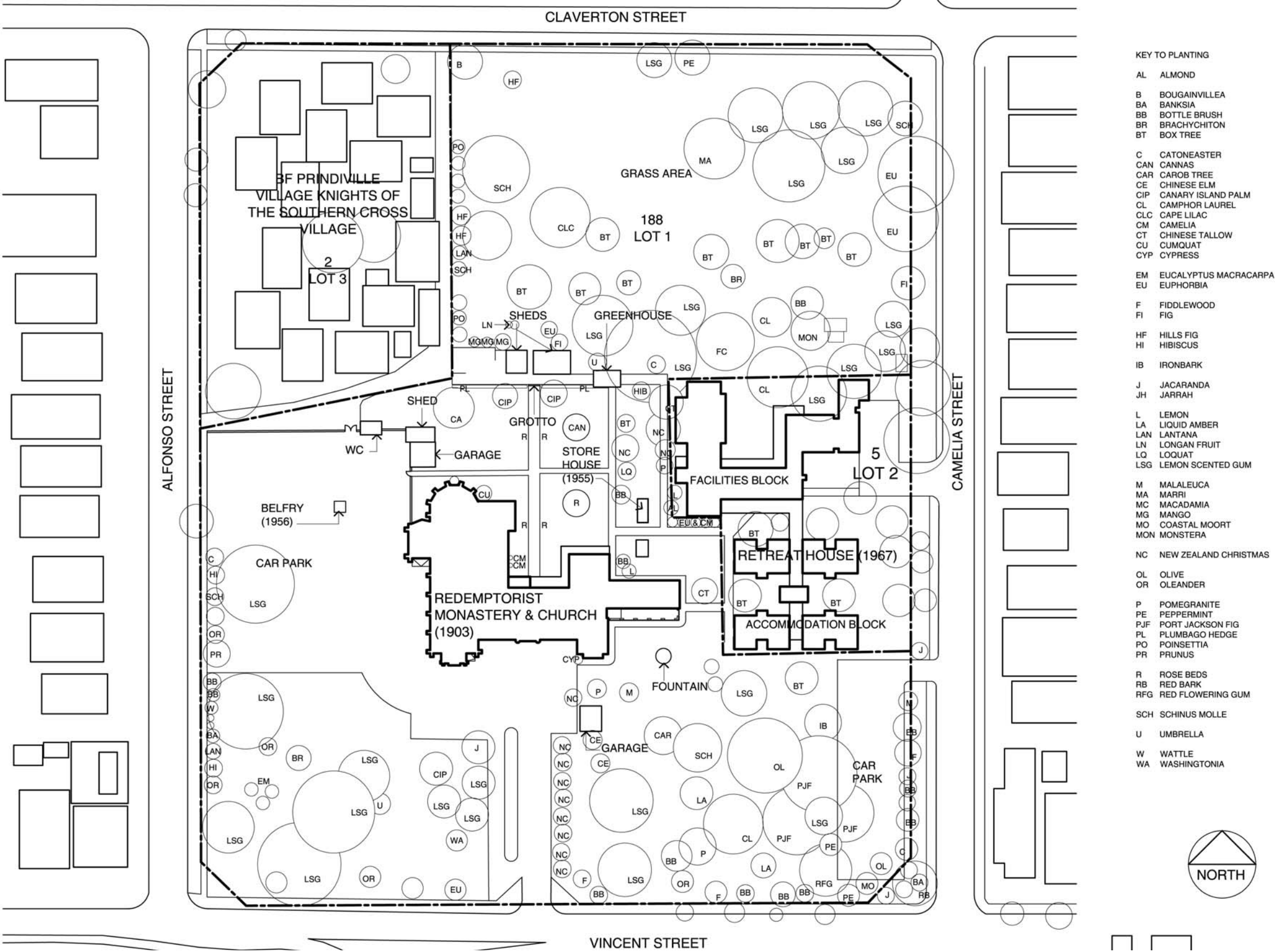


Figure 2 Site Plan of Redemptorist Monastery and Church. Philip Griffiths Architects March 2010.

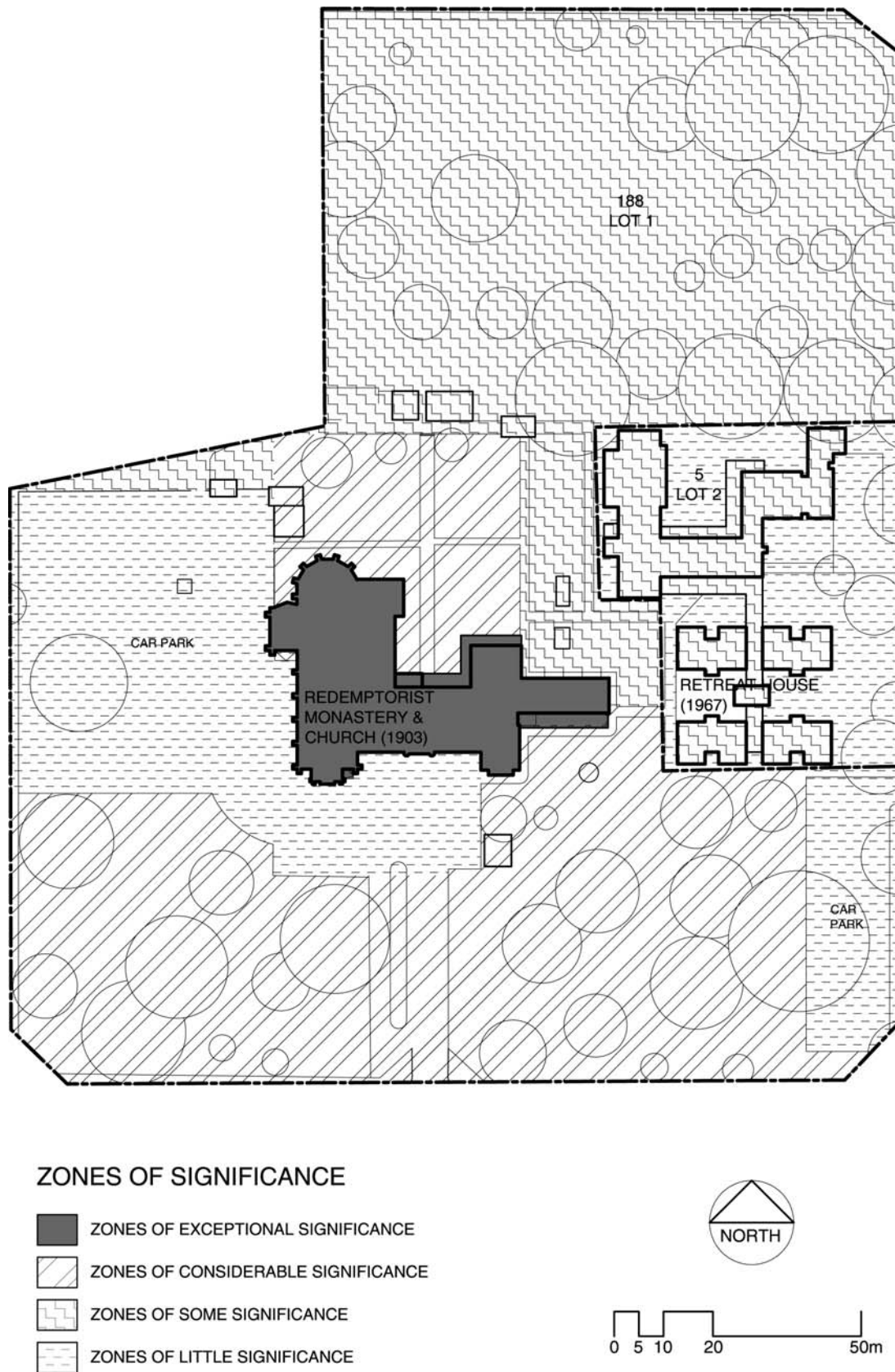


Figure 3

Site Plan of *Redemptorist Monastery and Church* showing Zones of Significance.
Philip Griffiths Architects March 2010.

REDEMPTORIST MONASTERY AND CHURCH, NORTH PERTH

CONSERVATION PLAN – June 2011

Philip Griffiths Architects with Helen Munt

1.3 HERITAGE LISTINGS

State Register of Heritage Places (02218):	Interim Entry: 18 March 2005, Permanent Entry: 17 March 2006
Town Planning Scheme:	4 December 1998
Municipal Inventory:	Adopted 27 November 1995, Recommend RHP

1.4 DEFINITIONS

The terms used in this conservation plan are those employed in Australia ICOMOS *Burra Charter* 1999. (Appendix IV). Other terms and abbreviations include.

BL - J. S. Battye Library of West Australia History.

HCWA - The Heritage Council of Western Australia. [Administers the Heritage of Western Australia Act 1990 (WA)]. The Office of Heritage provides administrative support.

ICOMOS - International Charter for the Conservation and Restoration of Monuments and Sites. (Venice 1964)

NTAWA - National Trust, referred to in this document generally as the National Trust

Place - means site, area, land, landscape, building, or other work, group of buildings or other works, and may include components, contents, spaces and views. Place in relation to the State Register means the land described in the Register.

SRHP - *State Register of Heritage Places* - The HCWA maintained list of Heritage Places.

SROWA - State Records Office of Western Australia.

1.5 STUDY TEAM

Philip Griffiths, Philip Griffiths Architects

Olivia Burrridge, Philip Griffiths Architects

Helen Munt, Historian

1.6 ACKNOWLEDGMENTS

Robin Chinnery, Historian for assistance with the Heritage Assessment

Bernadette Glass, Redemptorist Convention and Community Centre

Jan Broderick, The Retreat House

National Archives of Australia

Battye Library of West Australian History

2.0 DOCUMENTARY EVIDENCE

2.1 INTRODUCTION

The following documentary evidence provides an overview of the *Redemptorist Monastery and Church* located at 190 Vincent Street, in the suburb of North Perth. *Redemptorist Monastery and Church* was built in 1903 for the Redemptorist Order, which had been established in Western Australia in 1899 at the invitation of Bishop Gibney. Both the monastery and church buildings were designed by Michael and James Cavanagh, who also designed the monastery's east wing additions in 1911/12 and the church addition completed in 1922. The adjacent Retreat House, designed by Kierath Waldron Architects, was completed in 1967.

The following documentary evidence has primarily been adapted from the documentary evidence compiled by Robin Chinnery, Historian, for the Heritage Council WA Assessment Documentation for *Redemptorist Monastery and Church*, [P2218], July 2003 with amendments made and additional information provided by Helen Munt, Heritage and Interpretation Consultant and Philip Griffiths Architects for inclusion in this conservation plan.

2.2 HISTORICAL CONTEXT

Founded by the Italian Saint, Alphonsos Liguori¹, the Redemptorist Order was inaugurated in Scala, Italy, in 1732, essentially as a society of missionary priests whose main purpose was to labour among the neglected country people in Naples. Their labours consisted of missions, retreats, and similar exercises and swiftly grew in both numbers and reputation beyond Naples and then throughout Italy. Shortly before Alphonsus' death in 1787, there had been a phenomenal spread of his work throughout Europe, with St Clement Hofbauer instituting the Congregation in his native Warsaw. Later, the Congregation spread to Belgium, Holland and across most

¹

Liguori was working with Sister Maria Celeste Crostarosa, a nun from Scala, who founded the Order of the Most Holy Redeemer following revelations about an order of nuns who should devote themselves entirely to the following of Christ. After further revelations, Sister Maria convinced Liguori to establish an order of men to follow Christ in His preaching of the 'good news to those in need'. See Boland, S J, CSsR, *One Hundred Years On...The Redemptorists in Western Australia 1899-1999*, Perth, 1999, pp. 7-10. As referenced in Heritage Council WA Assessment Documentation, *Redemptorist Monastery and Church*, P2218, July 2003.

other European countries, then to the United States, and was introduced to the United Kingdom, initially in England, in 1843, from where it came to Australia.²

Redemptorist priests take simple vows of poverty, chastity, and obedience, and are bound to refuse all ecclesiastical dignities outside of the congregation.³ The Redemptorists describe themselves as being 'called by God to follow the example of Jesus Christ, the Redeemer, by preaching the word of God to the poor'.⁴ Whether on mission at some remote location or at their parish church, one of the main roles of the Redemptorist fathers is to hear confessions and to provide sermons. Therefore the pulpit and confessional boxes are integral to any Redemptorist church design.

An Order of the Congregation of the Most Holy Redeemer (C.S.S.R.) was introduced to Australia by James Murray, the Bishop of Maitland, after hearing a Redemptorist preaching to a very large crowd in Limerick, Ireland. Six Redemptorists from Ireland and England returned to Australia with Murray in early 1882. The group initially settled in Singleton in the Hunter Valley, New South Wales, but transferred to Newcastle in 1887. The following year, a second mission house was established in Ballarat, Victoria. The two communities carried out an enormous amount of mission work, including missions and retreats from Queensland to South Australia, as well as an annual visit to New Zealand.⁵

The Catholic Bishop of Perth, Rev. Matthew Gibney, first came across the Redemptorists while receiving the hospitality of Father Thomas O'Farrell in Ballarat while on a trip to Melbourne.⁶ Gibney was impressed with the work of the Redemptorists and requested that a Congregation of the Most Holy Redeemer, as an

² Boland, S J, CSsR, *One Hundred Years On...The Redemptorists in Western Australia 1899-1999*, Perth, 1999, pp. 11-12. As referenced in Heritage Council WA Assessment Documentation, *Redemptorist Monastery and Church*, P2218, July 2003.

³ "Redemptorists: Congregation of the Most Holy Redeemer" in New Advent, Catholic Encyclopaedia, available online www.newadvent.org, copyright Knight, Kevin, 2009.

⁴ Boland, S J, CSsR, *One Hundred Years On...The Redemptorists in Western Australia 1899-1999*, Perth, 1999, p. 49. As referenced in Heritage Council WA Assessment Documentation, *Redemptorist Monastery and Church*, P2218, July 2003.

⁵ Boland, S J, CSsR, *One Hundred Years On...The Redemptorists in Western Australia 1899-1999*, Perth, 1999, pp. 13-15. As referenced in Heritage Council WA Assessment Documentation, *Redemptorist Monastery and Church*, P2218, July 2003.

⁶ Boland, S J, CSsR, *One Hundred Years On...The Redemptorists in Western Australia 1899-1999*, Perth, 1999, p. 19. As referenced in Heritage Council WA Assessment Documentation, *Redemptorist Monastery and Church*, P2218, July 2003.

order of the Catholic Church, be established in Western Australia.⁷ In February 1898, Father William Plunkett (Major Superior of the Redemptorists in Australia) and Father O'Farrell set out for Perth to investigate the local situation. Gibney offered three possible sites for a foundation: Subiaco (near to the railway station), Vincent Street North Perth and Leederville.⁸

Despite the two Fathers being hesitant about establishing a Redemptorist Order in Western Australia, Father O'Farrell (by then Major Superior) returned to Perth in September 1899 to select a suitable site for the Foundation. Although he was being offered a site in Guildford, Father O'Farrell argued for a more central site in Highgate Hill, asking that a couple of houses be rented until more suitable accommodation could be arranged. Two houses were rented and readied in time for the arrival of the Western Australia's founding Redemptorists shortly after.⁹



Photograph 1 **The first residence of the Redemptorists at Highgate Hill, c. 1900.** *Photograph held by Redemptorist Fathers*

Father William Plunkett (Superior) and Brothers Pius Cleary and Brendan Hannigan took up residence in the two cottages (dedicated to Saints Joachim and Anne) on 6

⁷ Redemptorist Monastery Chronicles, 1899-1946', held at Battye Library Acc 7148A [microfilm]

⁸ Boland, S J, CSsR, *One Hundred Years On...The Redemptorists in Western Australia 1899-1999*, Perth, 1999, p. 19. As referenced in Heritage Council WA Assessment Documentation, *Redemptorist Monastery and Church*, P2218, July 2003.

⁹ *The W.A. Record*, 9 November 1899, p. 8; & Boland, S J, CSsR, *One Hundred Years On...The Redemptorists in Western Australia 1899-1999*, Perth, 1999, pp. 20-24. As referenced in Heritage Council WA Assessment Documentation, *Redemptorist Monastery and Church*, P2218, July 2003.

October 1899. Father Cornelius Hunt and Father Patrick Clune completed the community.¹⁰ Fathers O'Farrell, Hunt and Clune gave the first Redemptorist mission in St Mary's Cathedral between 8 October and 5 November 1899. This began the Order's missionary work, which included '...some remarkable ones on the Goldfields in the early years' of their work in Western Australia.¹¹ In addition to missionary work, the Highgate Hill community also provided retreats to Catholic clergy and cared for a small corrugated iron church close to their residence.¹²

At the same time the Redemptorist Fathers established themselves in their new home in Highgate, the North Perth Road District was also gazetted in 1899 from land excised from the Perth Roads Board. The new district, with a population of around 5000, was formed by a triangle of land initially bounded by Walcott, Vincent and Loftus Streets. During the early years of European settlement of Perth, this area was seen as a sandy and scrubby part of Perth. However, by the time of the formation of the district, and with the growth and development experienced in Perth in the peak of the Gold boom, the land had become highly valued in both local government revenue and real-estate terms. Being situated on elevated land, it provided premium views of the surrounding area, as well it was close to the city and serviced by roads, public transport and amenities and was therefore included in the rapid spread of housing north and west of the city. In 1901, its boundaries were expanded to include what would be known as the suburb of Mt Hawthorn.¹³ By the first decade of the twentieth century, North Perth had shown a great tendency for expansion compared to many other metropolitan suburbs and was a premier locality:

One hundred and fifty new buildings were erected, including council chambers and two churches. The suburb is electrically lit by current supplied from the city plant,

¹⁰ *The W.A. Record*, 30 September 1899, p. 8. As referenced in Heritage Council WA Assessment Documentation, *Redemptorist Monastery and Church*, P2218, July 2003.

¹¹ *The W.A. Record*, 7 October 1899, p. 13; 4 November 1899, p. 8; 11 November 1899, p. 8; 'Centenary of the Catholic Church in Western Australia, 1846-1946', Perth, c. 1946, n.p. As referenced in Heritage Council WA Assessment Documentation, *Redemptorist Monastery and Church*, P2218, July 2003.

¹² Boland, S J, CSsR, *One Hundred Years On...The Redemptorists in Western Australia 1899-1999*, Perth, 1999, p. 30. During the week the Church served as a school for the Mission Sisters of Notre Dame, and there was good attendance at both weekday and twice daily Sunday Masses. As referenced in Heritage Council WA Assessment Documentation, *Redemptorist Monastery and Church*, P2218, July 2003.

¹³ Cooper, ** and Macdonald, *Diversity's Challenge*, City of Stirling, 1999, p. 100.

and is served by the electric tram system. The municipality maintains bowling greens and croquet lawns for the use of local suburbs.¹⁴

2.3 SPECIFIC HISTORY OF THE PLACE

In late 1899, the Redemptorist community turned its attention to the future and negotiated with Bishop Gibney regarding a permanent home:

...the time seems now to have come when we ought to endeavour to establish ourselves permanently in a position in which we may be able to exercise our Vocation, unimpeded by parochial obligations, and where we may provide accommodation for a more numerous body of Missionaries, and be enabled, moreover, to receive Clergy and Laity to perform the Spiritual Exercises of Retreat according to the practice of our Institute.¹⁵

After reconsidering the site in Guildford, Bishop Gibney decided that the Redemptorists should have a Church-owned property in Vincent Street, North Perth, due to its accessibility, particularly with its closeness to the Bulwer Street tram.¹⁶ However, the North Perth property was, at that time, split by the undeveloped Chelmsford Road and had already been surveyed into housing allotments and the city's sanitary dump adjoined the property. The authorities co-operated with the wishes of Bishop Gibney and the Vincent Street property was transferred to the Congregation of the Most Holy Redeemer as a single block. The Perth Roads Board also resolved to relocate the sanitary dump and re-plan Chelmsford Road (extending from east to west), both of which were hangovers from when the North Perth area was within the Perth Roads Board boundaries, so as to leave the block intact:

In the month of July of this year his Lordship the Bishop, Dr Gibney gave another proof of his affections for the C.S.S.R. by giving us another piece of land wh [sic] extended from our property to John Str. ..So the site of the new Monastery now consists of nineteen acres, three roods, eight perches...surrounded by streets. It extends from Wannaroo [sic] Rd or Charles Str., on the west to John Str. on the east, & from Park Str. on the north to Vincent Str. on the south.

¹⁴ Battye, Vol II, p. 554.

¹⁵ 'Redemptorist Monastery Chronicles, 1899-1946', p. 46, held at Battye Library Acc 7148A [microfilm].

¹⁶ Boland, S J, CSsR, *One Hundred Years On...The Redemptorists in Western Australia 1899-1999*, Perth, 1999, pp. 33-34. As referenced in Heritage Council WA Assessment Documentation, *Redemptorist Monastery and Church*, P2218, July 2003.

We are also indebted to Dr Gibney for having induced the Government to close Chelmsford Rd wh. [sic] ran through our property. His Lordship...only succeeded by giving the Government in return an equivalent in land elsewhere.

Our property is now a complete rectangular block within a radius of 1½ mile from the Perth Town Hall.¹⁷

By February 1900, architects Michael and James Cavanagh, of the firm Cavanagh & Cavanagh, had prepared plans for a monastery and church on behalf of the Redemptorists. Following Father Plunkett's untimely death by an accident while travelling to Sydney, Father Hunt took on the responsibility of overseeing construction.¹⁸

As both the Irish Provincial and Australian Superior General were required to approve the plans, it took some time before work commenced. Eight tenders were received, and a contract with builder W. Fairweather was finally signed on 4 October 1902 for a price of £8778 with the building projected to be completed by August the following year. The concrete foundations (blue metal and cement) were begun on 28 October 1902 and were recorded as being '9 ft in depth'.¹⁹

¹⁷ 'Redemptorist Monastery Chronicles, 1899-1946', p. 40, held at Battye Library Acc 7148A [microfilm]; & Boland S J, CSsR, *One Hundred Years On...The Redemptorists in Western Australia 1899-1999*, Perth, 1999, p. 35. As referenced in Heritage Council WA Assessment Documentation, *Redemptorist Monastery and Church*, P2218, July 2003.

¹⁸ Boland, S J, CSsR, *One Hundred Years On...The Redemptorists in Western Australia 1899-1999*, Perth, 1999, pp. 37-38. As referenced in Heritage Council WA Assessment Documentation, *Redemptorist Monastery and Church*, P2218, July 2003.

¹⁹ 'Redemptorist Monastery Chronicles, 1899-1946', p. 45, held at Battye Library Acc 7148A [microfilm].

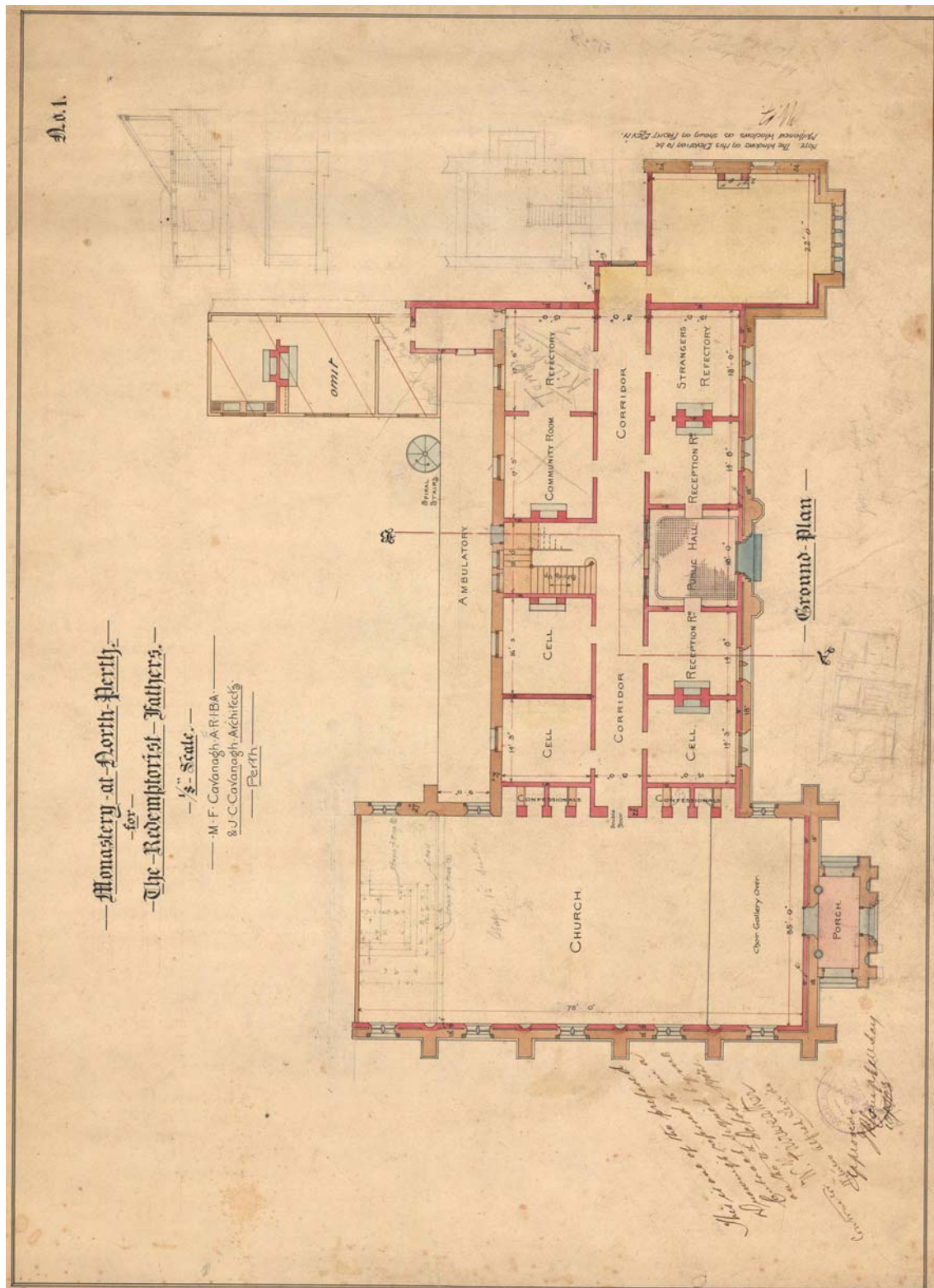


Figure 4

'Monastery at North Perth for the Redemptorist Fathers', Ground Floor Plan, No.1, c.1903. The construction appears to have followed the plan accurately; however, no evidence of the tiled floor to the entrance is extant. Note the brick inner walls to limestone exterior walls are only extant on the south and west elevations. Plan courtesy of the Redemptorist Fathers.

REDEMPTORIST MONASTERY AND CHURCH, NORTH PERTH

CONSERVATION PLAN – June 2011

Philip Griffiths Architects with Helen Munt

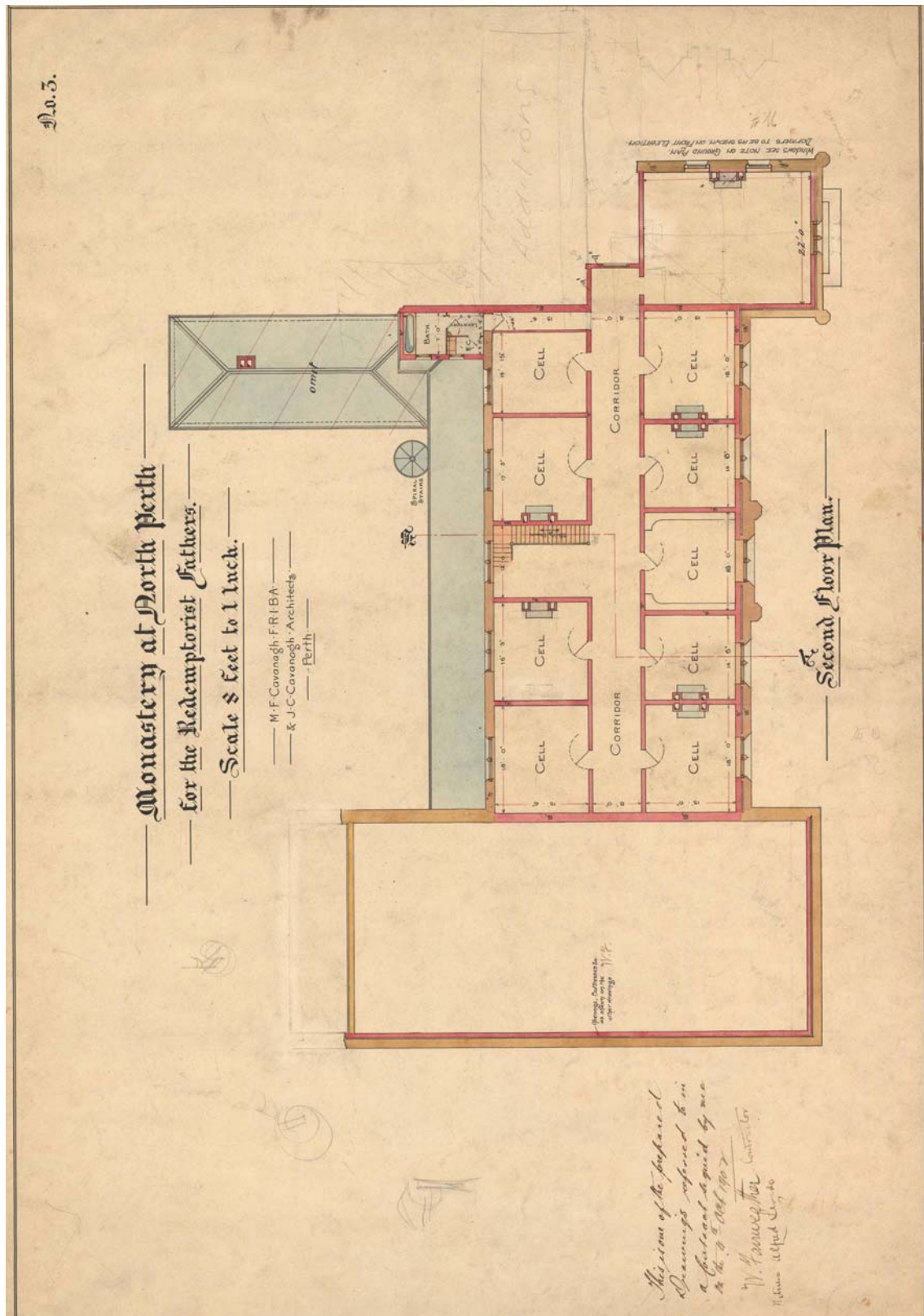


Figure 5

'Monastery at North Perth for the Redemptorist Fathers', Second Floor Plan, No.3, c.1903. The construction appears to have followed the plan accurately, except that an oratory was included at the west end of the corridor. Plan courtesy of the Redemptorist Fathers.

REDEMPTORIST MONASTERY AND CHURCH, NORTH PERTH

CONSERVATION PLAN – June 2011

Philip Griffiths Architects with Helen Munt

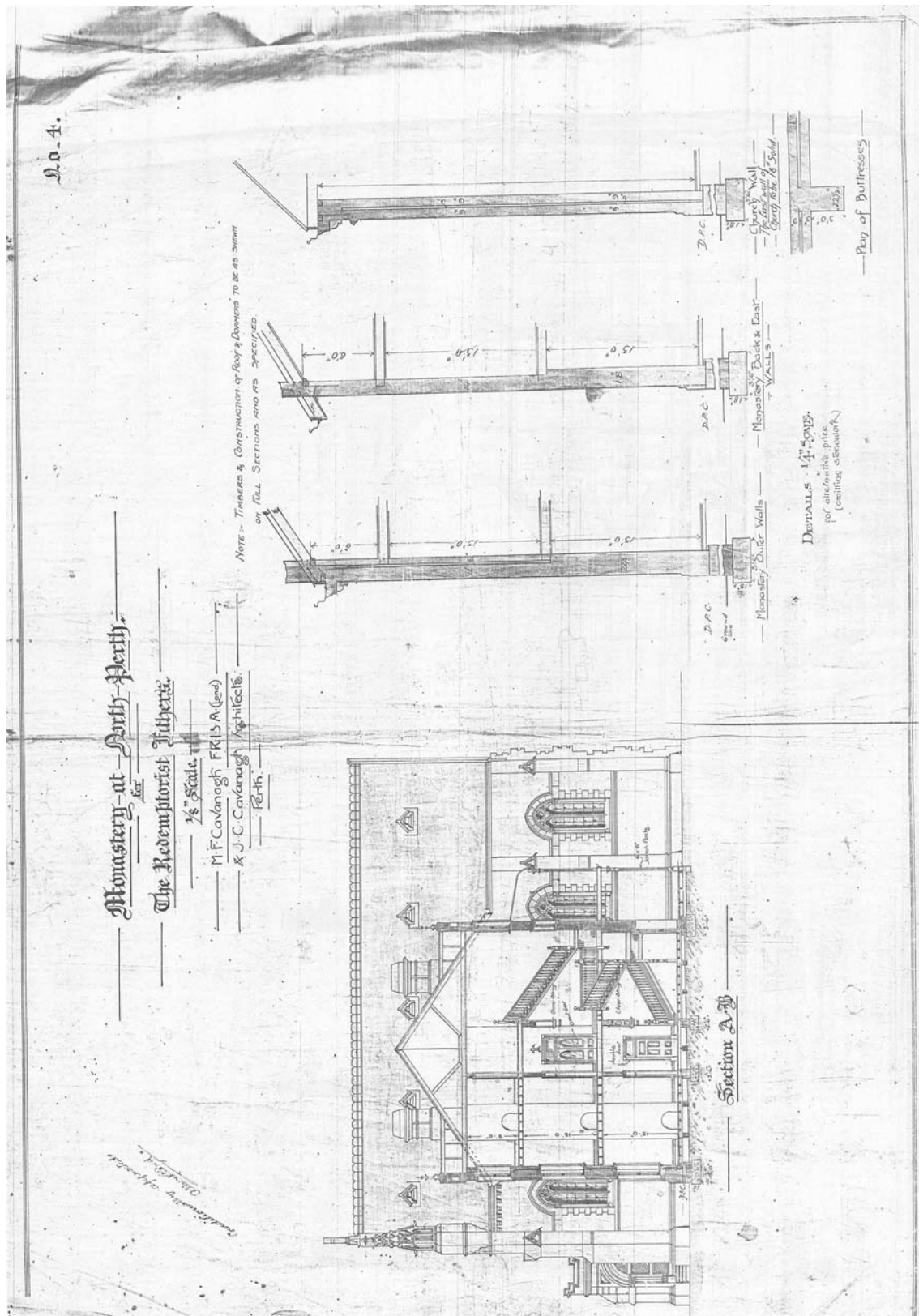


Figure 6

'Monastery at North Perth for the Redemptorist Fathers', Section A-B and Details, No.4, c.1903. Note the gables and dragon back ridge tiles to the church. Plan courtesy of the Redemptorist Fathers.

REDEMPTORIST MONASTERY AND CHURCH, NORTH PERTH

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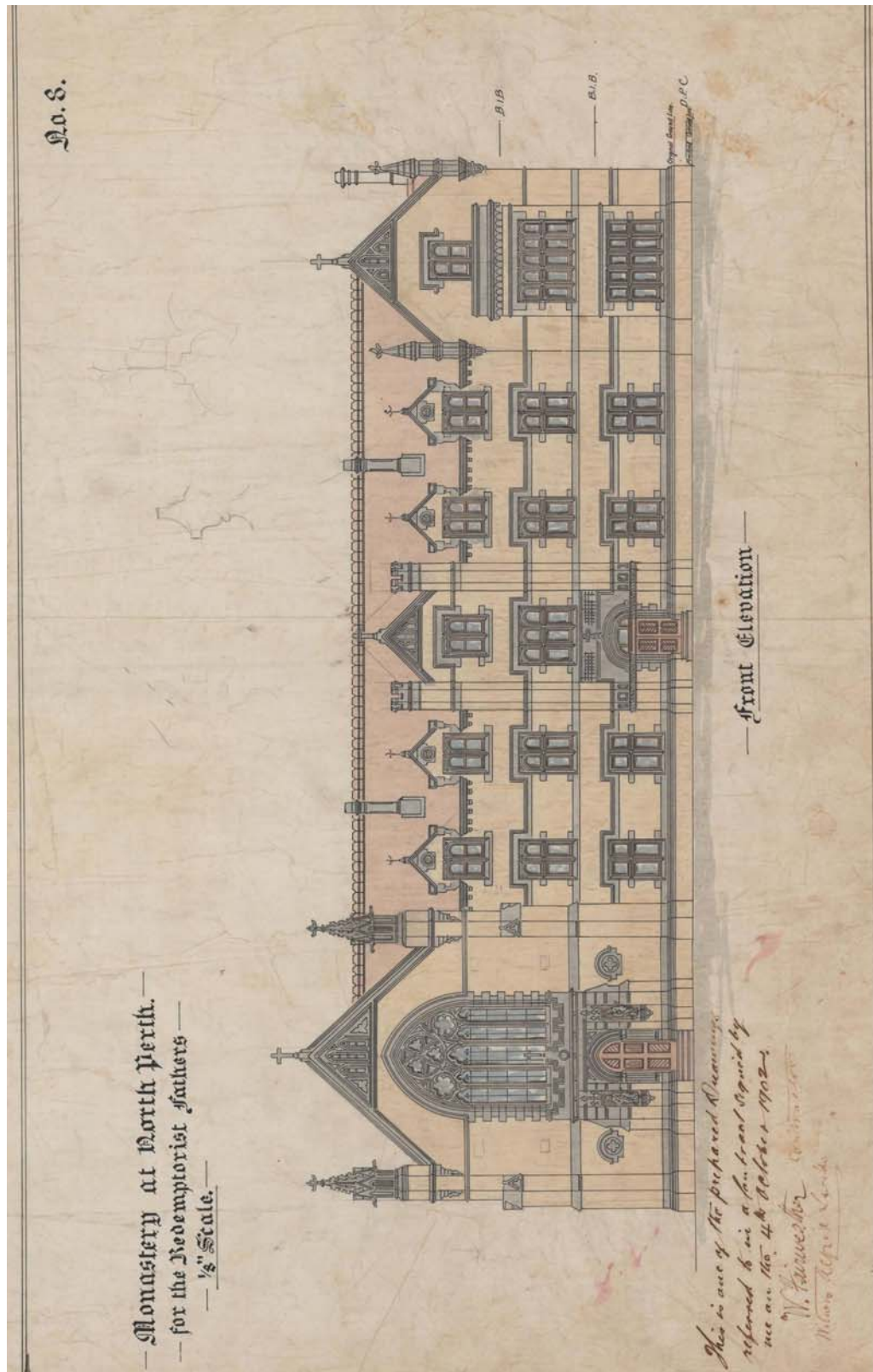


Figure 7

'Monastery at North Perth for the Redemptorist Fathers', Front Elevation, No.8, c.1903. The construction appears to have followed the elevation closely, with minor changes, such as fenestration to the eastern bay window and the proportion of and clock to the central entrance bay. *Plan courtesy of the Redemptorist Fathers.*

REDEMPTORIST MONASTERY AND CHURCH, NORTH PERTH

CONSERVATION PLAN – June 2011

Philip Griffiths Architects with Helen Munt

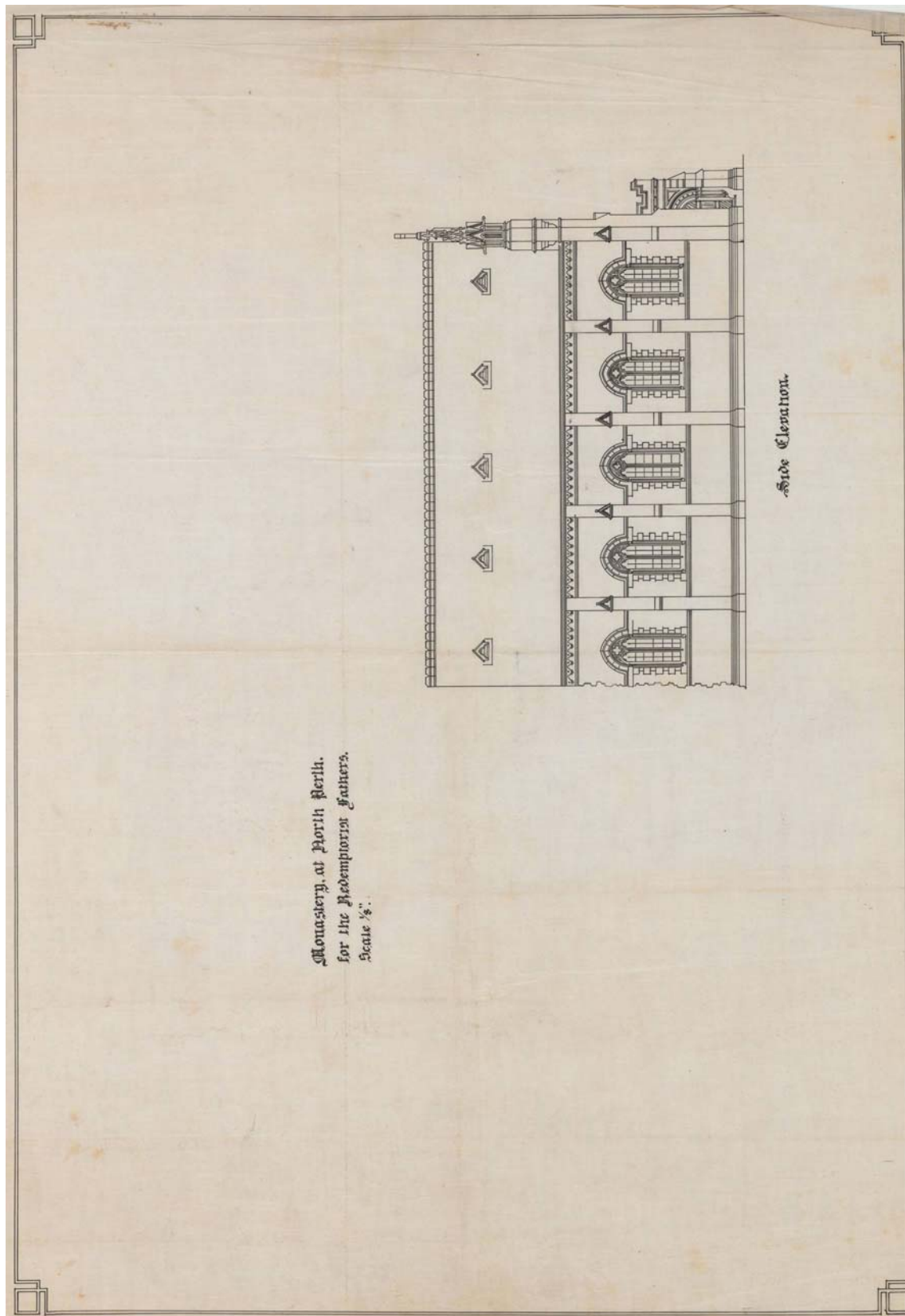


Figure 8

'Monastery at North Perth for the Redemptorist Fathers', Side Elevation, c.1903.
 The toothed northern end of the elevation indicates that an extension to the church was anticipated. *Plan courtesy of the Redemptorist Fathers.*

REDEMPTORIST MONASTERY AND CHURCH, NORTH PERTH

CONSERVATION PLAN – June 2011

Philip Griffiths Architects with Helen Munt

The first foundation stone was blessed and laid by Father O'Farrell at a private ceremony on 6 November 1902. Under the stone '...was placed some earth brought from the grave of St Patrick, also some medals'.²⁰

A more public ceremony was held three days later on 9 November - which coincided with the 170th anniversary of the Order - when Bishop Gibney blessed and laid another foundation stone before a large crowd that included a number of Church and lay dignitaries. The authorities provided additional tramcars to bring people to the site. Coinciding with these events, the Catholic newspaper, *W.A. Record*, published an article calling for donations towards the buildings, emphasising that the Fathers needed their own house if they were to carry on their work:

While acknowledging with deepest gratitude the many and generous contributions we have already received, we feel that the present occasion is one on which we may venture to remind our friends of their promise "to put something on the Stone" when we should commence our building.²¹

Mr R S Haynes, the Mayor of Perth, praised the plans for the monastery and church, stating that the local Town Hall 'was a trifle compared to that to be erected by the Redemptorist Fathers'.²²

The article on the foundation ceremony went on to provide a full description of the proposed buildings:

When completed the church will contain a nave, transept and sanctuary, with sacristies adjoining. The portion of the church included in the contract extends as far as the first transept arch, giving a floor space 75ft in length by 35ft in width. The height of the walls from floor to eaves will be 32ft and from eaves to ridge of roof 24ft. The roof will be open timber with moulded timbers, and provision is made for filling in between the main timbers with tracery work. All the timbers are to be oregon, carefully selected, and will be varnished on completion. The walls are to be

²⁰ 'Redemptorist Monastery Chronicles, 1899-1946', p. 45, held at Battye Library Acc 7184A [microfilm]; & Boland, S J, CSsR, *One Hundred Years On...The Redemptorists in Western Australia 1899-1999*, Perth, 1999, p. 39. As referenced in Heritage Council WA Assessment Documentation, *Redemptorist Monastery and Church*, P2218, July 2003.

²¹ *The W.A. Record*, 8 November 1902, p. 12. As referenced in Heritage Council WA Assessment Documentation, *Redemptorist Monastery and Church*, P2218, July 2003; article also included in 'Redemptorist Monastery Chronicles, 1899-1946', held at Battye Library Acc 7148A [microfilm].

²² *The W.A. Record*, 15 November 1902, p. 8. As referenced in Heritage Council WA Assessment Documentation, *Redemptorist Monastery and Church*, P2218, July 2003.

divided by horizontal moulded string courses and bands, and the spaces between the windows treated with canopied niches for statues of the saints. The lighting has received careful attention, and a handsome west window with five lights divided by mullions with upper portion filled with geometrical tracing will give a bold appearance to the front. The aisle windows are to be similarly treated in simpler fashion. Ample ventilation has been provided for. Attention has been paid to the entrances, and the church will be entered through a porch, with three doorways. The confessionals will be recessed in the walls along the side of the church, and the interior of the church will present an appearance equal to any in the State.

The monastery, which is to be attached to the church, will be three stories high. It will be entered through a hall, with reception rooms on either side. The rest of the ground floor will be devoted to the community room, refectories, cells, and kitchen, etc. The first floor will contain the monastery oratory, with windows opening into the church, and the remainder of this floor is given to a wide corridor running the whole length, with cells on either side, while the bathrooms and the staircase are to be on the top floor. The top floor is to be taken up by cells, with corridor between, and bathrooms and staircase leading to the lower floors. A verandah will run along the back elevation, and carry a balcony to the first floors. The lighting ventilation and sanitation have been well attended to. The foundations throughout will be in cement and concrete, and the external walls are to be built in two walls with a cavity between the outer wall of Cottesloe stone and the inner wall of 9in brick. Internally the walls will be all of brick. The timber principally used throughout will be jarrah. The length of the front elevation will be 188ft divided into three by the church projecting in front of the monastery, a central tower over the monastery entrance, and the east end of the monastery running out to correspond with the church end. In design the building will be late Gothic. The church elevations are to be treated with painted arches and buttresses, finishing in pinnacles above eaves at the corners, and the monastery with square ended openings and mullioned windows. The stonework will be rockfaced, and the dressings, mouldings, bands etc, will be in cement and the roof covered with red tiles, giving an elevation of very pleasing design.²³

This description is largely confirmed by contract plans held by the Redemptorist Fathers, drawn by Cavanagh and Cavanagh and signed by W. Fairweather. The plans also show a circular staircase at the rear of the monastery, leading from the

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The W.A. Record, 15 November 1902, p. 9. As referenced in Heritage Council WA Assessment Documentation, *Redemptorist Monastery and Church*, P2218, July 2003.

ground to the first floor. Designs for a marble altar were prepared by Americo di Martino Barsanti from Pietrasanta (Carrara), Italy.²⁴

Dedicated to Saints Peter and Paul, *Redemptorist Monastery and Church* was opened on Sunday, 13 September 1903, with the Bishop Gibney and Abbot Torres from New Norcia officiating. The Very Reverend Father Hunt, Superior of the Redemptorist Community gave thanks for assistance in building the church and monastery:

They (the fathers) had not undertaken to erect those buildings without having reason to believe that they would be helped to complete them...He would be helped to complete the buildings and would receive aid also to enlarge the church, and, if he was to judge by the congregation now present, it would not be long before the building was found too small. They (the fathers) were very grateful to Mr Cavanagh, the architect. The contractor, Mr Fairweather, had given them all possible satisfaction, as had also Mr Colligan, the clerk of works. He (Father Hunt) had likewise to thank those who had given assistance in decorating the church – and more especially the Sisters of Mercy at West Perth...The cost of the buildings had amounted to £11,000...They were indebted to Mr Ashton for painting their oratory, a part of the building on which they would extend all possible decoration. They had to thank Mr Rive for the installation of the electric lights, Mr Scanlon had given them a fine clock for the tower, and Dr Graber had presented them with some handsome engravings.²⁵

Father Hunt went on to name and thank those who donated money towards construction.²⁶

²⁴ 'Monastery at North Perth' for the Redemptorist Fathers, M F Cavanagh and J C Cavanagh, 1902, held by the Redemptorist Fathers. As referenced in Heritage Council WA Assessment Documentation, *Redemptorist Monastery and Church*, P2218, July 2003.

²⁵ *The W.A. Record*, 19 September 1903, p. 9. This edition of the Record had a four page feature article on the opening of the Church and Monastery, including details of the ceremonies. As referenced in Heritage Council WA Assessment Documentation, *Redemptorist Monastery and Church*, P2218, July 2003.

²⁶ *The W.A. Record*, 19 September 1903, p. 9. As referenced in Heritage Council WA Assessment Documentation, *Redemptorist Monastery and Church*, P2218, July 2003.



Photograph 2

Opening day of Redemptorist Monastery and Church, 1903. Note the bell to the rear of the church, the gablets to the side of the church roof and the clock on the entrance bay to the monastery, all of which are no longer extant. Note the dark stain of the stucco compared to the light limestone. *Photograph held by Redemptorist Fathers.*



Photograph 3

Group of friends and benefactors on the opening day of Redemptorist Monastery and Church, 1903. Note that the stucco work is coloured to be darker than the

Cottesloe limestone and fragments of this staining can still be seen on the north verandah. *Photograph held by Redemptorist Fathers.*



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DOUBLE CRANKS, DOUBLE SPOKES,
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Steel Wings Pamphlet.

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859 & 861 HAY STREET, PERTH.

20ft. STEEL WINGS, pumping 600 gallons per hour
against 200ft head, supplied to the Monastery of the
Redemptorist Fathers, North Perth.

Figure 9

Photograph showing the windmill and tank stand to the north of the Monastery from an advertisement in the *Western Mail*, 11 April 1908. This photograph gives a good impression of the setting not long after the time of completion. *Courtesy of the National Library of Australia, Trove Website.*

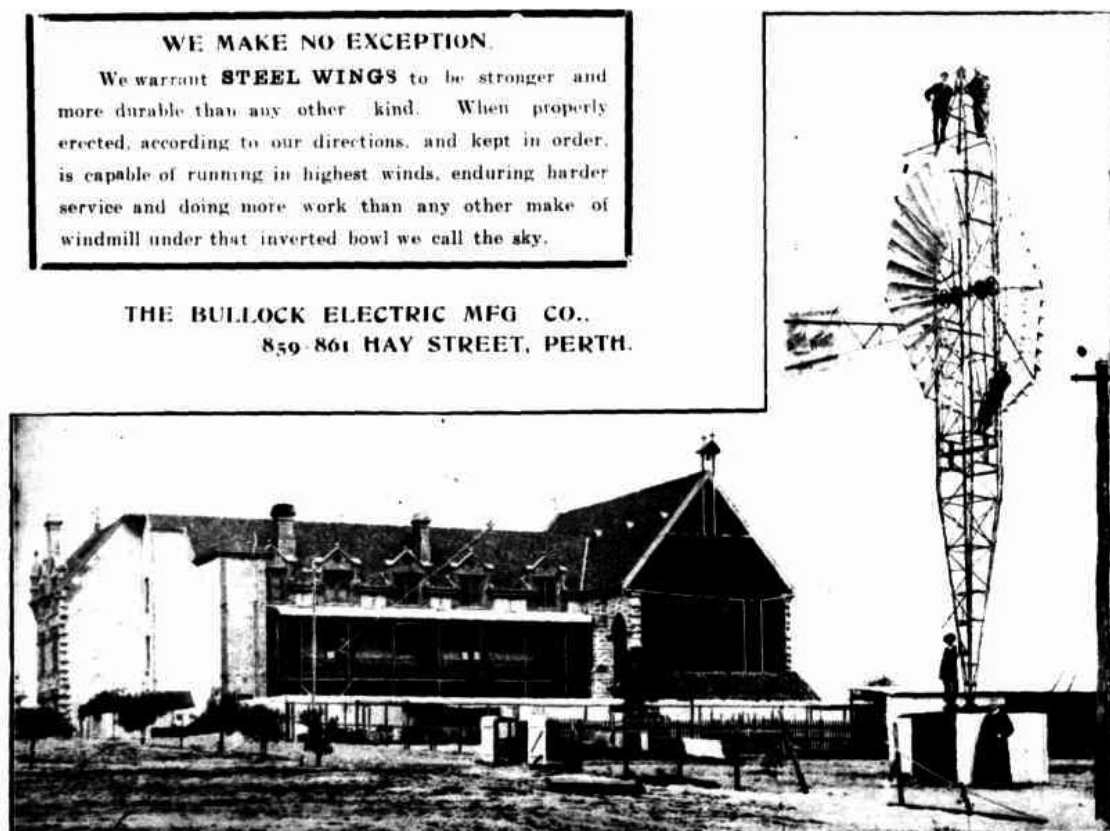


Figure 10 Photograph showing the rear of the Monastery from an advertisement in the *Western Mail*, 8 August 1908 (p28). It illustrates that extensions to the east and north of the church were anticipated, through the bare northern wall of the church, and toothing to end walls. The image also shows the rear garden enclosed by fencing and a well to the north of the building. *Courtesy of the National Library of Australia, Trove Website.*

Just prior to the opening, the furniture from the cottage at Highgate Hill had been removed to the monastery in readiness and some of the brothers had therefore already moved into their new quarters in North Perth. There were 30 living rooms in all in the monastery.²⁷

With the hearing of confessions being a critical part of the Redemptorist Fathers' duties new confessionals were installed in the Church c. 1907²⁸. This may have also reflected the growth of the North Perth parish community (with the extension of the

²⁷ 'Redemptorist Monastery Chronicles, 1899-1946', held at Battye Library Acc 7184A [microfilm].

²⁸ It is unknown which confessionals are referred to. The western confessionals only appear in later photographs.

local government boundaries in 1905) and also confirmed the prediction at the opening in 1903 that it would not be long before the building was too small.

Lots between the monastery and Charles Street had already been sold and in c.1910 an area of land to the east of the monastery was subdivided to create the Monastery Grounds Estate. Mr W. Wilford Mitchell sold the lots in two auctions on the 30 November 1910 and 25 January 1911. An article in the *West Australian* advertises the second auction:

Mr. W. Wilford Mitchell of 83 William street, announces in our auction column that he will submit to public auction to-day at 3pm, on the ground, North Perth, the second and final subdivision of the Monastery Grounds Estate. The position is an excellent one, in fact, is claimed to be the pick of North Perth. It overlooks Perth and ranges. There are only a limited number of blocks, as the first subdivision was all sold on the ground, purchasers are advised to get in early.²⁹



Photograph 4

An early view (c1903-10) from the right wing of the Monastery looking towards Fitzgerald Street. Showing the views to the east, prior to the Monastery Estates subdivision, from its elevated position, early landscaping – note the summer house centre left. *Photograph held by Redemptorist Fathers.*

²⁹

West Australian, 25 January 1911, p6.

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MONASTERY GROUNDS

Situate on the Heights of North Perth

Surrounded by Superior Villas, Over-
looking City & River — Only one minute —
from the Tram — Absolutely the last chance —
of obtaining an ideal site for a Home at
first cost in this progressive Suburb —

TERMS 1/4 Cash
Balance in
3, 6, 9 & 12 Months
with 5% interest added



J. S. Crawford, Surveyor

PARK ST		ST	
30	1	29	2
28	3	27	4
26	5	25	6
24	7	23	8
22	9	21	10
20	11	19	12
18	13	17	14
16	15	15	16
14	17	13	18
12	19	11	20
10	21	9	22
8	23	7	24
6	25	5	26
4	27	3	28
2	29	1	30

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NORTH PERTH

Sole Agent

W. Wilford Mitchell

Auctioneer, Land & Real Estate Agent
Sworn Valuator
83 William St Perth Tel: 954
Established 20 Years

Subject to Deposited Plan



Drawn by J. S. Crawford, Surveyor

Figure 11 Advertisement for the Monastery Grounds Estate subdivision. Held by Redemptorist Fathers

In 1912, through the generosity of the people of Perth, a second wing was added to the Monastery. Michael and James Cavanagh were again responsible for the design of these later additions. The contractor was again W. Fairweather who was awarded the contract in February 1912, with work commencing in earnest by the middle of March. Brother Brendan was the Clerk of Works.³⁰

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Plans drawn by Cavanagh and Cavanagh, held by the Redemptorist Fathers; & 'Redemptorist Monastery Chronicles, 1899-1946', entry for 25 February 1912, held at Battye Library Acc 7184A [microfilm] The plan archive held by the Redemptorist Fathers includes a number of schemes for additions to both the monastery and church prepared by Cavanagh and Cavanagh, indicating that the Fathers considered such plans long before they were implemented. As referenced in Heritage Council WA Assessment Documentation, *Redemptorist Monastery and Church*, P2218, July 2003.

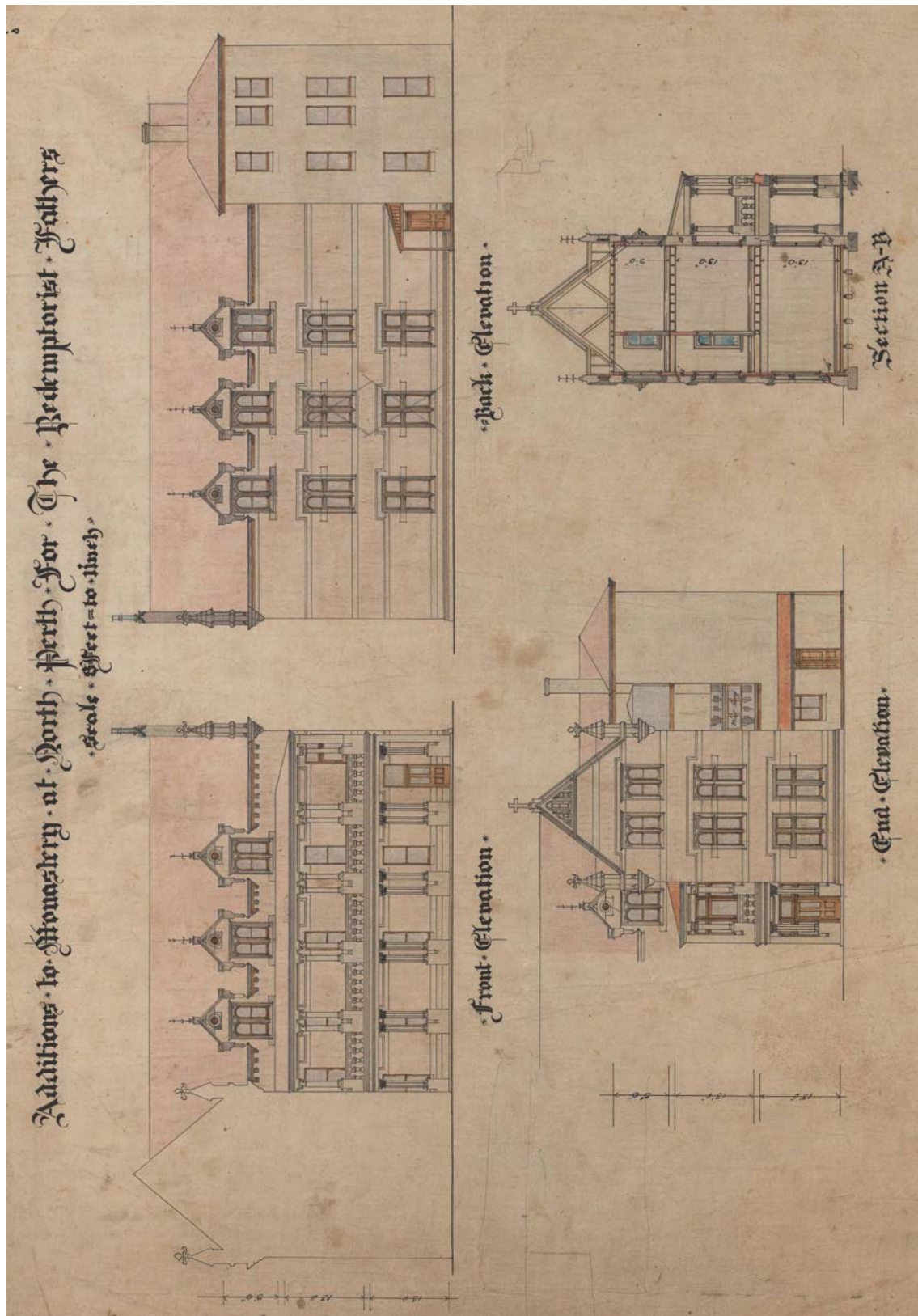


Figure 12

'Additions for Monastery at North Perth for The Redemptorist Fathers', c.1912. The construction did not follow these elevations exactly, as the southern verandah detail differs from that built. *Held by Redemptorist Fathers*

REDEMPTORIST MONASTERY AND CHURCH, NORTH PERTH

CONSERVATION PLAN – June 2011

Philip Griffiths Architects with Helen Munt

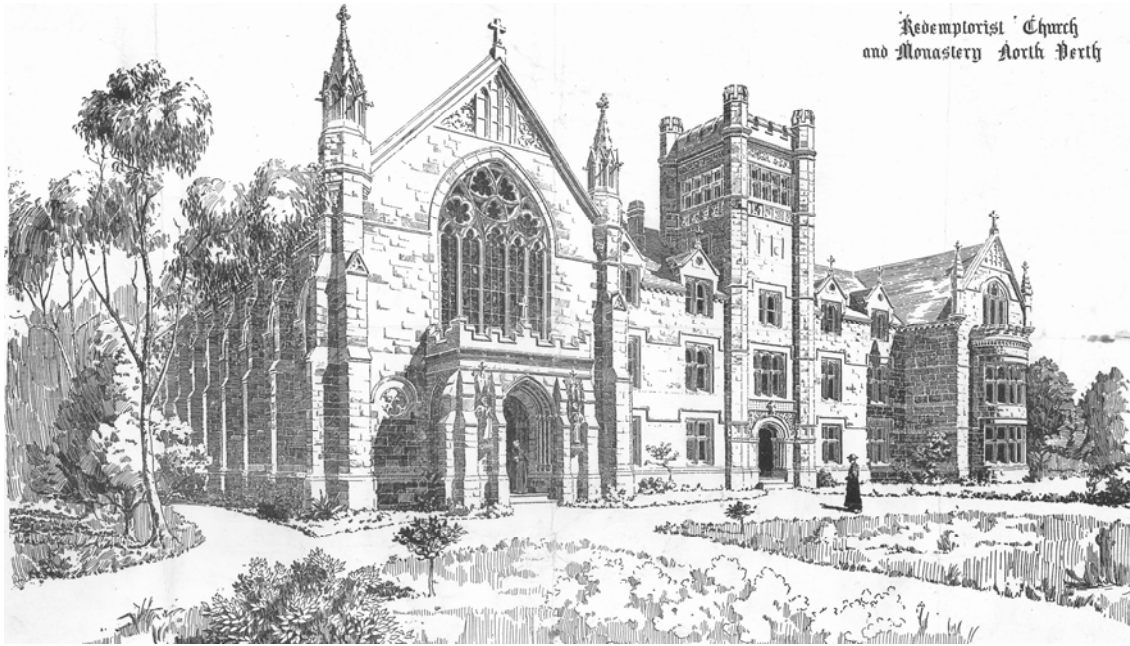


Figure 13

Perspective drawing of the Redemptorist Monastery *Western Mail* on August 12 1911, p30, in promotion of the east wing extension. Note the drawing is inaccurate as it shows an entrance tower and different bay window to the east side of the entrance. *Held by Redemptorist Fathers.*



Photograph 5

The Congregation leaving the church after mass, 1912 showing the views from its elevated position and the original main driveway entry looking south over Vincent Street towards Perth. *Photograph held by Redemptorist Fathers.*



Photograph 6 Former approach c1915, showing the 1912 additions and original timber picket front fence. This indicates the imposing landmark quality and elevated position of the *Redemptorist Monastery and Church*. The fence was later replaced by the present one with stone walls and piers and wrought iron palisade. *Photograph held by Redemptorist Fathers.*



Photograph 7 Showing the main approach to *Redemptorist Monastery and Church*, c.1915. Note the timber post and wire fence with hedging either side of the gravel entrance. The entrance was upgraded in the 1950s and the hedges removed. *Photograph held by Redemptorist Fathers.*

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Photograph 8 Photograph of from the south-west (no date), showing a timber picket fence and Eucalypt plantings to the west of the church. This fence separated public and private grounds within the monastery site. The trees appear to be sugar gums and are no longer extant. *Photograph held by Redemptorist Fathers.*



Photograph 9 Photograph from the south-east (post 1912) showing the extension of the front entrance hedge and the high ground levels adjacent to the eastern wall of the 1903 building. *Photograph held by Redemptorist Fathers.*

As well as additions to buildings at the *Redemptorist Monastery and Church* site, the year 1912 also saw other significant advancements. The Redemptorist Fathers' extended their activities in the community with the commencement of a children's mission, the first of which – held in April in the Cathedral - had around 1000 attend. In addition, the Redemptorist Fathers were also now able to offer their community all

the ceremonies of Holy Week (Easter) in their church, the services reported as all being 'well attended'.³¹

Also in 1912, several important gifts were presented to the *Redemptorist Monastery and Church*, no doubt a reflection of the importance they now held to their parishioners. In February, a chalice was gifted by a Miss McMahon (of Perth). The gothic-style chalice was made to order by the Goldsmiths and Silversmiths Company in London for a cost of £30. It comprised solid silver and gilt with the stones recorded as being:

Tourmalines in knob.

Cape Rubies in panels of foot.

Carbuncles at intersection of twisted wires on foot.

Emeralds + synthetic Ruby in Cross.³²

In April 3 banners of "Our Lady", "St Joseph" and St Patrick [?]" were also presented to the Redemptorist Fathers by a Mr O'Neill.³³



Photograph 10 **The High Altar and Sanctuary of the church prior to the 1922 extension.** The wall was a temporary screen as the extension was always anticipated. *Photograph held by Redemptorist Fathers.*

³¹ Redemptorist Monastery Chronicles, 1899-1946', entry for 3 April 1912, held at Battye Library Acc 7184A [microfilm].

³² 'Redemptorist Monastery Chronicles, 1899-1946', entry for 6 February 1912, held at Battye Library Acc 7184A [microfilm].

³³ Redemptorist Monastery Chronicles, 1899-1946', entry for 29 April 1912, held at Battye Library Acc 7184A [microfilm].



Photograph 11 **The Oratory 1921, showing the former arrangement and location of the shrine prior to the northern extension of the room.** The photograph shows us the former finishes, position of the altar and layout. *Photograph held by Redemptorist Fathers.*

Further additions were carried out to the Redemptorist church of St Peter and Paul in 1922 that included a Sanctuary and Transepts to the main volume of the church, with a Tribune and Sacristy to the east. A corridor to the south of the Sacristy provided an exit from the eastern side of the extension. Cavanagh & Cavanagh again designed these additions, but the contractor T J Green undertook construction works this time.³⁴ The work was completed and the new additions blessed and opened on Sunday 26 March 1922. Obviously delighted with the additions to their church, the beauty of the '...grand, commodious and artistic Sanctuary' in association with the workmanship of the contractors involved was highly praised at the opening ceremony:

Honour and praise are due to Mr Cavanagh, the architect, for such an inspiring conception of ecclesiastical design, which of necessity meant an immense amount of time and trouble. He was always ready to advise and assist. The same must be said of the contractor, Mr Green, who spared no pains to carry out everything expected of him, and in a manner entirely creditable and successful. He was faithfully assisted by a staff of artisans who were ever ready to comply with any request and were most courteous and obliging at all times. The pulpit, an exquisite piece of craftsmanship, was wrought by Messrs Groth Brothers.³⁵

³⁴ 'The Redemptorist Church', Cavanagh and Cavanagh, stamped by Perth City Council 22 January 1922, plans held by Redemptorist Fathers. As referenced in Heritage Council WA Assessment Documentation, *Redemptorist Monastery and Church*, P2218, July 2003.

³⁵ 'Redemptorist Monastery Chronicles, 1899-1946', newspaper article clipping, held at Battye Library Acc 7184A [microfilm].

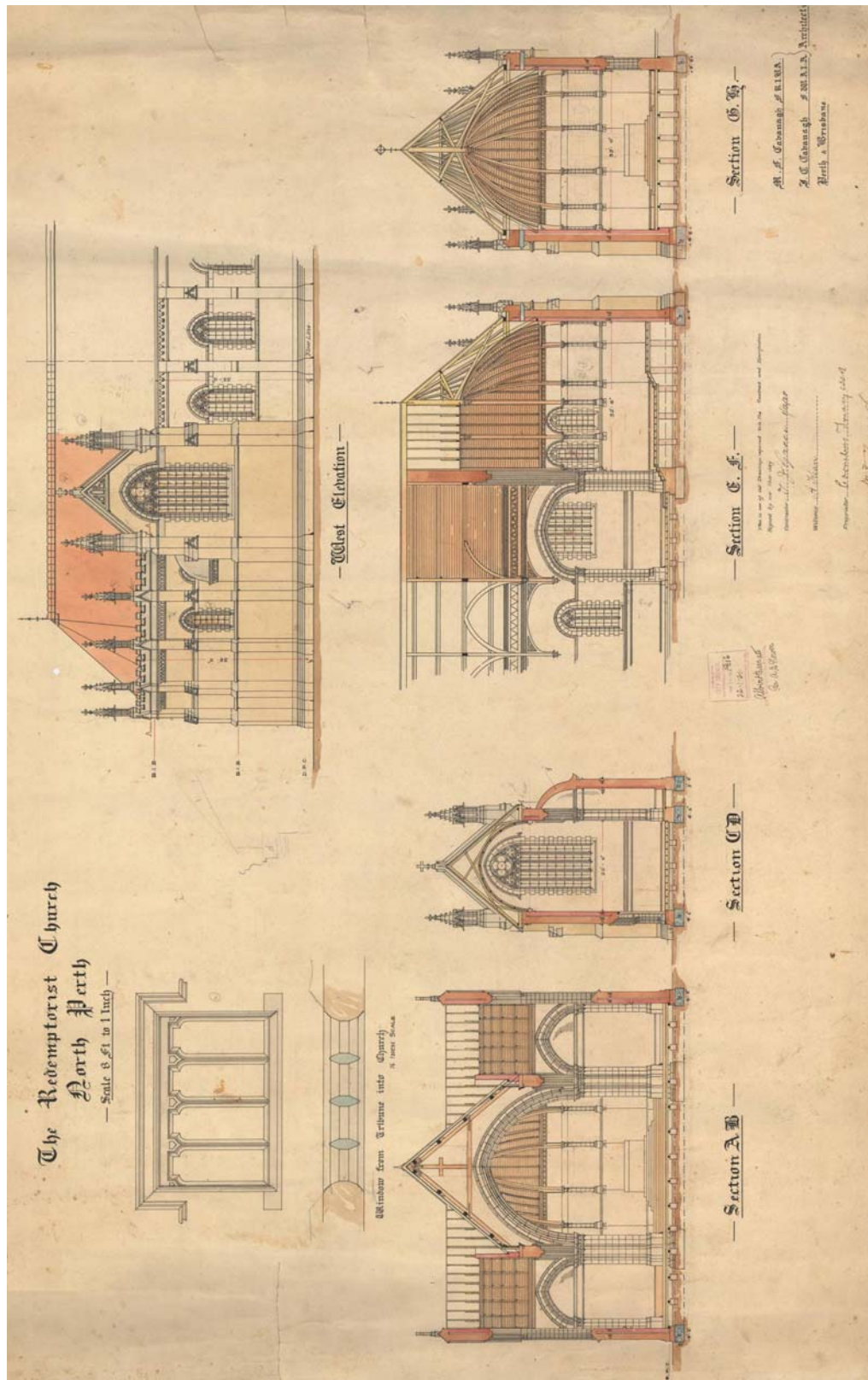


Figure 15 'The Redemptorist Church, North Perth', c.1922. Note that the castellations and pinnacles were not built. *Held by Redemptorist Fathers*



Photograph 12 Showing the 1922 extension to the church, c.1956. Note that the parapet to the top of the sanctuary and transepts was not crenellated as suggested in the design drawings. This photograph was taken after re-roofing and shows that roof details have been removed, including gablets, and dragon back ridge tiles. *Photograph held by Redemptorist Fathers.*



Photograph 13 Photograph showing the rear of the monastery with the 1912 northern addition, n.d. Note the darker banding to the ashlar walls and the dark colour scheme of the northern verandah. *Photograph held by Redemptorist Fathers.*



Photograph 14 Showing the original position of the pulpit in the church (left hand side), 1922-27. Note that the communion rails have subsequently been removed. Photograph held by Redemptorist Fathers.



Photograph 15 Photograph showing the eastern transept, 1922-1927. *Photograph held by Redemptorist Fathers.*

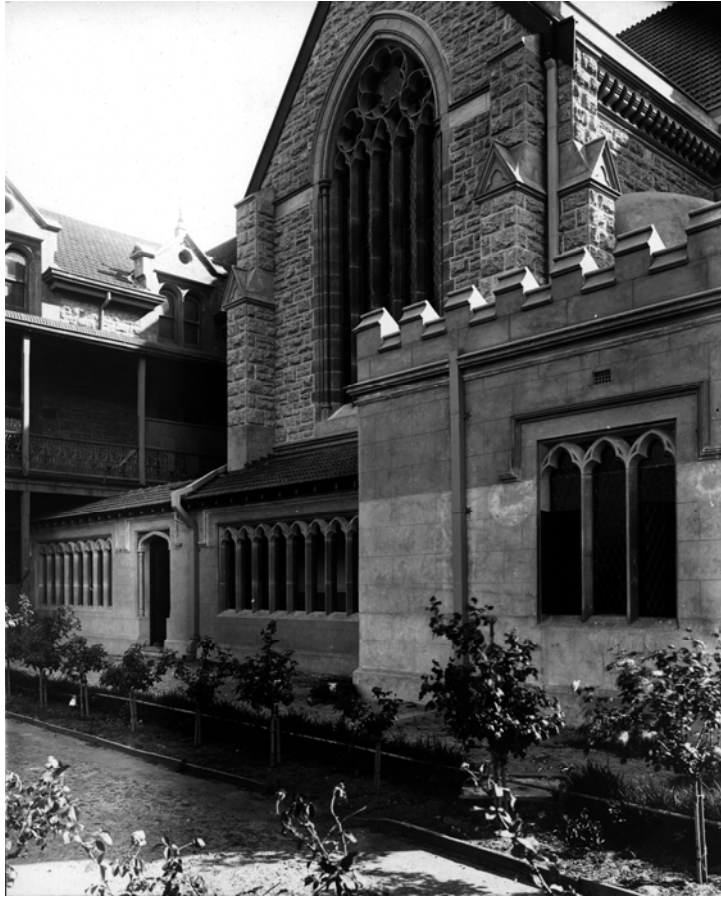


Photograph 16 Detail of the pulpit in its original location, also showing the western transept, 1922-1927. *Photograph held by Redemptorist Fathers.*

An undated drawing³⁶ signed by MF Cavanagh shows a southern extension of the 1922 corridor to link the sacristy and south transept to the monastery building. The extension appears in a photograph dated in the 1920s (Photograph 17) and also comprised a working sacristy and open court to the south of the eastern transept.

³⁶

Held by the Redemptorist Fathers.



Photograph 17

Showing the corridor extension to the 1922 church addition, 192-. Another photograph from the same date (*Battye Library Collection 006381D*) shows the cross format of the northern garden's pathways being extant at this time. *Courtesy of Battye Library Collection [006380D](#).*



Photograph 18

Showing the corridor extension to the 1922 church addition, c.1955. Note the double doors from the 1903 building. These are now obscured by partial infilling of the verandah. *Courtesy of Battye Library Collection [006380D](#).*

In 1925, the Redemptorist Fathers received a £1000 legacy from the late Mr Michael McArdle who '...as also his sisters – was always a great friend of the C.S.S.R'.³⁷ In addition, McArdle also left money for an altar of Our Lady of Perpetual Succour to be erected. On 6 April 1926, the tender of Messrs Day of Perth was accepted for the new altar for a cost of £1190, and which was to be constructed in Italy. The new altar arrived on 21 February 1927 and was blessed on the Sunday 25 February. A plaque acknowledging the memory of McArdle and his gift to the church was placed at the bottom of the altarpiece.³⁸



Photograph 19 **The Altar of our Lady of Perpetual Succour**, installed in the western transept in 1927 in memoriam to parishioner M. McArdle. (Photograph 140) *Photograph held by Redemptorist Fathers.*

³⁷ 'Redemptorist Monastery Chronicles, 1899-1946', entry for 5 May 1925, held at Battye Library Acc 7184A [microfilm].

³⁸ 'Redemptorist Monastery Chronicles, 1899-1946', entries for April 1926 and February 1927, held at Battye Library Acc 7184A [microfilm].

A shrine of Little Flower, a gift from Mrs Snodgrass, was a later addition.³⁹

In 1926 tenders were called for a new fence in front of the Monastery to be constructed.⁴⁰ The low stone pier wall with wrought iron infill which is extant today replaced the existing timber picket fence.

Internally, by the mid-1950s the pulpit in the church had been relocated from the altar and down to nearer the congregational seating.

³⁹

Boland, S J, CSsR, *One Hundred Years On...The Redemptorists in Western Australia 1899-1999*, Perth, 1999, p. 41. As referenced in Heritage Council WA Assessment Documentation, *Redemptorist Monastery and Church*, P2218, July 2003.

⁴⁰

'Redemptorist Monastery Chronicles, 1899-1946', entry in April 1926, held at Battye Library Acc 7184A [microfilm]



Photograph 20

The church interior, 1955, showing the relocated pulpit and the year's Christmas decorations. There is a painted dado on the walls of the sanctuary. The photograph also indicates a dark contrasting dado in the nave, but does not show that the upper walls once had ashlar lines around the windows in the form of faux corbelling. Photograph held by Redemptorist Fathers.

A freestanding candelabra was also designed for the church by Brother Paul and built by Len Harris Arnold Zweig.⁴¹ An Altar of the Redemptorist Saints - Alphonsus, Gerard and Clement – designed by Rev. Father Crow had also been installed by this time.⁴²



Photograph 21

Candelabra designed by Br Paul made by Len Harris and Arnold Zweig. Photograph held by Redemptorist Fathers.



Photograph 22

Altar of the Redemptorist Saints erected by Very Rev. Fr Crow. Photograph held by Redemptorist Fathers.

In 1956, the community's oratory was rearranged and redecorated.⁴³ Apart from an annotated photograph from this time compared with one from 1921 (photograph 11), no documentation is extant relating to the works. However, it appears as though a wall, aligned with the northern corridor wall of the 1903 building, was removed to

⁴¹ Candelabra shown in photograph with inscription (no date), photograph held by Redemptorist Fathers.

⁴² Shown in photographs held by Redemptorist Fathers.

⁴³ As noted in an album held by the Redemptorist Fathers.

extend the oratory across the north-south width of the building. The removal of the wall would have resulted in modification to the oratory's elaborate ceiling.



Photograph 23 'The community oratory, rearranged and redecorated during 1956'. It was further re-arranged subsequently. *Photograph held by Redemptorist Fathers.*

In 1959, accomplished Austrian born religious artist, Karl Matzek, who had only recently migrated to Perth (in 1958), was commissioned to paint the chancel walls of the church. The work, painted by Matzek between September 1959 and September 1961, featured two tiers of murals depicting the lives and martyrdom of Sts. Peter and Paul.⁴⁴

⁴⁴

Boland, S J, CSsR, *One Hundred Years On...The Redemptorists in Western Australia 1899-1999*, Perth, 1999, pp. 46-47. As referenced in Heritage Council WA Assessment Documentation, *Redemptorist Monastery and Church*, P2218, July 2003; & information from historic photograph of the artist held by the Redemptorist Fathers.



Photograph 24 The artist, Karl Matzek, in front of one of his murals depicting the lives and martyrdom of Sts. Peter and Paul on the chancel walls of the church, May 1961. Photograph held by Redemptorist Fathers.



Photograph 25 The almost completed murals on the chancel walls, May 1961. Photograph held by Redemptorist Fathers.

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Outside in the grounds, changes/additions also occurred from the 1950s. Significant improvements were made to the front entry approach and landscaping. This was done under the rectorship of Father Talty (1951-56).⁴⁵ Other works carried out in the grounds of the *Redemptorist Monastery and Church* included the construction of a new belfry and also storehouses, completed in 1956.⁴⁶ The old “summer house” that had been constructed by Brother Gabriel, (located near the top of the drive to Fitzgerald Street) around the time the monastery had opened, was demolished.



Photograph 26 Photograph showing the grounds to the east of the 1912 extension, c.1950, prior to the improvements made to the grounds. Note the intact crockets to the 1912 extension. The construction of the retreat caused some of this setting to be removed. *Photograph held by Redemptorist Fathers.*

⁴⁵ Shown in photographs held by Redemptorist Fathers.

⁴⁶ Shown in photographs held by Redemptorist Fathers.



Photograph 27 Showing the improvements to main approach to Redemptorist Monastery and Church carried out during the Rectorship of Fr Talty (1951-1956). The post and wire fences and hedges were removed and concrete posts with chains added. *Photograph held by Redemptorist Fathers.*



Photograph 28 View from the Monastery showing the improvements to main approach carried out during the Rectorship of Fr Talty, c. 1960. *Photograph held by Redemptorist Fathers.*

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Photograph 29 **Old Summer House being demolished, c1950s.** The conifers in this photograph have also been removed. *Photograph held by Redemptorist Fathers.*



Photograph 30 **Storehouse under construction 1955.** *Photograph held by Redemptorist Fathers.*



Photograph 31 **Storehouse under construction 1955.** Note the banding to the north elevation of the 1912 northern extension has been painted over. Louvres had not yet been fitted to the upper floor windows on the eastern extension. *Photograph held by Redemptorist Fathers.*



Photograph 32 **Photograph showing the completed storehouse (left), n.d.** Note the pine plantings to the Camelia Street boundary almost all of which have since been removed. At this stage the perimeter fence remained an open picket style. *Photograph held by Redemptorist Fathers.*



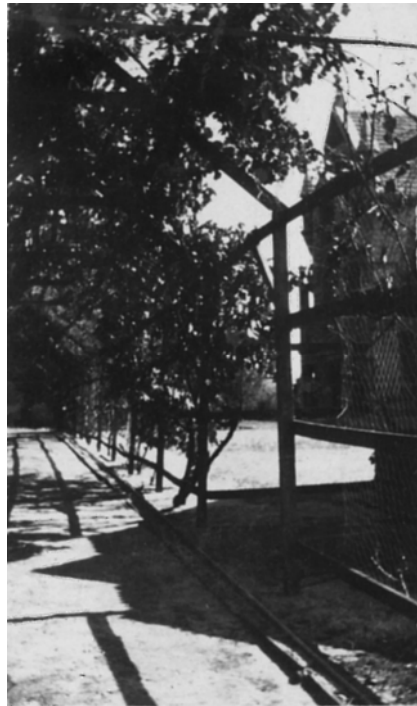
Photograph 33 The new belfry, wall and conveniences built during 1956. The conveniences are located at the far left of the building. *Photograph held by Redemptorist Fathers.*



Photograph 34 The new belfry built during 1956. Note the gutters to the 1922 church extension are concealed by the parapet moulding at this time. *Photograph held by Redemptorist Fathers.*



Photograph 35 Scaffolding round the Apse during guttering repairs, November 1956. These works may have included fitting a gutter mounted upon the parapet wall – the system which is extant today. *Photograph held by Redemptorist Fathers.*



Photograph 36 Trellis to the east of the monastery building, n.d. This is likely to have been removed when the retreat complex was constructed in the 1960s. *Photograph held by Redemptorist Fathers.*



Photograph 37 View of the grotto (located at the centre north of the formal garden) from the south, showing the corrugated iron sheds to the north of the monastery, 1959. *Photograph held by Redemptorist Fathers.*



Photograph 38 View of the north elevation of the monastery, 1959. Note the double hung sashes on the eastern extension windows and that the stucco work has still not been painted. *Photograph held by Redemptorist Fathers.*

In the early 1960s, it was decided that a special retreat house be built in order to cater for more retreatants. Following a fund raising campaign amongst the parishes, a retreat complex, designed by Bill Kierath and Kenneth Waldron, was completed and blessed by Archbishop Prindiville on 19 March 1967.⁴⁷

Plans for the retreat, show the complex in two main blocks. The accommodation block to the south comprised four buildings linked by external walkways. The floors of each building comprised single bedrooms, with basins, a communal bathroom and small store. The shared facilities block to the north comprised an oratory, lounge, lecture room, library, dining room, kitchen and dining room, with smaller ancillary rooms. A flat was also located within this block.⁴⁸

Originally it was planned that a small residence for Sisters would be constructed in addition to the retreat, to allow them to take care of the buildings and the

⁴⁷

'Redemptorist Retreat House', Kierath Waldron Architect, 13 April 1966, held by Redemptorist Fathers; *The West Australian*, 18 March 1967, p. 19; *Daily News*, 9 September 1969, p. 13. As referenced in Heritage Council WA Assessment Documentation, *Redemptorist Monastery and Church*, P2218, July 2003. The Retreat House area may have been put onto a separate title at this time.

⁴⁸

Plans by Kierath and Waldron held by the Redemptorist Fathers, n.d.

retreatants. This however, did not eventuate and so the responsibility remained with the Redemptorist Brothers.⁴⁹

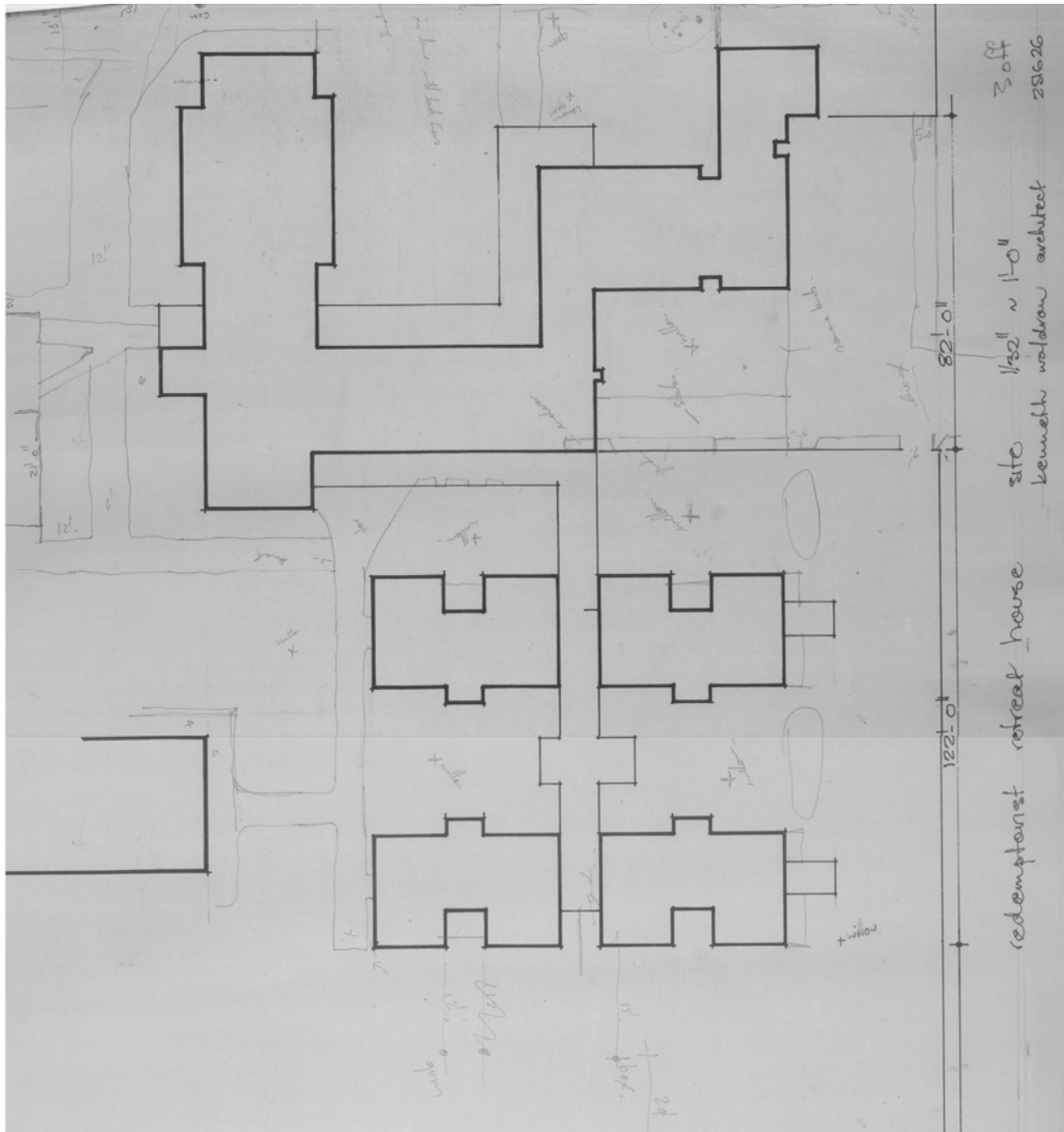


Figure 17 'Redemptorist Retreat House', site plan by Kierath Waldron Architects, c.1960. Held by Redemptorist Fathers.

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Boland, S J, CSsR, *One Hundred Years On...The Redemptorists in Western Australia 1899-1999*, Perth, 1999, pp. 73-74.

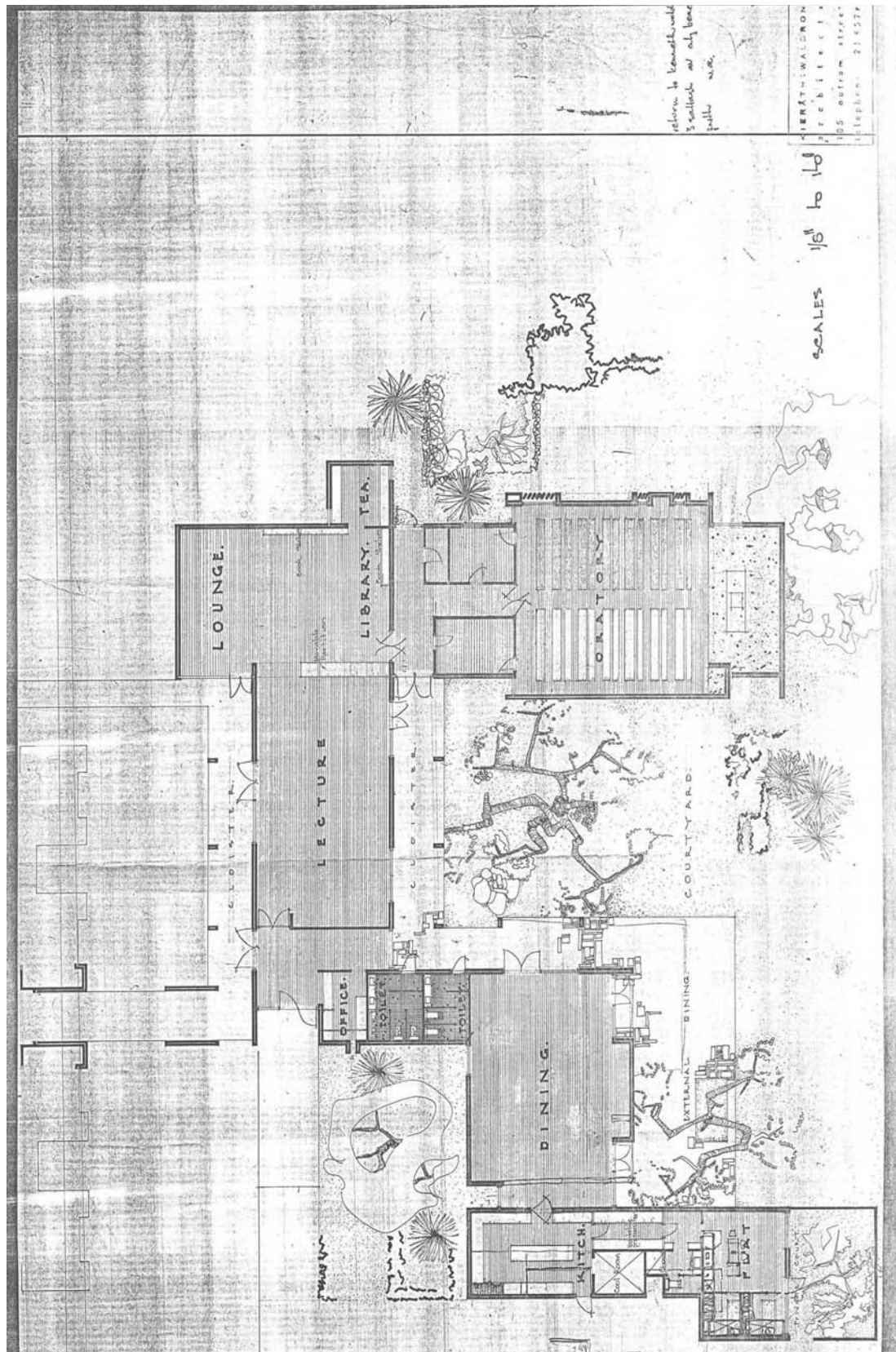


Figure 18

Redemptorist Retreat House, shared facilities block by Kierath Waldron Architects, c.1960. Held by Redemptorist Fathers.

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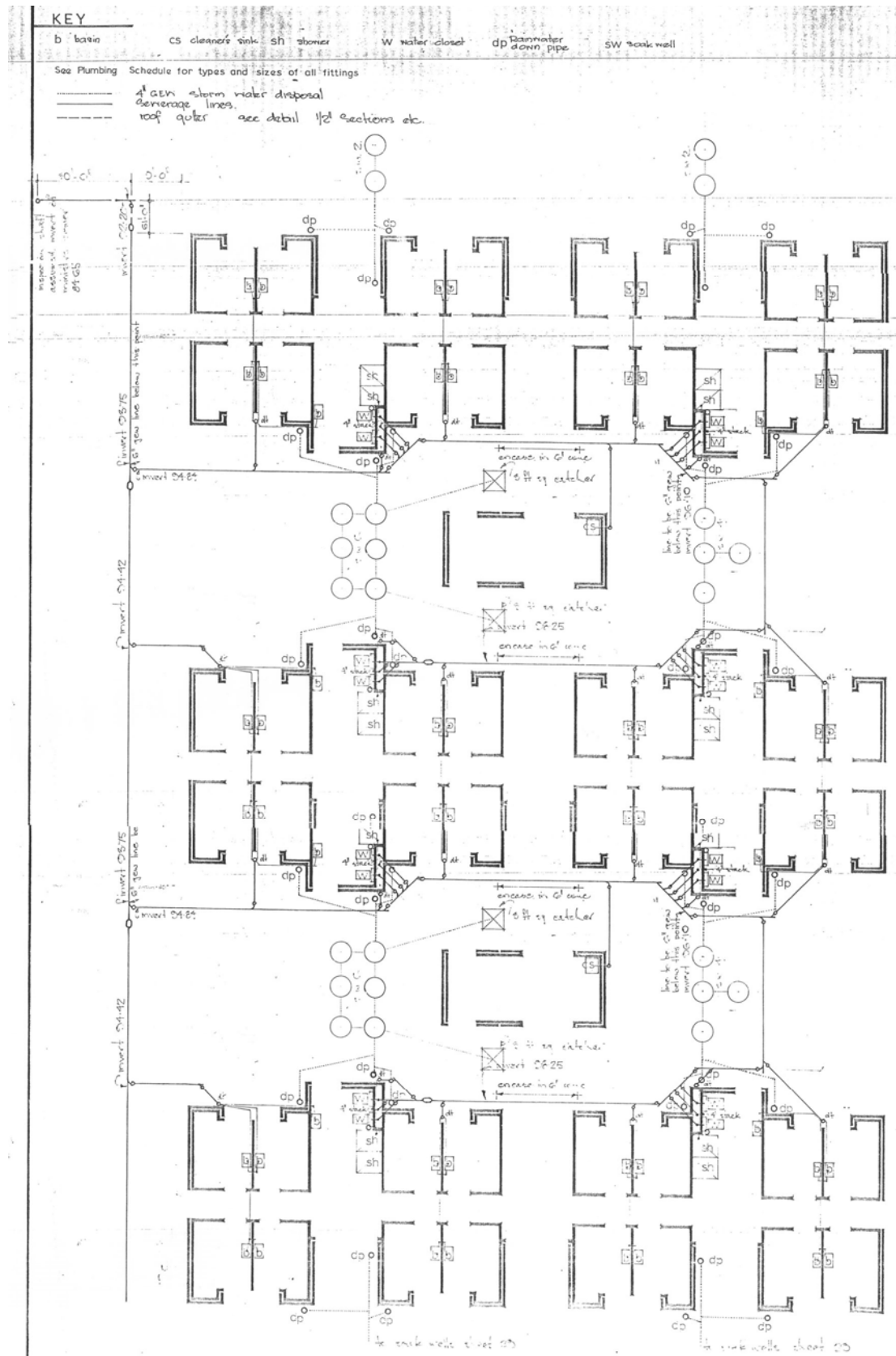


Figure 19

Redemptorist Retreat House, accommodation block by Kierath Waldron Architects, c.1960. Held by Redemptorist Fathers.

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Photograph 39 **View of the retreat, c.1967.** Photograph shows the accommodation block on the right, with the shared facilities block on the left. *Photograph held by Redemptorist Fathers.*



Photograph 40 **View of the shared facilities block from the north, c.1967.** *Photograph held by Redemptorist Fathers.*



Photograph 41 View of the walkway between the two blocks of accommodation from the east, c.1967. The walkway has been enclosed and the slats have since been removed. *Photograph held by Redemptorist Fathers.*



Photograph 42 View of the exterior eastern wall of the oratory, n.d. The surrounding trees appear to have been planted for a decade or more when this photograph was taken. *Photograph held by Redemptorist Fathers.*



Photograph 43 View of the interior of the oratory from the south, n.d. *Photograph held by Redemptorist Fathers.*



Photograph 44 View of the interior of the oratory from the north, n.d. *Photograph held by Redemptorist Fathers.*

The retreat proved a success with constant demand for its services from a range of diverse groups, including non-Catholic groups such as clergy from non-Catholic denominations and a prayer movement of Buddhists. In 1981, the retreat provided

hospitality to Mother Teresa of Calcutta, who was attending a Right to Life convention in Perth.⁵⁰

The B. F. Prindiville Village Knights of the Southern Cross Independent Living development was constructed in 1969 on a separate piece of land that was formerly part of the *Redemptorist Monastery* grounds, but was excised prior to the development and therefore has no connection with the monastery.

In the 1990s, significant upgrades were made to the monastery and retreat, with all the work documented by John Flower Architect. In the 1994, alterations were made to the ground floor of the monastery kitchen, and adjacent scullery (now dining room) and WCs. The kitchen was stripped of all finishes, the hearth and chimney breast were demolished, a window in the eastern wall was removed and replaced with a set of one and a half swing doors to match the original door style, the walls were tiled, floors re-vinylled and a suspended ceiling was constructed to the north of the ceiling beam, which originally connected with the light shaft above. The WCs to the west of the kitchen were stripped with terrazzo partitions and plumbing demolished. Two new WCs were installed in the space using 3000mm high plastered brick walls and dado wall tiling. The scullery to the north was converted into a dining room, following the removal of cupboards and plumbing and the boarding over of the staircase to the basement store below. Access to this basement was then reduced to a hatch opening in the adjacent verandah.⁵¹

In 1995, a lift was installed in the north-eastern section of the 1903 monastery building. The installation resulted in the modification of former bedrooms on all three floor levels, and the removal of an existing lift located in the south-western corner of the southern verandah. The ground floor modified cell was converted into a corridor, storage room, which provided access to the recently renovated WCs, as well as a lift motor room. The first floor cell was converted into an ensuite bathroom for the adjacent bedroom, and a small linen store. The second floor cell became an

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Boland, S J, CSsR, *One Hundred Years On...The Redemptorists in Western Australia 1899-1999*, Perth, 1999, p. 75.

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Drawings by John Flower Architect, Drawing no. A1, May 1994, held by the Redemptorist Fathers.

archive storage room. All fireplaces to these stores have been blocked, and surrounds have been removed.⁵²

In 1995 and 1998, the first and second floor washrooms to the west of the 1912 staircase were upgraded. The works included the installation of new washbasins, benches, mirrors, towel rails, lighting, a plasterboard ceiling to the second floor washroom, and a cupboard and sink set to the first floor washroom.⁵³

The Retreat House was also refurbished in the late 1990s, with the merging of some single bedrooms into double bedrooms, and the upgrading and additions of bathroom facilities.⁵⁴

In c. 2006, the bitumen paths to the rear garden were concreted.

In 2008, an electrical fire occurred in first floor room 18, resulting in extensive damage to the monastery. The room itself and that below (room 7) were destroyed and there was smoke and water damage to the first and second floors. Rooms 7 and 18 have since been rebuilt and the first and second floors repainted.

From 2006-09, the monastery's church was used in place of St Mary's Cathedral, while the Cathedral was undergoing conservation and extension works.

The March 2010 storms caused damage to the second floor ceilings at the junction between the northern and eastern extension. Falling damp also appeared on the western wall of the church, and there was damage to the murals. This damage has since been repaired.

In 2010, *Redemptorist Monastery and Church* continues in its original function. The church is well attended both during the week and during the formal mass services on Sunday and the monastery is the home of seven Redemptorist Fathers. The Retreat House continues to be well patronised by religious, school and lay groups.

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Drawings by John Flower Architect, Drawing no. A1, 5/9/95, held by the Redemptorist Fathers.

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Drawings by John Flower Architect, Drawing no. A1, April 1995 and Drawing no. A1, April 1998, held by the Redemptorist Fathers.

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Plans for alterations by John Flower, Architect, April 1994 and April 1998; Fr. Ahern, conversation on site, 29 July 2003. As referenced in Heritage Council WA Assessment Documentation, *Redemptorist Monastery and Church*, P2218, July 2003.

2.4 SIGNIFICANCE OF THE PLACE TO THE COMMUNITY, PEOPLE ASSOCIATED WITH, OR WHO USED THE PLACE AND THEIR DESCENDANTS

Congregation of the Most Holy Redeemer

At the public blessing and laying of the foundation stone of the *Redemptorist Monastery and Church* in 1902, Father Keogh praised the commitment of the Redemptorist Fathers to their future work and how important this would be to the Western Australian community at large:

The Fathers, in undertaking their foundation, meant it to provide them with the means of giving retreats to members of the clergy and the laity, and as a centre of spiritual comfort...This building would not only be the pride of the Catholic body, but of the whole city of Perth. It would be of intellectual and moral effect, an important factor in the development of West Australia.⁵⁵

At the time of the opening of the *Redemptorist Monastery and Church*, the prediction for the significance of the buildings to the Perth landscape was realised when it was reported in the *West Australian* newspaper as '...one of the most beautiful and substantial in the city'.⁵⁶ As true as this may have been – and still is – interestingly this description is primarily referring to the external appearance of the buildings; the landmark and imposing presence on the landscape that the combined buildings had:

...the rich brown of the Donnybrook freestone, the cream-colour of the Cottesloe stone, and the red of the tiled roofs combine to produce a pleasing harmony'.⁵⁷

However, reading further on, details are included in this article which very much reflect other aspects to the complex, which relate to the inherent principles and philosophy of the Redemptorist Order. Without doubt, the Church was the principal feature of the design, and the interior of the Church in particular was praised in glowing terms for both its craftsmanship as well as its artistic merits:

⁵⁵ *The W.A. Record*, 15 November 1902, p. 8. As referenced in Heritage Council WA Assessment Documentation, *Redemptorist Monastery and Church*, P2218, July 2003.

⁵⁶ 'Redemptorist Monastery Chronicles, 1899-1946', article extract from *West Australian* 13 September 1903, held at Battye Library Acc 7184A [microfilm].

⁵⁷ Redemptorist Monastery Chronicles, 1899-1946', article extract from *West Australian* 13 September 1903, held at Battye Library Acc 7184A [microfilm]

The most noticeable and novel features in the interior are the canopied niches in the wall under each hammer beam. There is some very beautiful detail in these and in the shafting and moulding of the windows and the carved work in the cornices. A good deal of attention has been given to the private oratory, and the result produced by the stained-glass windows, the modelled ceiling, the traceried windows, and the rich colouring is very satisfactory.⁵⁸

This very much reflects the public nature of the Church and its role in the praising and honouring of their God.

In contrast, however, the descriptions of the interior of the monastery, which could be considered the more private face of the Redemptorist Fathers, is relatively brief and has a slightly different tone; one which aligns to some degree with the vows of poverty taken by the Redemptorist Fathers:

The spacious corridors are all severely plain in their furnishings. The materials of which the building is constructed lend dignity to the design.⁵⁹

Apart from an additional wing being added in 1912 and necessary refurbishments or upgrades to amenities, there appears to have been little else changed in the monastery. Certainly all future adornment – in terms of artworks, additions and gifts – was allocated only to the church building.

During the earliest years, the Redemptorist missions were a novelty in Western Australia and the brothers regularly described adults taking their first confession and communion, highlighting the frontier work of the Order in the early nineteenth century. However, by the 1920s and 1930s, missions were a regular part of the Redemptorists' pastoral work, and they had legislation that a mission was to be held in each parish every three years.⁶⁰

In 1946, the Catholic Church cited the *Redemptorist Monastery and Church* as one of the principal churches of the Diocese of Perth, often with standing room only at many

⁵⁸ Redemptorist Monastery Chronicles, 1899-1946', article extract from *West Australian* 13 September 1903, held at Battye Library Acc 7184A [microfilm].

⁵⁹ Redemptorist Monastery Chronicles, 1899-1946', article extract from *West Australian* 13 September 1903, held at Battye Library Acc 7184A [microfilm].

⁶⁰ Boland, S J, CSsR, *One Hundred Years On...The Redemptorists in Western Australia 1899-1999*, Perth, 1999, pp. 54-55. As referenced in Heritage Council WA Assessment Documentation, *Redemptorist Monastery and Church*, P2218, July 2003.

of the significant and holy occasions.⁶¹ This description is very much relevant to what was occurring more broadly in Western Australia - the general climate of religious activity and engagement around this time - and how well-placed the *Redemptorist Monastery and Church* was to meet the new and increased demands of its congregation. The cessation of the Second World War and return of peace marked a distinct time of renewed joy and the recommencing of church activities which had all but ceased during the war. Congregational communities were reunited with renewed confidence, energy, enthusiasm and, no doubt, faith. The growth and development that affected all denominational organisations can be identified as three distinct phases that continued through to the 1960s.:

Increased availability of materials as well as labour with the return of service men and women;

Demands in servicing and providing increased support to the growing population and suburban spread; and,

The servicing of these expanding parishes communities with churches and ministers.⁶²

There was, however, a gradual decline in the missions able to be offered by the Redemptorist Order following the War, mainly due to the Brothers having to adapt their pastoral care to the new demands now in their community. The missionary work did not completely cease but, rather, adapted. In December 1956, rector Father Patrick Tatly organised a mass public mission in Forrest Place over a week, preaching to both Catholics and non-Catholics. Extensive missionary work was also undertaken in the more remote regions including the diocese of Geraldton in the early 1970s, and later that decade six Redemptorist missionaries travelled to Darwin, passing through the Pilbara region.⁶³

⁶¹ 'Centenary of the Catholic Church in Western Australia, 1846-1946', Perth, c. 1946, n.p. Other churches named were Sacred Heart, Highgate Hill (1900), St Mary's, Kalgoorlie (1895), St Patrick's, Bunbury (1862), St Patrick's, Fremantle (1850), St Patrick's, York (1852), St Mary's, Leederville (1919), Immaculate Conception, East Fremantle (1939), Star of the Sea, Cottesloe (1903), St Joseph's, Subiaco (1901), Holy Rosary, Nedlands (1931), Queen of Martyrs, Maylands (1893), St Columba's, South Perth (1919), All Hallows, Inglewood (1938) and St Brigid's, West Perth (1888). As referenced in Heritage Council WA Assessment Documentation, *Redemptorist Monastery and Church*, P2218, July 2003.

⁶² Cooper, W. S. and McDonald, G., *Diversity's Challenge*, City of Stirling, 1999, p 332.

⁶³ Boland, S J, CSsR, *One Hundred Years On...The Redemptorists in Western Australia 1899-1999*, Perth, 1999, pp. 60-62. As referenced in Heritage Council WA Assessment Documentation, *Redemptorist Monastery and Church*, P2218, July 2003.

The Redemptorists have also provided retreats to clergy, religious and Catholic school children over the years, as well as the Children's Mission that had been set up in 1912. The clergy of Perth and Bunbury came to the *Redemptorist Monastery and Church* each year, and the various institutes and schools of the Brothers and Sisters in Western Australia were all part of the regular ministry of the Fathers.⁶⁴ The monastery was also used for the annual retreat for clergy, including Archbishop Clune who had rooms exclusively set aside '...for his convenience'.⁶⁵

Though the Redemptorists are a distinct Order within the Roman Catholic Church, their congregation is the broader Catholic Church and the beneficiaries of their work even broader still. Over the years, accommodation has also been made available to quite diverse groups (not only Catholic), which generally provide their own leaders. The house has had a number of notable visitors, including Mother Teresa of Calcutta, who visited in October 1981.⁶⁶

As well as the contribution the *Redemptorist Monastery and Church* has made in the practice and growth of the Catholic faith in the local and broader community of Western Australia, it has also provided employment to artists and artisans, and for trades like gardeners. Its reliance on its parishioners to provide services like decorating the church has also meant an engagement for many people beyond the practicing of faith.

Right Reverend Patrick Joseph Clune

Although there are many members of the Congregation of the Most Holy Redeemer that were associated with the establishment of the *Redemptorist Monastery and Church* and were critical to its contribution to the community and its development, the Right Reverend Patrick Clune is worth particular mention in that part of the original founding of the Congregation and was the first member of the Congregation to become Catholic Bishop of Perth.

⁶⁴ Boland, S J, CSsR, *One Hundred Years On...The Redemptorists in Western Australia 1899-1999*, Perth, 1999, pp. 64-65. As referenced in Heritage Council WA Assessment Documentation, *Redemptorist Monastery and Church*, P2218, July 2003.

⁶⁵ Boland, S J, CSsR, *One Hundred Years On...The Redemptorists in Western Australia 1899-1999*, Perth, 1999, pp. 42-43. As referenced in Heritage Council WA Assessment Documentation, *Redemptorist Monastery and Church*, P2218, July 2003.

⁶⁶ Boland, S J, CSsR, *One Hundred Years On...The Redemptorists in Western Australia 1899-1999*, Perth, 1999, pp. 73-75. As referenced in Heritage Council WA Assessment Documentation, *Redemptorist Monastery and Church*, P2218, July 2003.

Dr Clune entered the Redemptorist Novitiate in 1893, at Bishop-Easton Liverpool and later professed in 1894. Originally born in Ireland, Clune entered the Catholic priesthood and eventually migrated to Australia, initially to New South Wales. However, in 1893 he was to eventually leave the Catholic Diocese and return to the United Kingdom to join the Congregation of the Most Holy Redeemer.⁶⁷

In 1899, he came to Perth when Bishop Gibney established the Redemptorists to Perth in the Diocese of Perth:

Dr. Clune, who was among the first community sent out, soon became one of the best known of the pioneer Redemptorists in Western Australia....He is also known in the Eastern States where he has given many missions and retreats, and where he is regarded as one of the most successful missionaries and one of the most practical and zealous priests that ever came to Australasia.⁶⁸

In 1904, he relocated to New Zealand after having been appointed Superior of the first Redemptorist Foundation in the Dominion where he was responsible for building '...the beautiful Redemptorist Church at Oriental Bay, Wellington'.⁶⁹

He returned to the North Perth *Redemptorist Monastery and Church* in 1909 as Rector. In 1910, after the announcement of the resignation of Bishop Gibney, he was voted as the successor and consecrated on St Patrick's Day, March 19, 1911.⁷⁰ Two years later became the first Archbishop of Perth when the diocese achieved Metropolitan status.⁷¹

Architects

Cavanagh & Cavanagh

Michael Cavanagh trained as an architect with the South Australian Public Works Department and studied in London before arriving in Western Australia to set up a branch of his South Australian architectural practice. He went on to become one of the State's best known architects of the late nineteenth and early twentieth centuries.

⁶⁷ Battye, J. S. *The Cyclopaedia of Western Australia*, Perth, 1912, Vol II, p. 95.

⁶⁸ Battye, J. S. *The Cyclopaedia of Western Australia*, Perth, 1912, Vol. II, p. 96.

⁶⁹ Battye, J. S. *The Cyclopaedia of Western Australia*, Perth, 1912, Vol. II, p. 96.

⁷⁰ Battye, J. S. *The Cyclopaedia of Western Australia*, Perth, 1912, Vol. II, p. 96.

⁷¹ As referenced in Heritage Council WA Assessment Documentation, *Redemptorist Monastery and Church*, P2218, July 2003.

In 1900, his younger brother James joined him in partnership in Perth, as **Cavanagh & Cavanagh**. The firm designed many buildings for the Catholic Church, as well as a range of commercial and residential properties.⁷² By 1912, as Battye had published his *Cyclopedia of Western Australia*, the firm had acquired a reputation of note:

The work by the firm has been of a most varied character, and examples of it are to be found in almost every centre of importance in the State. Numerous business premises, private houses, and modern homes have been designed and erected by the firm which, in addition, has designed and superintended the erection of a large number of convents, churches, and educational buildings in connection with the diocesan work of the Roman Catholic Church.⁷³

The *Redemptorist Monastery and Church* is noted by Battye as one of the firm's buildings worthy of particular mention.

Kenneth Waldron

Little information was sourced on this architect although there is a reference in the State Library of WA catalogue to an article that appeared in the *Subiaco Post* in 1998 of a house designed by architect Kenneth Waldron in 1976.⁷⁴

Waldron designed a two storey brick and timber framed house at 59 Darlington Road in Darlington in the 1970s.

Waldron and his wife, Diana, designed the Quarry Amphitheatre at Floreat. Diana was founder of the Perth City Ballet in 1961. They were responsible for the inception, raising finances & building the Quarry Amphitheatre at Reabold Hill. Their conception of a performance space in the bush setting of this disused quarry was both innovative and exciting and with Community Employment Program, voluntary labour and much blood, toil, tears, sweat over a period of 2 years (1984-1986) they realized their dreams and confounded their critics. Snuggled in an old limestone quarry with view across the bush towards the city is an architectural achievement set

⁷² Kelly, I P, 'Architectural Biography, 1890-1915', prepared as part of degree of Master of Architecture, University of Western Australia, 1991. See also McKenzie, Jane 'Michael Cavanagh F.R.I.B.A. Western Australian Architect 1860-1941, His Life, His Philosophies and His Architecture', Architecture Minor Study 400, Curtin University, 1992. As referenced in Heritage Council WA Assessment Documentation, *Redemptorist Monastery and Church*, P2218, July 2003.

⁷³ Battye, J. S. *The Cyclopedia of Western Australia*, Perth, Vol. II, 1912, p. 625.

⁷⁴ "No straight lines in house on the hill", *Subiaco Post*, 12-13 September, 1998 [real estate section]

to revolutionize Perth's attitude towards culture and the great outdoors. Diana and Ken Waldron managed the Quarry Amphitheatre from 1986 to 1990. Perth City Ballet (Ballet Workshop Inc) opened the Quarry Amphitheatre in November 1986, with the ballet *Picnic at Hanging Rock*, choreographed by Diana Waldron.

Artists

Karl George Matzek was born in Austria in 1890, of Czech decent. He studied at the Berlin Academy of Arts and became an accomplished "religious artist", well-known for his panoramic frescoes and murals of Biblical scenes in church buildings.

In 1958 Matzek migrated to Perth, Western Australia. In 1961/62, he painted the two tiers of murals depicting the lives and martyrdom of Saints Peter and Paul on the chancel walls of the *Redemptorist Monastery and Church*. Matzek also painted the Stations of the Cross, a series of 14 pictures, for the Church of the Holy Family, Como (constructed 1966).

By 1967, Matzek had relocated to Canberra, where there was already a sizeable Serbian political population that had migrated post World War II. It was in Canberra that Matzek completed his most notable work nationally, at the Free Serbian Orthodox Church St George. The church, constructed in 1966, was a replica ancient Serbian village church. Over the next 16 years, Matzek devoted himself to the painting of two 20-metre-long panoramas and murals covering the walls and ceilings, depicting biblical scenes and Serbian history. Matzek converted to the orthodox faith as "George" during this time. Matzek's completed this major undertaking just before his death in 1983 at the age of 87. He was buried at the St. Sava Monastery Cemetery in Canberra.⁷⁵

⁷⁵

Information collated from websites: en.wikipedia.org, Acina Strana Alexandras Serb Site, visitcanberra.com.au, orthodoxwiki.org.

3.0 PHYSICAL EVIDENCE

3.1 INTRODUCTION

The aim of this section of the conservation plan is to: examine the context of the place in it's setting, to describe the current function of the place, to describe the surviving fabric and to identify evidence of change, earlier finishes and decorative details.

3.1.1 The Site

Redemptorist Monastery and Church is located north of Perth, and is bounded by Vincent, Camellia, Claverton, and Alfonso Streets. Its open park-like setting is one of a number of green spaces along the length of Vincent Street that includes Lake Monger to the west, Leederville Oval, Beatty Park, Mick Michael Park, and Hyde Park. The immediate environment comprises residences, civic buildings, commercial buildings, and churches mainly built in the Gold Boom period. With the exception of Vincent Street, the surrounding roads are lightly trafficked and accommodate kerbside parking, two way carriageways, narrow verges, and footpaths. Vincent Street is a busy road with two lanes in each direction, providing one of the alternative east-west routes north of the City. It has concrete footpaths and irregular plantings of street trees, mostly Queensland Box Trees.

The buildings are sited on a high point in the local topography and an axial drive provides the main approach to the federation period buildings. The buildings are located almost on the centre of the north south axis of the site, and in the northern part of the southern half of the site, with a large area of car parking to the west, a formally laid out garden to the north, together with a series of work sheds, a glass house, and a laundry. On the eastern side or Camellia Street side of the site there is an access point and the retreat buildings are laid out in an informal plan. There is an open park-like space to the north stretching from Camellia Street, along Claverton Street to within a short distance of Alfonso Street. An area on the corner of Claverton and Alfonso Streets has been excised for the B.F. Prindiville Village.

The site is separated from the streets by largely utilitarian fences of corrugated fibrous cement, with the exception of the Vincent Street and part of the Alfonso Street frontages, where there is a very fine quarry-faced limestone and stucco pier and panel fence, with a wrought iron palisade that employs a quatrefoil and fleur-de-lys patterns.

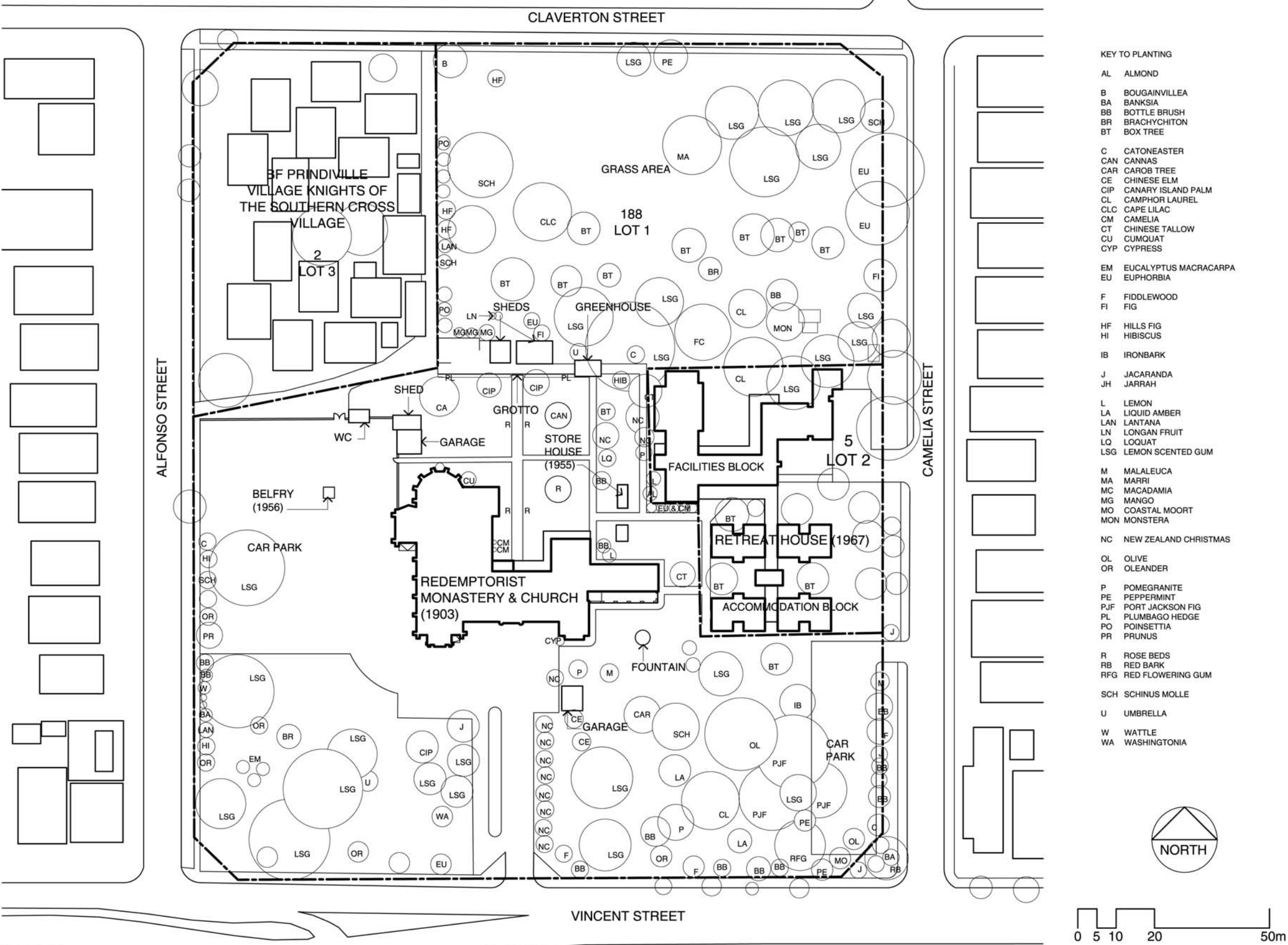


Figure 20 Site plan of Redemptorist Monastery and Church. Plan is for diagrammatic purposes only. Philip Griffiths Architects August 2010.



Photograph 45

View of Redemptorist Monastery from across Vincent Street (from the south).

*Philip Griffiths Architects,
October 2010.*



Photograph 46

View of Vincent Street from the south-west. Note the limestone and wrought iron fence to the monastery on the left.

*Philip Griffiths Architects,
October 2010.*



Photograph 47

View of Vincent Street from the south-east. Note the limestone and wrought iron fence to the monastery and park like setting of the monastery grounds on the right.

*Philip Griffiths Architects,
October 2010.*



Photograph 48

Detail of the Vincent Street limestone and wrought iron fence.

*Philip Griffiths Architects,
October 2010.*

3.1.2 The Setting

The grounds fall into three classes of space, the predominant park-like setting around the site perimeter; roads and parking; and, the more formal private garden to the north of the *Redemptorist Monastery and Church*, which is separated from the remainder of the site by buildings, walls, and fences.

The open park areas are grassed, though not with manicured lawns, and plantings are more intense to the east of the main drive compared to the west, in part due to the large area occupied by the bituminised car parking west of the buildings. Apart from the formality of the garden bed to the east of the entry drive, the remaining plantings are arranged informally. There is a small number of formal street tree plantings and these are mostly Queensland Box Trees (*Lephostemon conferta*).

Within the park areas there are plantings of Canary Island Palms (*Phoenix canariensis*), Cotton Palms (*Washingtonia filifera*), Monterey Pines (*Pinus radiata*), Pepper Trees (*Schinus molle*), Sugar Gums (*Eucalyptus cladocalyx*), River Gums (*Eucalyptus camaldulensis*), Spotted Gums (*Eucalyptus maculata*), Lemon Scented Gums (*Eucalyptus citriodora*), Red Flowering Gums (*Eucalyptus ficafolia*), New Zealand Christmas Trees (*Metrosideros excelsa*), Carob Trees (*Ceratonia siliqua*), Weeping Willows (*Salix spp.*), Camphor Laurel (*Cinnamomum camphora*), Peppermint (*Agonis flexuosa*), Port Jackson Fig (*Ficus rubiginosa*), Bullich (*Eucalyptus megacarpa*), Jacaranda (*Jacaranda mimosifolia*), Cape Lilac (*Melia azedarach*), Cypress (*Cyprinus spp.*), Lilly Pilly (*Acmena sp "Lilly Pilly"*), Banksias (*Banksia spp.*), Chinese Elm (*Ulmus parvifolius*), a Pomegranate Tree (*Punica granatum*), Macadamia Tree (*Macadamia spp.*) and Olive Trees (*Olea europaea*). Shrubs include Roses (*Rosa spp.*), Poinsettia, Hibiscus (*Hibiscus spp.*), Bottle Brush (*Callistemon spp.*), Cotoneaster (*Cotoneaster sp*), Grevillea (*Grevillea banksii*), Tree Ferns (*Cyathea*

cooperi), Brachychiton (*Brachychiton populneus*), Camellia (*Camelia spp.*), Frangipani (*Plumeria spp.*), Paper Bark (*Melaleuca quinquenervia*), and Oleander (*Nerium oleander*), with other plantings that include Strelitzia (*Strelitzia nicholai*). There are some fruit bearing plantings, including Lemon Trees (*Citris limon*), Grape Vines (*Vitis vinifera*), Cumquat (*Citrus sinensis*) and Loquat Trees (*Eriobotrya japonica*). Further there are many smaller plantings including Cannas (*Canna indica*), Mother in Law's tongue (*Sansevieria trifasciata*), African Iris (*Dieties bicolour*), Agapanthus (*Agapanthus africanus*), Geranium (*Geranium spp.*), Pelargonium (*Pelargonium*), Spider plants (*Clorophytum carpanse*) and the like. Many of these trees are mature specimens and some are carrying a good deal of dead wood.

Outbuildings scattered in the park include two standard pattern metal framed and metal clad sheds east of the main drive, a framed glasshouse, and masonry construction toilets off the car park.

The more mature and older trees include the Palms, Carob and Olive Trees, together with a small number of Pines.

The roads and parking areas comprise the axial main entry road, a minor entry off Alfonso Street and two entries off Camellia Street, one for the monastery and one for the retreat. All of the road and parking surfaces are bituminised. The entry road is given some ceremonial emphasis by the inward sweep of the entry fence and piers, and the concrete bollard and chain treatment along the sides of the road as it proceeds along the axis between street and the main front door. It is clear by inspection that many of these surfaced areas are now elevated above damp proof course level in a number of locations causing local rising damp and stormwater problems.

The final piece of the setting is a formal garden located on the north side of the monastery. It is divided into quadrants by paths lined with rose bushes, with the church extending into most of the area of the south-west quadrant, and the remaining quadrants laid out with well trimmed lawns, a small number of garden beds and several mature tree, the two focus trees being Canary Island Palms in the north-east and north-west quadrants. The western edge is defined by a stone wall and store and toilet block with north by a fence, glass house, and sheds, with the eastern side having a fence and the masonry construction laundry and store block.



Photograph 49

View of the processional entrance driveway from Vincent Street to the monastery. Note the row of New Zealand Christmas trees and agapanthus along the right hand side.

*Philip Griffiths Architects,
October 2010.*



Photograph 50

View of the 1912 eastern extension from the south. Note the fountain, which has since been converted into a garden bed.

*Philip Griffiths Architects,
October 2010.*



Photograph 51

View of the park like setting to the south of the 1912 eastern extension and the Retreat.

*Philip Griffiths Architects,
October 2010.*



Photograph 52

View of the accreted ground levels behind (north) of the Vincent Street fence.

*Philip Griffiths Architects,
October 2010.*



Photograph 53

View of the car park and belfry to the west of the church. The belfry is now in poor condition.

*Philip Griffiths Architects,
October 2010.*



Photograph 54

View of the north-eastern corner of the western car park. The ablution block on the left was constructed at the same time as the limestone walls (1956).

*Philip Griffiths Architects,
October 2010.*



Photograph 55

View of the formal garden to the north of the monastery. The roof tiling looks primitive when compared with the original patterns.

Philip Griffiths Architects, October 2010.



Photograph 56

View of the formal garden to the north of the monastery. A good deal of the stucco work has been painted to its detriment.

Philip Griffiths Architects, October 2010.



Photograph 57

View of the greenhouse (right), corrugated iron sheds (centre-left) and grotto (left) located to the north of the formal garden. These sheds are all in poor condition.

Philip Griffiths Architects, October 2010.



Photograph 58

View of the formal garden from the south-east. The paths have been laid over the early and possibly original paths. The roses north of the crossing are mature specimens.

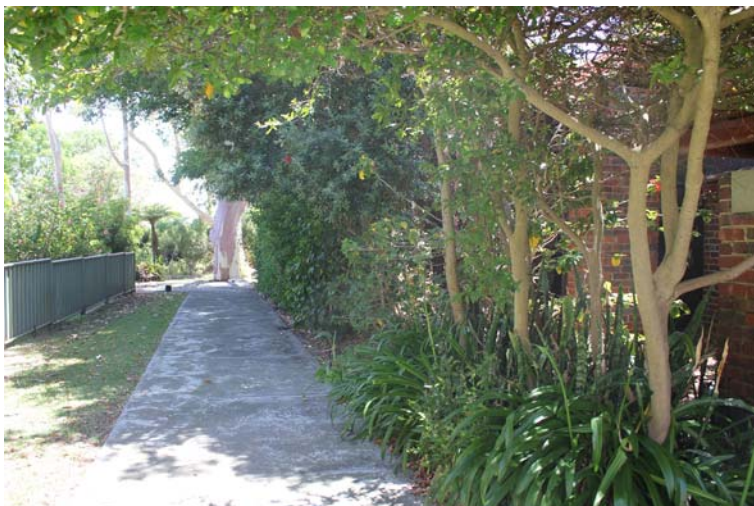
*Philip Griffiths Architects,
October 2010.*



Photograph 59

View of the shade house, lemon tree and bottlebrush to the east of the 1912 northern extension.

*Philip Griffiths Architects,
October 2010.*



Photograph 60

View of the garden setting to the west of the Retreat and east of the monastery's northern formal garden.

*Philip Griffiths Architects,
October 2010.*



Photograph 61

View of the garden setting to the north of the Retreat.

Philip Griffiths Architects, October 2010.



Photograph 62

View from the utilitarian area north-east of the Retreat through to the Retreat's northern gardens. Note the mature lemon-scented gums planted close to buildings.

Philip Griffiths Architects, October 2010.



Photograph 63

View of the scenic walkway to the north of the Retreat buildings and garden.

Philip Griffiths Architects, October 2010.



Photograph 64

View looking west along the scenic walkway.

*Philip Griffiths Architects,
October 2010.*



Photograph 65

View of the park like setting adjacent to Claverton Street from the west.

*Philip Griffiths Architects,
October 2010.*



Photograph 66

View of the park like setting adjacent to Claverton Street from the east, through to the B. F. Prindiville Village Knights of the Southern Cross Independent Living development.

*Philip Griffiths Architects,
October 2010.*

3.1.3 Redemptorist Monastery and Church (1903)

External form

Redemptorist Monastery and Church comprises a three-storey limestone construction monastery and church complex (1903, 1912 and 1922), with a tiled roof designed in the Federation Gothic style.⁷⁶ The whole composition of the south, or main, elevation of the monastery is based on a centrally located entrance that is given emphasis by a two-pointed arch over the pair of front doors, the grouped columns, and tightly curled acanthus imposts. A deep label mould contains a decorative spandrel that makes use of enormous acanthus leaves in bas-relief. This richness continues with a spandrel panel of bas-relief rosettes, overlaid with a crest in a contrasting white painted finish. All of this detailing is generally in a stucco finish, which retains some evidence of having been coloured with a terracotta coloured tint.⁷⁷ Engaged octagonal piers that extend to the roof level and beyond flank the entry. The piers are made in quarry-faced Cottesloe limestone, with string courses at intervals, and once the piers break the roof line, they become towers with castellated or crenelated tops. The towers visually contain the tall gable that completes the entrance bay. The gable is richly decorated with bas-relief tracery and topped with a Latin cross that silhouettes against the sky. All stonework is tuck pointed and paintwork to the stucco is clearly a more recent practice.

Each of the floors above the entry has a set of windows set within simple masonry tracery, three-window en-chain on the first floor and a pair on the second floor. Label moulds extend over both sets of windows and located over the upper storey label mould, there is a votive picture set behind glass in place of the clock indicated on early photographs. The principal doors all have slate steps.

Set either side of the entry, there are two identical bays of accommodation extending the full three storeys of the facade. There is a quarry-faced plinth at low level, stucco string, then a smooth ashlar stone course, then a pair of double hung sash windows with simple masonry tracery, label mould and then a spandrel of quarry faced stone with tuck pointed joints. The pattern is repeated at first floor level, except here the window heads are gently arched. At second floor level, the windows

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Apperly, Richard; Irving, Robert and Reynolds, Peter *A Pictorial Guide to Identifying Australian Architecture: Styles and Terms from 1788 to the Present*, Angus & Robertson, North Ryde, 1989. pp. 120-123.

⁷⁷

Refer to photograph 78

are proportioned down and set under a pediment, topped with an iron Latin cross and with a roundel set into each gable. These window sets differ from the other floors in that they assume a dormer format, with the roof's gutter line at the level of the meeting rails of the double hung sash windows. The Marseilles pattern tiled roof then extends to a high ridge and the articulation of the roof is further enriched with substantial stucco finished flues to chimneys. The Marseilles pattern tiled roof replaces an earlier red-tiled roof which was more complex in form with its dragon's back ridge tiles and ventilation gablets. While some ogee gutters and cast iron downpipes remain, most have been replaced with plain galvanized iron or Colorbond steel of varying profiles.

The bays to the east and west break the symmetry. The church is at the western end of the building and is expressed differently to the main lounge and library at the eastern end of the 1903 building.

The church has a number of principal components including the entrance porch, the tracery window, buttresses, gable, and crocketed pinnacles. The church has the same plinth arrangement as the remainder of the building. The porch thrusts forward of the face of the nave, and it has two pointed gothic arches over the doors, grouped columns, and tightly curled acanthus imposts to each arch. The doors are framed and boarded with wrought strap hinges and the tops of the arches are filled in with matching timber panels. The top of the porch is crenelated and the doors flanked by pairs of buttresses and blind niches. Either side of the porch there are quatrefoil windows. A tall masonry traceried window with stained glass leadlights dominates the southern wall of the church. This window takes its design from the Geometrical form of Gothic design, culminating in a large rose window in the centre and a five bay set of mullions, with hopper vents and centre pivot windows for ventilation. A label mould extends around the top of the window and then the gable extends to the top of the roof. There is a decorative stucco bas-relief blind arcade in the gable and the top of the gable is completed with a Latin cross. Buttresses at each corner step back in the course of their rise to the top of the wall, at which point they become pinnacles, decorated with blind niches and crockets.

The east wing of the monastery has a slightly narrower plan than the original section of the monastery and although it employs the same design language as the church walls, the pinnacles are minor, and the windows follow a rectangular pattern similar to those in the cells previously described, although windows are arranged en-chain with five windows in a bay.

The western elevation is visually dominated by the church with its rhythm of three buttressed nave bays with geometric gothic windows, the transept's gabled roofed bay also with a large geometric gothic window (built in the second stage of the church's construction (1922), and then the chancel with its much smaller bays and tall narrow geometric windows. The whole of this elevation is treated with quarry faced Cottesloe limestone laid in a random course pattern, with stucco strings, plinths, buttress caps, pinnacles and the like. A rich deep stone corbel under the eaves provides a strong contrasting design element at the top of the wall plane. Unlike the monastery, which is covered with autumn blend Marseilles pattern tiles, the church is roofed with a terracotta tile. The same treatments return around the north elevation of the church, however, the addition of sacristies to the eastern side of the chancel has masked a section of the original elevation at ground floor level and this section is given a contrasting treatment, with stucco wall finish, tracery windows and a crenelated parapet top. The later chapels are distinguished by their domed roofs covered with copper. The sanctuary has a deep entablature around its wall termination, to which a gutter has been added at a later date.

The rear or north elevation of the monastery employs the same architectural language as the south elevation, but differs in a number of significant ways. At ground floor level, there are a number of doors required to provide access to a rear verandah, so that the regular rhythm of the south façade is broken by these doors, and a section of the verandah has been filled in with a fibro cement clad room. The ground floor verandahs have a concrete finish, and some sections are raised well above damp proof course. The first floors have a timber-framed verandah, with a cast iron panel balustrade and a skillion roof. The verandah floor to the first floor is in poor condition and in a number of sections is covered with metal sheeting as a repair strategy. Like the ground floor, the rhythm of the elevation treatment is broken from time to time to accommodate doors onto it. The second floor resumes the pattern and is completely regular. Awnings have been added to provide shade to the upper floor windows.

Some of the windows have been modified to both the 1903 building and 1912 addition, with the installation of powder coated bars, beading in of obscured glazing in varying sizes to lower sashes, and the whole replacement of clear glazing to bottom sashes in varying patterns and shades of obscured glazing. Sills to the north are generally cloaked, indicating weather damage to the original stucco sills and several of the valley gutters to the dormer windows appear to be failing, resulting in

significant falling damp to the second floor (this problem extends to the 1912 addition).

Gutters added to the sanctuary roof indicate some past problems with the roofing there. There are also cases of distortion of stained glass windows and corrosion of moving components. A number of instances of failing rainwater goods were noted, together with poor stormwater connections and paving surfaces breaching damp proof courses.

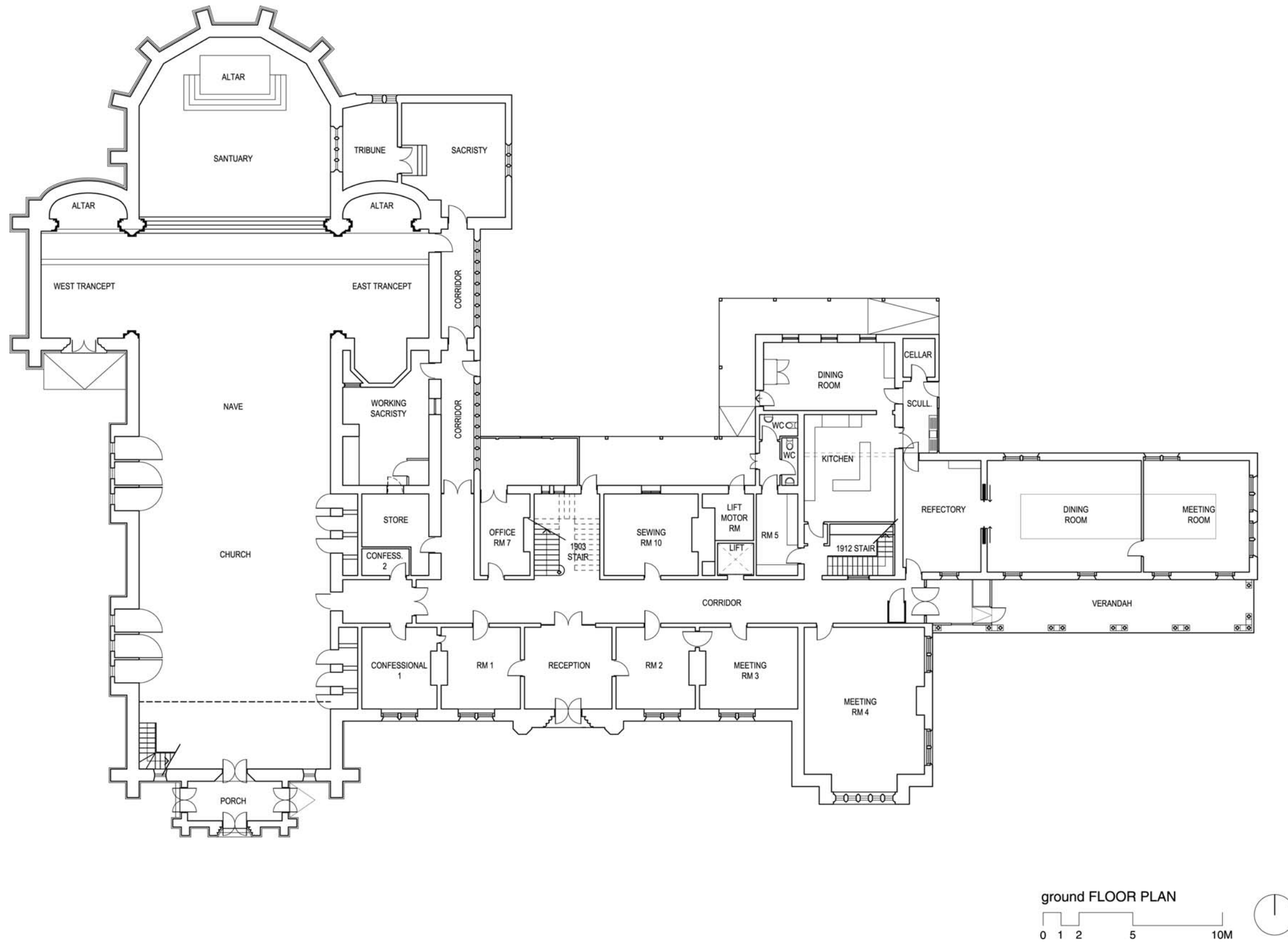


Figure 21 Ground floor plan of *Redemptorist Monastery and Church*. Plan is for diagrammatic purposes only. *Philip Griffiths Architects August 2010.*

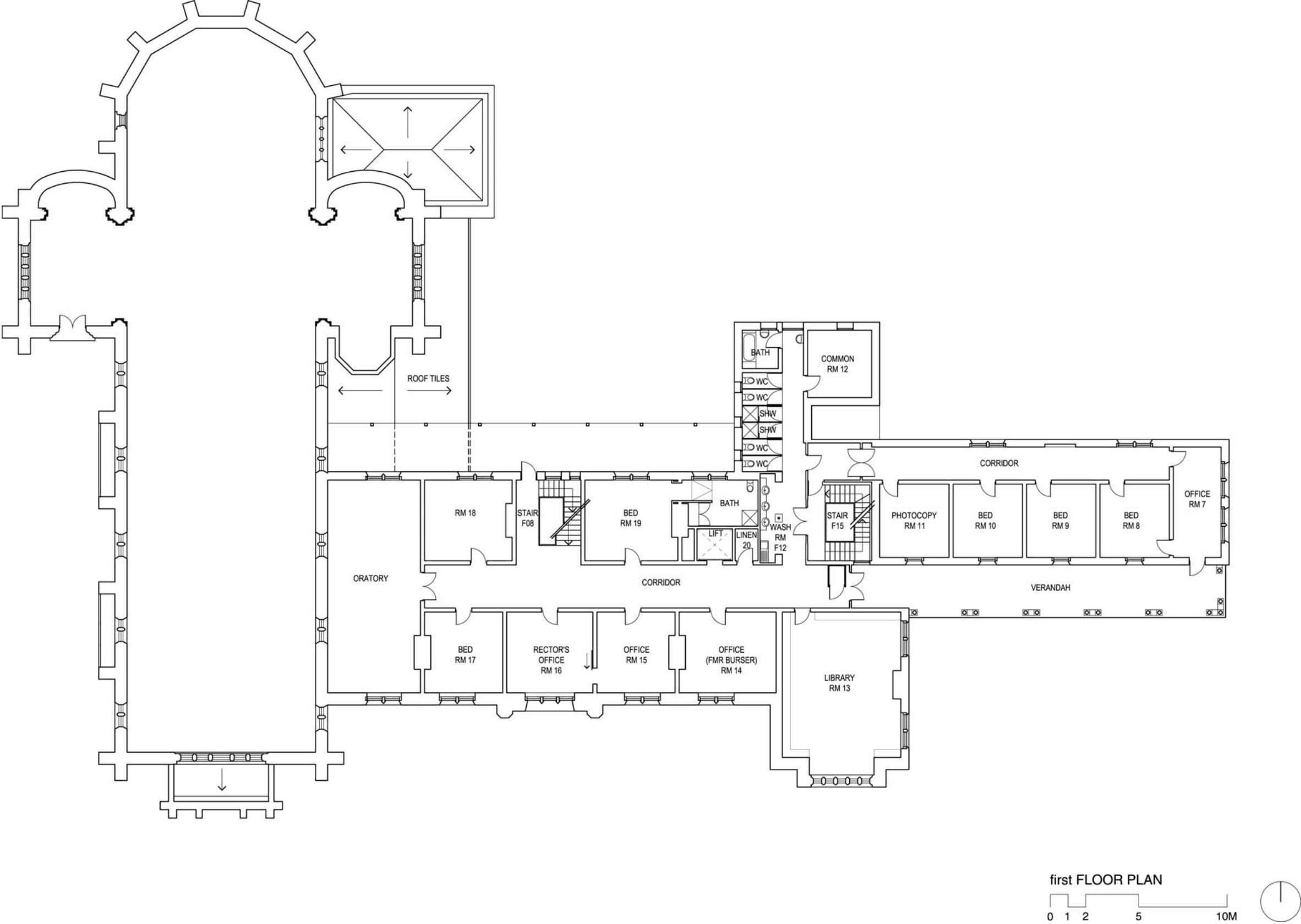


Figure 22 First floor plan of Redemptorist Monastery and Church. Plan is for diagrammatic purposes only. Philip Griffiths Architects August 2010.

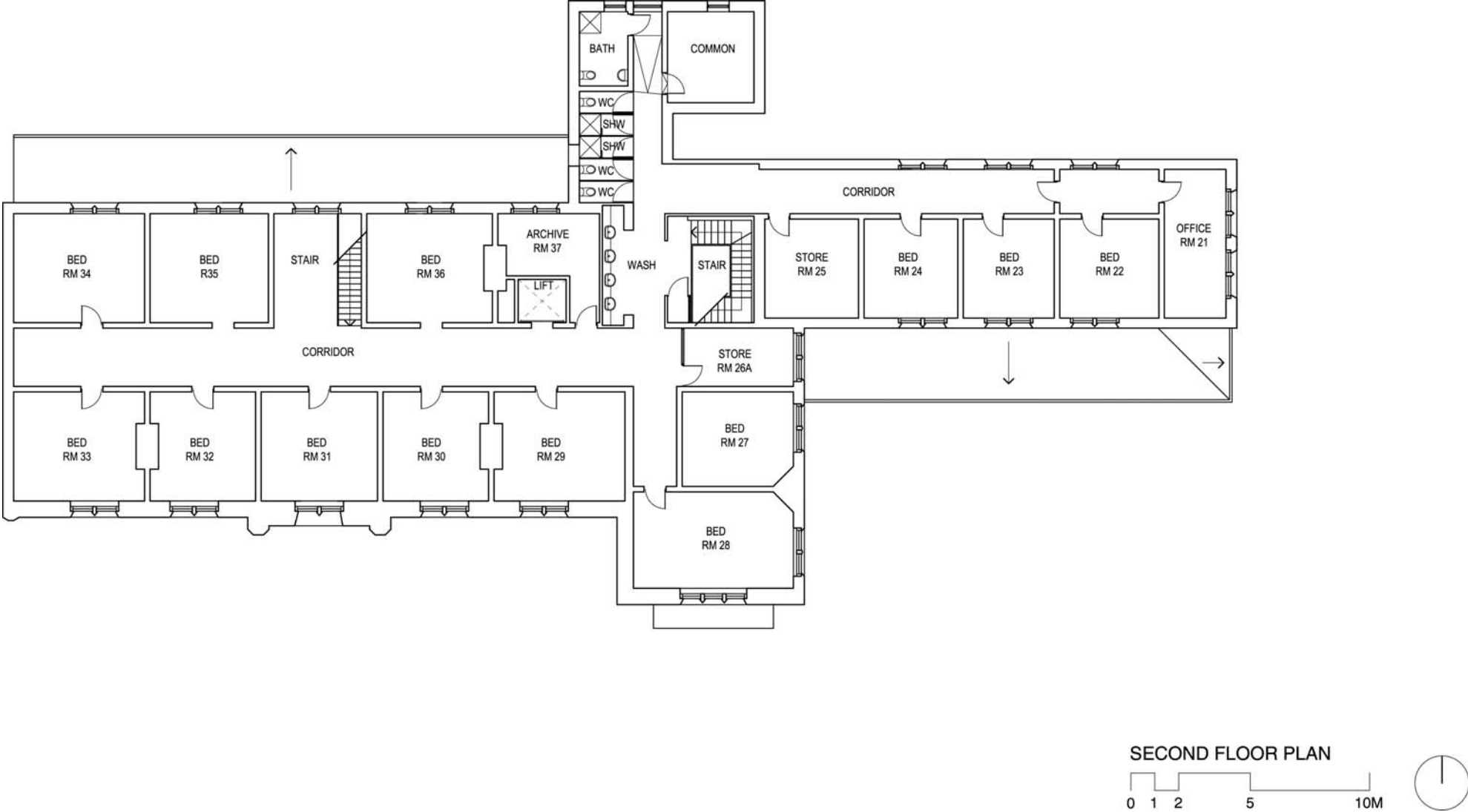


Figure 23 Second floor plan of *Redemptorist Monastery and Church*. Plan is for diagrammatic purposes only. *Philip Griffiths Architects August 2010.*



Figure 24 Elevations of *Redemptorist Monastery and Church*. Drawing is for diagrammatic purposes only. *Philip Griffiths Architects August 2010.*

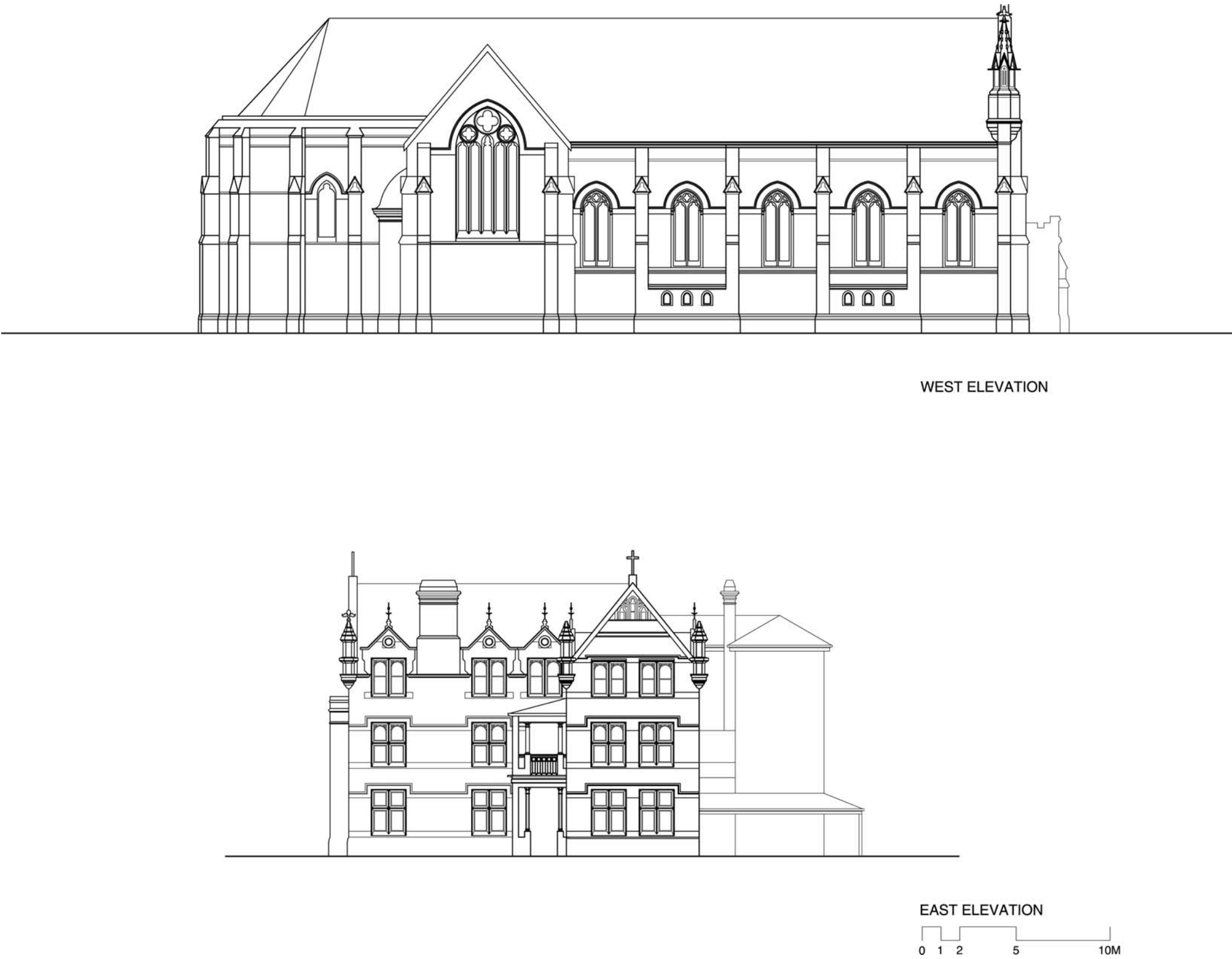


Figure 25 Elevations plan of *Redemptorist Monastery and Church*. Drawing is for diagrammatic purposes only. *Philip Griffiths Architects August 2010.*



Photograph 67

Redemptorist Monastery and Church from the south. The 1912 eastern extension is not visible from this angle.

Philip Griffiths Architects, October 2010.



Photograph 68

View of the entrance to the monastery from the south. The church is to the left.

Philip Griffiths Architects, October 2010.



Photograph 69

View of the eastern bay of the 1903 building.

Philip Griffiths Architects, October 2010.



Photograph 70

Detail of the south-east crocket of the church. Note the clover, which may pay tribute to the Irish contribution in the development of the monastery.

Philip Griffiths Architects, October 2010.



Photograph 71

View of the southern porch entrance to the church.

*Philip Griffiths Architects,
October 2010.*



Photograph 72

View of the western elevation of the church. The transept and the sanctuary were part of the 1922 construction campaign.

*Philip Griffiths Architects,
October 2010.*



Photograph 73

Detail of one of the confessionals to the west elevation. It is unknown when these confessionals were constructed.

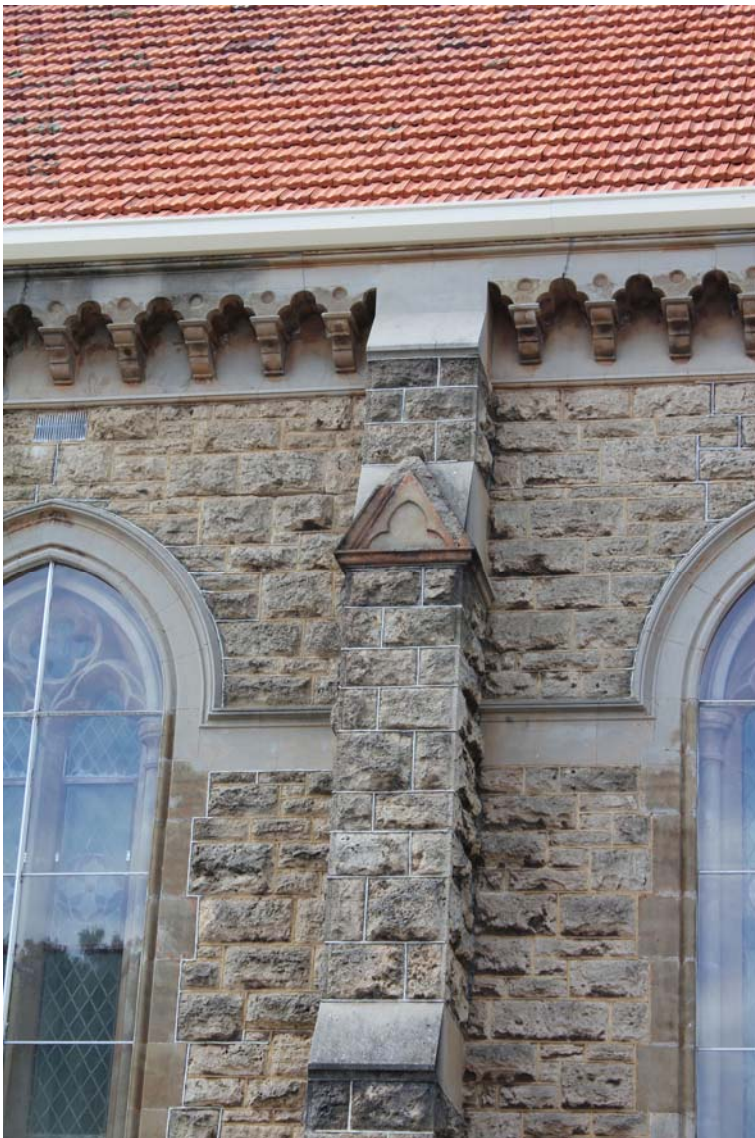
*Philip Griffiths Architects,
October 2010.*



Photograph 74

View of the western elevation from the south-west. The entrance to the transept has been modified with the installation of a concrete ramp.

*Philip Griffiths Architects,
October 2010.*



Photograph 75

Detail of the west elevation showing ornate dentils. The gutter replaces the original ogee profile gutters. Note the addition of protective screens to the leadlights.

*Philip Griffiths Architects,
October 2010.*



Photograph 76

View of north elevation of the sanctuary. The guttering has been modified through the fitting of a gutter to the top of the parapets.

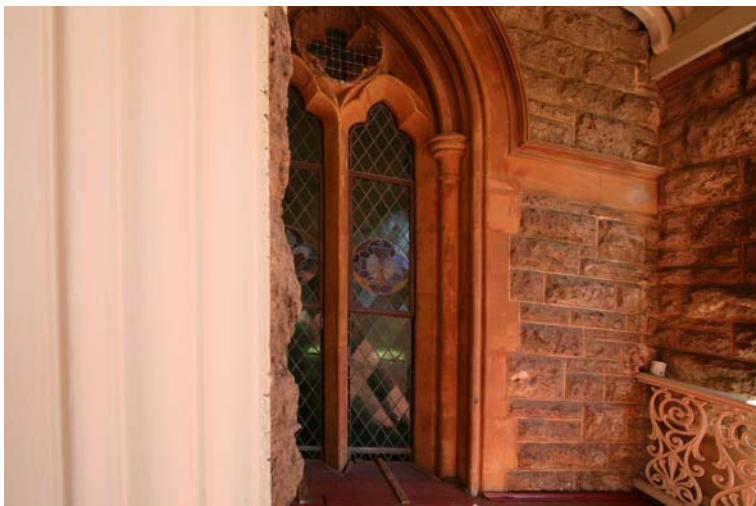
Philip Griffiths Architects, October 2010.



Photograph 77

Photograph showing the modified guttering to the sanctuary. The chapels have copper roofs, but the lack of gutters has caused some falling damp issues.

Philip Griffiths Architects, October 2010.



Photograph 78

View of the east wall of the church adjacent to the northern verandah, where the original staining to the stucco work has been protected.

Philip Griffiths Architects, October 2010.



Photograph 79

View of the north elevation of the monastery building. The 1912 northern extension is to the left, and the 1922 church extension is to the right. Note the infilled area to the verandah and the hoods to the second floor windows are recent additions.

*Philip Griffiths Architects,
October 2010.*

Internal layout and details - Monastery

The general planning to the original 1903 building is generous and provides a series of elegantly proportioned spaces, circulation and stairs. The layout is centred on the entrance hall and main stair, together with a central corridor spine running east and west from the central axis. Cells are arranged on both sides of the corridor. The church is located at the west end of the corridor with a further stair and kitchen facilities in the 1912 northern extension to the original building, together with a large common room at the south eastern end of the corridor. Some of the cells at ground floor level have been taken out of service and now perform the function of confessionals or counselling rooms. The church comprises an entry porch, nave and confessionals, working sacristy, transept, chapels, chancel, and sacristy.

The first floor level contains the chapel or oratory, cells, and library and the second floor repeats a similar pattern (excluding the chapel), under a mansard profile roof. A set of cells has been removed to provide space for a passenger lift.

Interior finishes include carpeted and vinyl covered and vinyl tile covered timber floors⁷⁸, plastered walls, lath and plaster ceilings, moulded timber joinery, marble surrounds and mantles to fireplaces, four panelled doors with centre pivot lights over them. Fibrous sheet cladding is extant where falling damp has damaged the sloped lath and plaster ceilings⁷⁹. Several of the rooms and corridors retain original varnished finishes to skirtings and architraves, and stained finishes to doors and windows, with much original door and window hardware extant.

⁷⁸

The vinyl tiles used in the washroom areas may contain asbestos.

⁷⁹

Further investigation is required to establish whether the sheeting contains asbestos.

The entrance hall has a timber and stained glass screen separating the hall from the stair. The screen is well detailed and features stained glass leadlighting. The staircases are very well detailed with turned timber newels, wreathed handrails, turned balusters, and tongue and grooved board lined soffits.

The chapel breaks away from the generally restrained detailing of the remainder of this stage of the monastery and makes use of cast plaster panels to enrich the ceiling. Decorative timber panelling conceals wall mounted lighting and timber framed arched leadlight windows to the church below replicate the exterior stucco windows to the church. There is significant falling damp damage in the north-east corner and ceiling lighting to this room is ad-hoc and intrusive.

A lift has been introduced, at the expense of a cell on each floor, to provide a service to all floors. The ground and second floor cells have been divided into a storage room, and archive room respectively. The corresponding cell to the first floor has been significantly altered through its modification into a linen store and an ensuite bathroom. The fireplace to this space is likely to be in situ, behind a built in cupboard.

Ground Floor Photographs



Photograph 80

View of the reception from the south.

*Philip Griffiths Architects,
October 2010.*



Photograph 81

View of room 1, the western reconciliation room. The reconciliation rooms are the best presented rooms, and retain their original fireplaces.

*Philip Griffiths Architects,
October 2010.*



Photograph 82

View of the 1903 corridor from the east. Note that full height flush doors have been fitted to the rooms either side of the reconciliation rooms for soundproofing purposes.

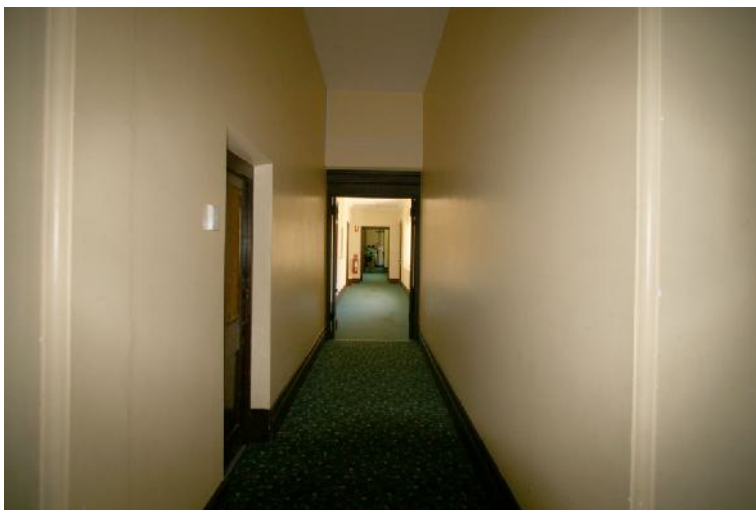
*Philip Griffiths Architects,
October 2010.*



Photograph 85

View of Confessional 1, from the west.

Philip Griffiths Architects, October 2010.



Photograph 86

View down the north-south corridor which runs alongside the church.

Philip Griffiths Architects, October 2010.



Photograph 87

View from the south of the corridor leading to the 1922 addition. The floor is carpet covered concrete and there is a floor drain, indicating that the cloistered windows may not have originally been glazed. There are persistent rising damp areas on the east wall.

*Philip Griffiths Architects,
October 2010.*



Photograph 88

View of the 1922 corridor (east of the church) from the south.

*Philip Griffiths Architects,
October 2010.*



Photograph 89

Photograph into the working sacristy, which formed part of the link between the 1903 building and 1922 extension. Water staining indicates a number of roof leaks.

Philip Griffiths Architects, October 2010.



Photograph 90

View of the Sacristy from the north-east. The stairs lead to the Tribune, which is at the same height as the Sanctuary.

Philip Griffiths Architects, October 2010.



Photograph 91

View of the Sacristy from the south.

Philip Griffiths Architects, October 2010.



Photograph 92

View of the western end of the 1903 corridor. Note the lift (left) and entrance doors to the verandah of the 1912 extension (centre).

*Philip Griffiths Architects,
October 2010.*



Photograph 93

View of the main staircase (1903) from the ground floor. The door below leads to the northern verandah.

*Philip Griffiths Architects,
October 2010.*



Photograph 94

A device used to contact members of the community when they were needed in the front Parlours. This is no longer in use.

*Philip Griffiths Architects,
October 2010.*



Photograph 95

View of meeting room (room 4) from the north. The walls have been wallpapered and the fireplace has been modified to house a gas heater.

*Philip Griffiths Architects,
October 2010.*



Photograph 96

View of the mini orb soffit lining of the northern verandah with the lined ceiling of the ground floor verandah enclosure below.

*Philip Griffiths Architects,
October 2010.*



Photograph 97

View of the enclosed area of the ground floor northern verandah.

*Philip Griffiths Architects,
October 2010.*

First Floor Photographs



Photograph 98

View of the 1903 corridor from the east.

Philip Griffiths Architects, October 2010.



Photograph 99

View of the main staircase (1903), with access to the northern verandah from first floor level.

Philip Griffiths Architects, October 2010.



Photograph 100

View of the 1903 corridor from the west.

Philip Griffiths Architects, October 2010.



Photograph 101

View of the oratory from the south.

*Philip Griffiths Architects,
October 2010.*



Photograph 102

View of the oratory from the north.

*Philip Griffiths Architects,
October 2010.*



Photograph 103

Detail of one of the leadlight windows opening into the church. The windows are designed to match the exterior stucco windows, but are constructed from timber framing. The window used to contrast with the walls but have now been painted in with them.

*Philip Griffiths Architects,
October 2010.*



Photograph 104

View of room 18 from the south-east. The bars to the windows are a later fixing installed in many of the cells.

*Philip Griffiths Architects,
October 2010.*



Photograph 105

View of the Rector's Office (room 16) from the west. The slide door was a later addition and is currently fixed shut.

Philip Griffiths Architects, October 2010.



Photograph 106

Photograph of a typical, although only one of only a few, fireboxes extant.

Philip Griffiths Architects, October 2010.



Photograph 107

View of room 19 from the south-west. The door to the north of the fireplace was part of the lift installation works, when an ensuite bathroom was created to the east of the room.

Philip Griffiths Architects, October 2010.



Photograph 108

View of the ensuite bathroom to room 19.

Philip Griffiths Architects, October 2010.



Photograph 109

View of the south-east corner of the ensuite bathroom to room 19.

Philip Griffiths Architects, October 2010.



Photograph 110

View of the library (room 13) from the north. The fireplace has been modified for the installation of a gas heater, and plastic conduits are fixed to the lath and plaster ceiling. The shelving appears to be original.

Philip Griffiths Architects, October 2010.



Photograph 111

View of the library (room 13) from the south. The shelving and cupboards are well made and are of some significance.

*Philip Griffiths Architects,
October 2010.*



Photograph 112

View of the eastern end of the 1903 corridor. The doors lead out to the 1912 verandah, and the phone box is inoperable.

*Philip Griffiths Architects,
October 2010.*

Second Floor Photographs



Photograph 113

View of room 31 from the north. The room appears to be highly intact.

*Philip Griffiths Architects,
October 2010.*



Photograph 114

Detail of the finishes to the architraves and window sash to room 31.

*Philip Griffiths Architects,
October 2010.*



Photograph 115

View of a typical bedroom cell to the second floor (room 35 from the south).

*Philip Griffiths Architects,
October 2010.*



Photograph 116

View of a typical bedroom cell to the second floor (room 35 from the north-west).

*Philip Griffiths Architects,
October 2010.*



Photograph 117

View of the main staircase from the second floor.

Philip Griffiths Architects, October 2010.



Photograph 118

Alarm bell mounted on the western wall of the main staircase.

Philip Griffiths Architects, October 2010.



Photograph 119

Typical plaster wall vent and picture rail (1903 corridor).

Philip Griffiths Architects, October 2010.



Photograph 120

View of the 1903 corridor and lift.

*Philip Griffiths Architects,
October 2010.*



Photograph 121

Photograph of the exterior to room 26A from the south-west.

*Philip Griffiths Architects,
October 2010.*



Photograph 122

Tanks located in the 1903 roof space of the monastery (accessed via a roof hatch from room 26A). The tanks are no longer plumbed in.

*Philip Griffiths Architects,
October 2010.*



Photograph 123

View of room 28 from the west.

*Philip Griffiths Architects,
October 2010.*



Photograph 124

Detail of the honey damage from the hive in the western wall of room 28. Note the fibrous cement cladding over the sloped lath and plaster ceiling.

*Philip Griffiths Architects,
October 2010.*



Photograph 125

Example of a Bakelite switch and alarm to room 28.

*Philip Griffiths Architects,
October 2010.*



Photograph 126

Example of an operable vent. Most of these vents have been painted over, and thus, inoperable.

*Philip Griffiths Architects,
October 2010.*



Photograph 127

Detail of typical sash lifts (photo from room 27).

*Philip Griffiths Architects,
October 2010.*



Photograph 128

Detail of typical sprung sash locks (photo from room 27).

*Philip Griffiths Architects,
October 2010.*

Internal layout and details - Church

The church is by far the largest space in the complex. It has a 10metre wide nave, some 22 metres long. The lower walls to the nave are plain plaster, interrupted only by confessionals in the east and west walls, and decorated with framed paintings of the Stations of the Cross. A deep sill sits over the lower wall and the upper wall plane is articulated with bas-relief decoration around blind canopied niches that were designed to receive statues of the saints, and the stained glass leadlight geometric gothic windows. The niches terminate with an impost off which the stained Oregon timber roof trusses rise. The ceiling is lined with tongue and groove boarding. There is a timber construction loft at the rear of the church with a timber construction stair up to it. The arch to the transept is a geometric gothic arch carried on group column shaft that use a type of Corinthian capital under the impost. There are simple niches in the lower walls and large geometric gothic windows above the wall plane. There are a small chapels built into the northern side of the transepts and the south side of the east transept. The chancel or sanctuary floor is raised above the nave floor and the altar is set near the centre of the chancel. The chancel walls are decorated with two tiers of murals that were painted in 1961 by Karl Matzek. The floors are generally timber except in the porch where the floor is terrazzo tiled.



Photograph 129

View of the porch from the east, showing the terrazzo floor and framed ledge and braced doors.

*Philip Griffiths Architects,
October 2010.*



Photograph 130

Detail of one of the holy water stoups, located either side of the church entry from the porch.

*Philip Griffiths Architects,
October 2010.*



Photograph 131

Of the church interior from the south, during painting works.

Philip Griffiths Architects, November 2010.



Photograph 132

Detail of church from the north, showing the choir stand to the rear and confessionals either side of the nave. The present colours cover a much richer original colour scheme and detail.

Philip Griffiths Architects, October 2010.



Photograph 133

Photograph showing the c.1960 murals. The murals were restored in 2010.

Philip Griffiths Architects, October 2010.



Photograph 134

Detail of marble altar.

*Philip Griffiths Architects,
October 2010.*



Photograph 135

Detail of the pulpit, which has been relocated to its original (post 1922) position.

*Philip Griffiths Architects,
October 2010.*



Photograph 136

View to the tribune from the Altar.

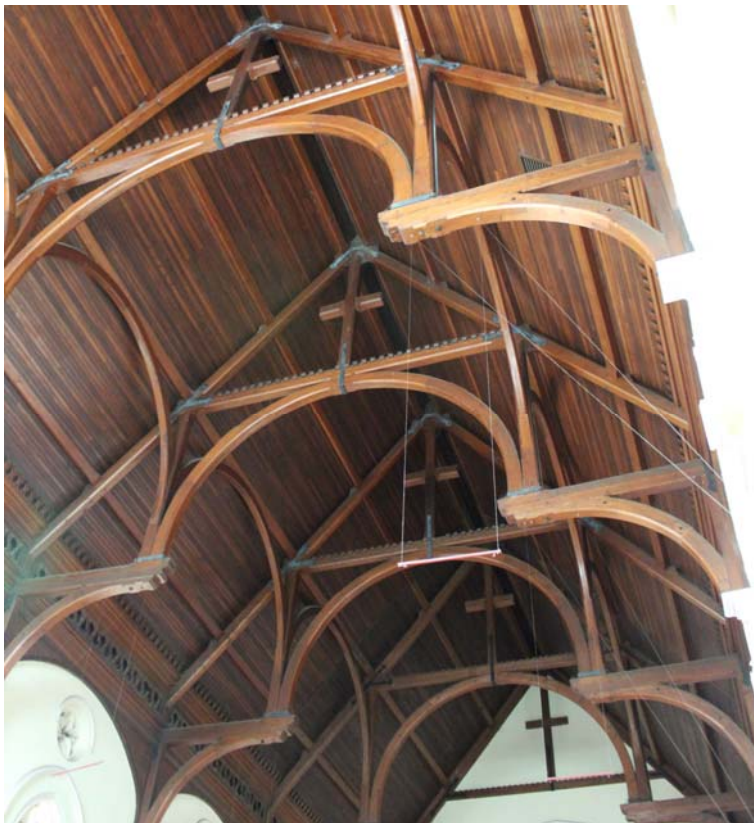
*Philip Griffiths Architects,
October 2010.*



Photograph 137

View of the Tribune from the south-west.

*Philip Griffiths Architects,
October 2010.*



Photograph 138

View of the trussed timber ceiling of the nave.

*Philip Griffiths Architects,
October 2010.*



Photograph 139

View of St. Therese's chapel
in the south-east corner of
the Transept.

*Philip Griffiths Architects,
October 2010.*



Photograph 140

Altar of the Redemptorist
Saints

*Philip Griffiths Architects,
October 2010.*



Photograph 141

The Altar of our Lady of Perpetual Succour.

*Philip Griffiths Architects,
October 2010.*



Photograph 142

View of one of the western confessionals. It is unknown when these were installed.

*Philip Griffiths Architects,
October 2010.*



Photograph 143

View of some of the eastern confessionals. These appear in a different configuration to the original plans.

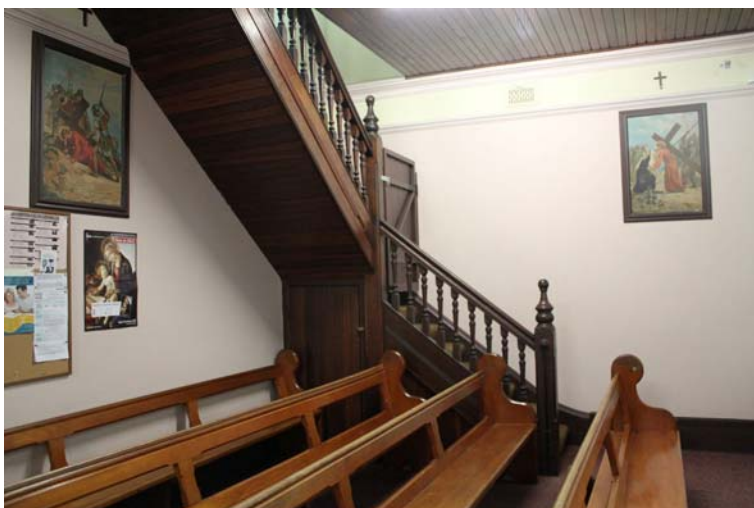
*Philip Griffiths Architects,
October 2010.*



Photograph 144

View of the west wall of the nave, prior to repainting in November. Ashlar lines and a warm limestone tinting were evident.

*Philip Griffiths Architects,
October 2010.*



Photograph 145

The stairs to the choir stand. The detailing matches that of the 1903 monastery staircase.

*Philip Griffiths Architects,
October 2010.*



Photograph 146

Detail of the staircase, showing extant Bakelite switches.

Philip Griffiths Architects, October 2010.

Subsequent alterations.

The development of the sacristies was clearly incremental, as evidenced by the ad hoc nature of the interface between church, its completion, the insertion of the chapels, and sacristies. A section of the northern verandah has been filled in with framed construction to provide additional accommodation. The kitchen and bathrooms to the northern extension have been upgraded, the cellar rendered inaccessible, and a dining room has been created in a space north of the kitchen. The refectory has been divided up to provide a meeting room to the east and a lift was installed to the south verandah of the east wing and later removed.

The verandah to the east of the kitchen has been filled in and a lift installed in the north side of the eastern wing. Bathrooms and toilets have been upgraded and generally floors have been covered with carpet. A small number of spaces have been divided to accommodate storage and the confessionals in the church are now used for storage, with the confessional function transferred to more informal spaces in former cells. The murals are a late addition. The chapel has been re-arranged on a number of occasions. Telephone booths have been added on each of the levels.

3.1.4 Additions to the Redemptorist Monastery and Church (1912)

External form

Compared to the original section, the addition is a minor element in terms of size, and was built to provide a dining hall and further cells. It is a three storey building also, but its design contrasts with the original section of the building. The south elevation in this case has a strongly articulated verandah finished in stucco, putting the wall plane in deep shadow. The verandah assumes heavy proportions, with paired bundles of four columns set over stout bases carrying an entablature, over

which the upper verandah is carried with pairs of even stouter columns and a masonry balustrade, with stout balusters and heavy handrail. The wall plane follows a similar pattern to the original pattern of the monastery, but the windows and doors to the ground and first floors are treated in a simpler fashion with the windows being single panels rather than enchain. The ground and first floor wall surfaces retain a thick layer of dirt due to the protection of the verandah. The second storey employs the dormer format of the 1903 building.

The 1912 northern extension, located on the eastern side of the 1903 block is a very utilitarian piece, with painted stucco walls, square head double hung windows and autumn blend Marseilles pattern tiled roof. This extension may incorporate a section of 1903 building, located at the western junction of the two building campaigns. The northern verandah has a hatch to the basement and a grilled light pit (currently covered) to a two-roomed cellar under the northern dining room, which appears to have been built as a larder. The verandah level appears to be above the damp proof course level and some PVC drainage work breaks the surface of the ground in this area. There is significant surface pipework on this side of the building associated with bathrooms on the first and second floor level.



Photograph 147

The southern elevation of the 1912 eastern extension, with the fountain in the foreground.

Philip Griffiths Architects, October 2010.



Photograph 148

The junction between the 1903 building and 1912 eastern extension.

*Philip Griffiths Architects,
October 2010.*



Photograph 149

The east elevation of the 1912 eastern extension. The extension copied the aesthetic language of the original building.

*Philip Griffiths Architects,
October 2010.*



Photograph 150

The north elevation of the eastern extension.

Philip Griffiths Architects, October 2010.



Photograph 151

View 1912 eastern extension of the monastery from the north, with the northern extension visible on the right. Note that much, but not all, of the stuccowork has been painted.

Philip Griffiths Architects, October 2010.



Photograph 152

View of the exhaust hood ventilation shaft above the kitchen area in the 1912 northern extension.

*Philip Griffiths Architects,
October 2010.*



Photograph 153

View of the 1912 northern extension. The extension has been modified through the infilling of the ground floor verandah along the eastern elevation and the installation of a central window to the northern elevation.

*Philip Griffiths Architects,
October 2010.*



Photograph 154

View of the hatch to the basement. Note the high level of the of the verandah floor in relation to the ground level.

*Philip Griffiths Architects,
October 2010.*



Photograph 155

Hooks below the verandah roof. The purpose of these hooks is unknown.

*Philip Griffiths Architects,
October 2010.*



Photograph 156

View of the junction between the 1903 building and the 1912 northern extension at first and second floor level. This western elevation of the extension is fitted with extensive pipework which is associated with bathrooms on the first and second floor level.

*Philip Griffiths Architects,
October 2010.*



Photograph 157

View of the junction between the 1903 building and the 1912 northern extension at ground floor level. The door (centre) was fitted as part of the lift installation works in the 1990s. The verandah is now set well above the adjacent dining room floor.

*Philip Griffiths Architects,
October 2010.*

Interior

This section of the monastery simply comprises an open verandah to the south and at ground floor level, a kitchen, dining room, WCs, a refectory, a larger dining room and a meeting room. The dining and meeting rooms were originally a single space and are divided by a stud-framed wall. The larger dining room has a timber floor with a central rectangular tessellated tile pattern which extends through into the eastern meeting room. The two upper floors provide additional cells arranged on the southern side of the north facing corridor and a bedroom and office that was traditionally reserved for visiting bishops. The general pattern of finishes of the original section of the monastery has been extended through to the 1912 section.

Enclosing part of the south verandah has created a store and the former dining room has been divided into a smaller dining room and meeting room by the introduction of a stud framed wall.

The first and second floors of the 1912 northern addition to the 1903 building are essentially the same, with each comprising a series of WCs and shower rooms, with a larger bathroom to the north and a washroom area to the south. The showers, WCs and bathrooms have raised terrazzo floors, with exception of the bathroom to the second floor, which is accessed via a ramp and has a tiled floor. Across the north-south corridors to the floors are modest sized sitting rooms.

Basement Photographs



Photograph 158

The stair below the western end of the dining room of the northern extension at basement level.

*Philip Griffiths Architects,
October 2010.*



Photograph 159

Detail of the staircase. Note the damp to the walls.

*Philip Griffiths Architects,
October 2010.*



Photograph 160

Detail of the original 'screen' door to the basement larder.

*Philip Griffiths Architects,
October 2010.*

Ground Floor Photographs



Photograph 161

View from the 1903 corridor to the 1912 north addition to the original building. The addition houses a kitchen, dining room, cellar and WC area.

*Philip Griffiths Architects,
October 2010.*



Photograph 162

View of the kitchen from the south. The kitchen was upgraded in 1994.

*Philip Griffiths Architects,
October 2010.*



Photograph 163

View of the northern dining room of the 1912 northern addition. The dining room was upgraded in 1994. During this time recycled floorboards were used to conceal the stair to the basement.

*Philip Griffiths Architects,
October 2010.*



Photograph 164

Detail showing the built up floor level of the northern dining room's surrounding verandah.

*Philip Griffiths Architects,
October 2010.*



Photograph 165

View of the enclosed eastern verandah to the 1912 northern addition.

*Philip Griffiths Architects,
October 2010.*



Photograph 166

View of the enclosed eastern verandah from the north.

*Philip Griffiths Architects,
October 2010.*



Photograph 167

View of the north-west corner of the cellar, where the ashlar lined exterior wall of the northern dining room adjoins the brickwork of the later cellar addition.

*Philip Griffiths Architects,
October 2010.*



Photograph 168

View of the 1912 staircase from the ground floor.

*Philip Griffiths Architects,
October 2010.*



Photograph 169

View of the refectory from the south. The sliding doors access the 1912 dining room.

*Philip Griffiths Architects,
October 2010.*



Photograph 170

View of the 1912 dining room from the west. Note the tessellated tiled floor has been divided by the eastern partition wall.

*Philip Griffiths Architects,
October 2010.*



Photograph 171

View of the 1912 dining room from the east.

*Philip Griffiths Architects,
October 2010.*



Photograph 172

View of the eastern meeting room, from the south-west.

*Philip Griffiths Architects,
October 2010.*



Photograph 173

View of enclosed section of the southern verandah. A ramp has been installed to facilitate disabled access to the ground floor.

*Philip Griffiths Architects,
October 2010.*

First Floor Photographs



Photograph 174

View of the 1912 corridor from the west.

Philip Griffiths Architects, October 2010.



Photograph 175

The double swing doors located at the west end of the 1912 corridor. Note the elaborate pulls.

Philip Griffiths Architects, October 2010.



Photograph 176

View of room 7, a guest office, from the north. The two pane two panel door accesses the 1912 verandah, and the door to the right accesses a guest bedroom.

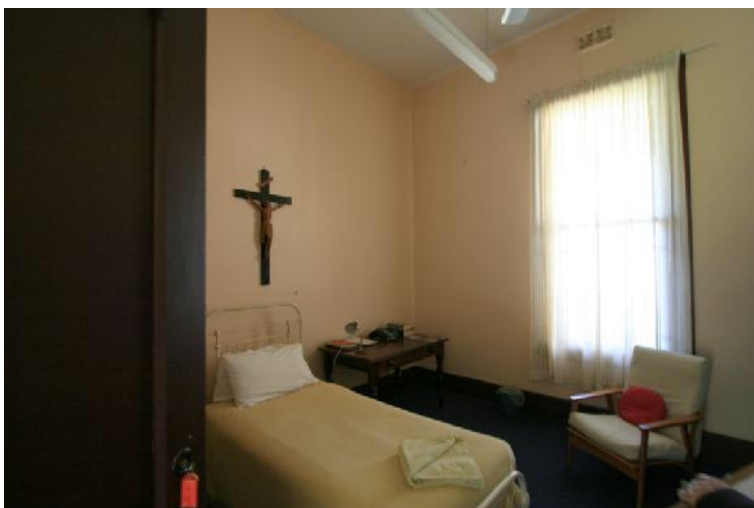
*Philip Griffiths Architects,
October 2010.*



Photograph 177

View of room 8 from the south-east.

*Philip Griffiths Architects,
October 2010.*



Photograph 178

View of room 10 from the north-west.

*Philip Griffiths Architects,
October 2010.*



Photograph 179

View of the 1912 staircase from the north.

*Philip Griffiths Architects,
October 2010.*



Photograph 180

View of the first floor washroom area from the north (part of the north-eastern addition to the 1903 building). The arched opening to the 1912 staircase has been enclosed with stud framed walls and four panel double swing doors.

*Philip Griffiths Architects,
October 2010.*



Photograph 181

View of the first floor washroom area.

*Philip Griffiths Architects,
October 2010.*



Photograph 182

View of the sitting room in the 1912 northern addition.

Philip Griffiths Architects, October 2010.



Photograph 183

View of the northern bathroom in the 1912 northern addition.

Philip Griffiths Architects, October 2010.



Photograph 184

View of a typical WC cell in the 1912 northern addition.

Philip Griffiths Architects, October 2010.

Second Floor Photographs



Photograph 185

View of the northern corridor to the 1912 addition from the east.

Philip Griffiths Architects, October 2010.



Photograph 186

An example of falling damp damage to a northern window, due to the failing of the valley gutters to the dormer windows.

*Philip Griffiths Architects,
October 2010.*



Photograph 187

An example of door and central pivot highlight window to the 1912 extension.

*Philip Griffiths Architects,
October 2010.*



Photograph 188

Detail of extensive ceiling damage to the west end of the northern corridor, caused by failing gutters during the March 2010 storm. (The ceiling was later repaired in November).

*Philip Griffiths Architects,
October 2010.*



Photograph 189

View of room 21 from the north-west. The room acts as guest office, and is adjacent to the guest bedroom at the eastern end of the 1912 addition.

*Philip Griffiths Architects,
October 2010.*



Photograph 190

View of the guest bedroom (room 22) from the north-west.

*Philip Griffiths Architects,
October 2010.*



Photograph 191

View of the store room from the south-east.

Philip Griffiths Architects, October 2010.



Photograph 192

Detail of the closer to the store room door.

Philip Griffiths Architects, October 2010.



Photograph 193

View of the ceiling hatch and ladder to the store room.

Philip Griffiths Architects, October 2010.



Photograph 194

View into the ceiling space of the 1912 addition, showing the timber cladding of the skylight above the stairwell.

*Philip Griffiths Architects,
October 2010.*



Photograph 195

View of the 1912 stairwell from the west, showing the phone booth and electronic bell chimes.

*Philip Griffiths Architects,
October 2010.*



Photograph 196

View of the 1912 stairwell.
The window overlooks the
addition's southern
verandah.

*Philip Griffiths Architects,
October 2010.*



Photograph 197

View of the corridor to the
1912 northern addition.
The opening to the right is
to the 1912 staircase.

*Philip Griffiths Architects,
October 2010.*



Photograph 198

View of the second floor washroom from the north.

*Philip Griffiths Architects,
October 2010.*



Photograph 199

View of the second floor's northern bathroom from the north. Unlike the first floor, a formerly separate WC has been incorporated to enlarge the space and provide disabled toilet facilities to the floor.

*Philip Griffiths Architects,
October 2010.*



Photograph 200

View of the second floor's WC and shower cells (part of the north-eastern addition to the 1903 building). The cells are paired, with low walls dividing the two spaces, enabling a shared window.

*Philip Griffiths Architects,
October 2010.*



Photograph 201

View of a typical shower cell. Note the terrazzo floor and shower partition.

*Philip Griffiths Architects,
October 2010.*

3.1.5 Other buildings and structures related to the monastery

Minor buildings related to the monastery include a masonry construction laundry block north of the north wing (1955), constructed in masonry, with a crenelated roof line and otherwise utilitarian features, a series of framed corrugated iron clad garden sheds and a greenhouse to the north of the formal garden, two lavatory blocks to the west of the garden, a simple masonry and steel campanile, located in the western car park and a Colorbond garage to the south of the 1903 monastery.



Photograph 202

View of the 1955 laundry block from the south.

*Philip Griffiths Architects,
October 2010.*



Photograph 203

View of the 1955 laundry block from the east.

*Philip Griffiths Architects,
October 2010.*



Photograph 204

View of the central room of the laundry block from the west.

*Philip Griffiths Architects,
October 2010.*



Photograph 205

View of the southern room of the laundry block. Note the blue asbestos ceiling and cement rendered walls.

*Philip Griffiths Architects,
October 2010.*



Photograph 206

View of the greenhouse from the south.

Philip Griffiths Architects, October 2010.



Photograph 207

Interior of the greenhouse from the west.

Philip Griffiths Architects, October 2010.



Photograph 208

View of the corrugated iron sheds and grotto to the rear of the formal garden.

Philip Griffiths Architects, October 2010.



Photograph 209

View of the corrugated iron sheds from the north-west.

*Philip Griffiths Architects,
October 2010.*



Photograph 210

View of the 1956 limestone wall. This section of garden is to the north of the western car park.

*Philip Griffiths Architects,
October 2010.*



Photograph 211

View of the garage, located to the north of the church and accessed from the western car park. The pointing to the limestone wall is in poor condition.

*Philip Griffiths Architects,
October 2010.*



Photograph 212

View of the ablution block to the north of the western car park.

Philip Griffiths Architects, October 2010.

3.1.6 Retreat

External form

The retreat is constructed in clinker bricks, off form concrete with a clay tiled roof in Late Twentieth Century Perth Regional style.⁸⁰ It takes an irregular pattern rectilinear plan form of single and two storey structures and treats the elevations as long planes of over burnt or clinker bricks, with full height breaks in the length of the north and south elevations for brown painted door and timber window assemblies. At the ends of buildings, similar window assemblies effectively split the gables into two skillions. The walls terminate at the eaves with a very narrow eaves overhang and a half round gutter. The roofs are clad with Swiss pattern terracotta tiles. The escape stairs at the ends of blocks provides a strong contrasting feature. These are designed in a scissor format and are constructed in off form concrete, with the form boards used to create a grained boarded pattern in the concrete.

The plan divides into sleeping accommodation in the south arranged in four two storey blocks, and a complex comprising chapel, library, and dining hall to the north. The bedrooms offer simple accommodations and bathrooms are communal. The internal finishes combine the use of face brick and plastered walls carpeted and tiled floors, timber skirtings and flush plasterboard ceilings.

⁸⁰

Apperly, et al, op. cit. pp. 244-247



Photograph 213

View of the main entrance to the retreat from the east (Camelia Street).

*Philip Griffiths Architects,
October 2010.*



Photograph 214

View of the Retreat's shared facilities block from the north-west.

*Philip Griffiths Architects,
October 2010.*



Photograph 215

View north from the verandah to the west of the dining room.

*Philip Griffiths Architects,
October 2010.*



Photograph 216

View of the eastern exterior wall of the chapel from the north-east.

*Philip Griffiths Architects,
October 2010.*



Photograph 217

View of north elevation of the shared facilities block. The north-west accommodation block is on the right.

*Philip Griffiths Architects,
October 2010.*



Photograph 218

View of the north-west courtyard between the shared facilities block and the accommodation block.

*Philip Griffiths Architects,
October 2010.*



Photograph 219

View of the south elevation of the shared facilities block.

Philip Griffiths Architects, October 2010.



Photograph 220

View of the north-eastern corner of the accommodation block.

Philip Griffiths Architects, October 2010.



Photograph 221

View of the concrete roof to the common walkway.

Philip Griffiths Architects, October 2010.



Photograph 222

View of the main entrance from the north.

*Philip Griffiths Architects,
October 2010.*



Photograph 223

View of the dining room.

*Philip Griffiths Architects,
October 2010.*



Photograph 224

View of the concrete roof to the common walkway.

*Philip Griffiths Architects,
October 2010.*



Photograph 225

View of the chapel from the south.

*Philip Griffiths Architects,
October 2010.*



Photograph 226

View of the chapel from the north.

*Philip Griffiths Architects,
October 2010.*



Photograph 227

View of the enclosed cloister linking the accommodation block with the chapel.

*Philip Griffiths Architects,
October 2010.*



Photograph 228

Example of a single room in the accommodation block. Originally all bedrooms had this configuration.

*Philip Griffiths Architects,
October 2010.*

4.0 ANALYSIS OF DOCUMENTARY AND PHYSICAL EVIDENCE

GENERALLY

The analysis of Documentary, Oral and Physical Evidence covers a brief summary of the Development Sequence of the place, identifies issues that have not been resolved by the research and provides some comparative analysis.

4.1 DEVELOPMENT SEQUENCE OF THE FABRIC AND ITS RELATIONSHIP TO THE SURVIVING FABRIC

1899 A Redemptorist Order (Congregation of the Most Holy Redeemer) is officially established in Western Australia at the invitation of Catholic Bishop of Perth, Rev. Matthew Gibney.

A Catholic Church property in Vincent Street, North Perth, is secured by Gibney for the construction of the *Redemptorist Monastery and Church*.

1900 The architectural firm Cavanagh & Cavanagh prepare plans for a monastery and church for the Redemptorist congregation.

1902 Contract with builder W. Fairweather is signed.

The first foundation stone is laid at a private ceremony (6 November).

Bishop Gibney lays another foundation stone as part of a public ceremony and before a large crowd that included a number of Church and lay dignitaries (9 November).

1903 *Redemptorist Monastery and Church* is officially opened (13 September).

1907 New confessionals added to the church.

1912 A new east wing is added to the monastery.

1922 Further church additions completed, including a sanctuary and transept.

1926 Tenders called for a new fence in front of the Monastery.

1927 The shrine of Our Lady of Perpetual Succour is erected in the Church.

c1920s A shrine of Little Flower is erected in the church.

1950s Altar of Redemptorist Saints installed in the church

c1952 Improvements made to front entry.

1956 New belfry, storehouses, walls and conveniences constructed in the monastery grounds.

The oratory was rearranged.

Old summer house is demolished.

1961 The two tiers of murals painted on the chancel walls depicting the lives and martyrdom of Sts. Peter and Paul and painted by Austrian born artist, Karl Matzek are completed.

1967 The adjacent Retreat House, designed by Kierath Waldron, is completed.

1990s Alterations are made to the ground floor of the monastery kitchen, first and second floor bathrooms, and a new lift installed.

The Retreat House is refurbished.

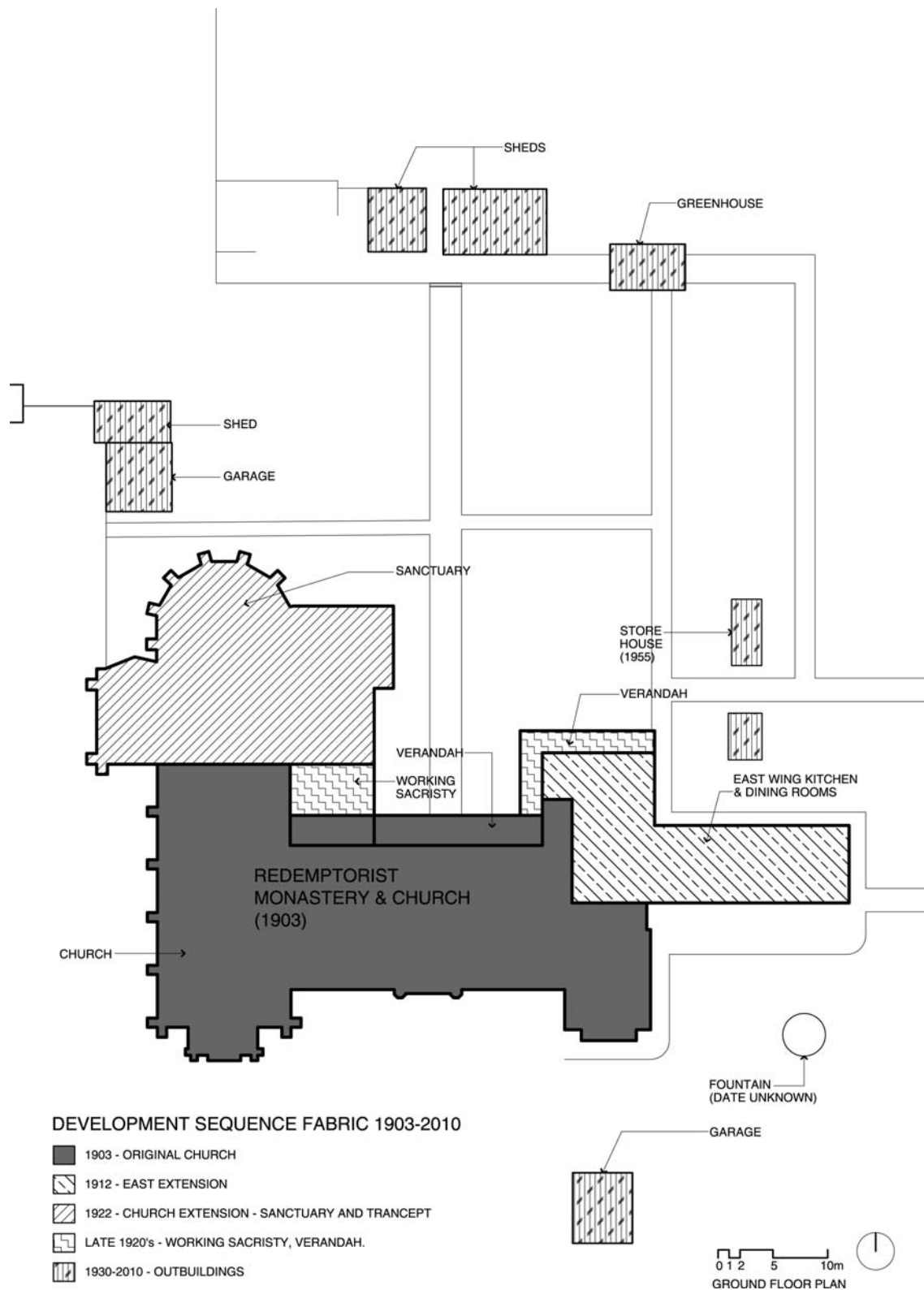


Figure 26

Development Sequence of the *Redemptorist Monastery and Church*. Philip Griffiths Architects, October 2010.

REDEMPTORIST MONASTERY AND CHURCH, NORTH PERTH

CONSERVATION PLAN – June 2011

Philip Griffiths Architects with Helen Munt

4.2 IDENTIFICATION OF QUESTIONS NOT RESOLVED, AND CONFLICT OF EVIDENCE

Although some original drawings have been located, not all the original or as constructed drawings of the *Redemptorist Monastery and Church* could be located to verify the physical evidence precisely. Little to no information has been found on the reorganisation of the oratory, which confessionals were installed in 1907, when the western confessionals were installed, when the cloistered corridor to the east of the church was fenestrated, when the side chapel was installed in the southern wall of the eastern transept, when parts of the southern and northern verandahs were infilled, when the formal garden to the north and grotto were organised, when the fountain to the south of the eastern extension was installed, the precise location of the summerhouse, how the ventilation space above the kitchen operated, when the partition wall was installed to create the eastern meeting room, and when the refectory was fitted with wainscoting and sliding doors.

There is also a lack of historic landscape information; however, there are historic photographs extant which reveal some formal landscaping and plant types, particularly to the south of the main entrance.

4.3 COMPARATIVE ANALYSIS OF THE PLACE

The Place

There are very few monasteries in Western Australia. Others of note include:

Carmelite Monastery and Church of the Immaculate Inception, Dardanup (1921)

Pallotine Monastery, Tardun (1938)

Monastery of our Lady of the Sacred Heart, Mary Street, Highgate (1898)

Benedictine Monastery and Chapel, New Norcia (1857)

Carmelite Monastery, Dalkeith (1935)

There are 106 churches on the Heritage Council database constructed between 1900 and 1910. Of these, 15 are included in the Register of Heritage Places. The majority of these are small churches located in rural and regional communities.

Redemptorist Monastery is one of the earliest and most substantial monastery buildings in Western Australia and the Church is a fine example of a large ecclesiastical building constructed in the early years of the twentieth century.

Architectural Style

There are 54 places on the Heritage Council of Western Australia's database identified as being constructed in the Federation Gothic style. The majority is ecclesiastical buildings and 25 have been included in the Register of Heritage Places.

Comparative places to the *Redemptorist Church* included:

Scots Presbyterian Church, Fremantle (1890; limestone & tile; designed by J J Talbot Hobbs)

St Andrew's Church, St George's Terrace (1906; brick and slate; designed by James Hine)

St Patrick's Basilica, Fremantle (1900; limestone; designed by Michael Cavanagh).

Redemptorist Church is a fine example of a Gothic church dating from the early twentieth century.

Redemptorist Monasteries in Australia

It was common for the Redemptorist monasteries to begin, and even remain, in large houses in Australia, in a similar fashion to the manner in which they began in Western Australia. However, the Redemptorist built three major monasteries in Australia, the first at Mayfield in Newcastle, the second in Wendouree in Ballarat and the third at North Perth.

There is a decline in the role of the monastery in its traditional form, a decline that began in the 1960s and which continues to be the trend, and the need for large monasteries was reviewed in two States. The Mayfield monastery was sold c2003 for redevelopment as an aged persons' facility. The Ballarat Monastery was sold c2001 and also adapted for a new use.

Redemptorist Monastery and Church, North Perth, remains the only operational monastery of the original three constructed in Australia, and is occupied by an average of seven community members.⁸¹

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Fr. Ahern, telephone conversation with Philip Griffiths 30 July 2003. As referenced in Heritage Council WA Assessment Documentation, *Redemptorist Monastery and Church*, P2218, July 2003.

The architects

For biographical information on the architects Michael and James Cavanagh and their connection with the Catholic Church in Western Australia, refer to section 2.4.

Buildings designed by Cavanagh and Cavanagh include:

Mercedes School House, Victoria Square, Perth (1896; recommended for RHP)

Great Western Hotel (Brass Monkey), William Street, Perth (1896; RHP)

P&O Building, High Street, Fremantle (1896; recommended for RHP)

St Brigid's Convent, John Street, Northbridge (1897; RHP)

St Kevin's Industrial School for Boys, Glendalough (1897)

20 houses for the Catholic Church, Highgate (1897)

St Patrick's Church, Fremantle (1898; RHP)

Central Fire Station, Murray Street, Perth (1900; RHP)

St Brigid's Church, Fitzgerald Street, Northbridge (1904; recommended for RHP)

Catholic Church, Bindoon (1909; recommend RHP)

Redemptorist Monastery and Chapel is a fine example of the firm's work.

4.4 CONCLUSION

The analysis in this section gives some contextual analysis for the place, its sequence of development, and the construction context within which it was built and adapted through time. It illustrates that the *Redemptorist Monastery and Church* is one of the earliest monasteries constructed in Western Australia and the only operational Redemptorist Monastery in Australia today.

5.0 ASSESSMENT OF SIGNIFICANCE

5.1 GENERALLY

The aim of this section of the conservation plan is to fully discuss the broad range of issues arising from the Documentary and Physical Evidence, which contribute to, or detract from, the significance of the place. It is derived from the evidence of the previous sections.

The discussion is set out using the Heritage Council of Western Australia's 'Criteria of Cultural Significance for entry into the Register of Heritage Places (November 1996)'. The discussion considers the nature of significance in terms of aesthetic, historic, scientific, and social values. The degree of significance of the place is discussed in terms of its rarity, representativeness, condition, integrity, and authenticity. The values have been taken from the 2003 Heritage Assessment by Considine and Griffiths Architects.

5.2 AESTHETIC VALUE

Redemptorist Monastery and Church is an excellent, well-constructed and intact example of the Federation Gothic style comprising a three-storey limestone construction monastery and church complex, with a tiled roof, elegant interiors and well detailed decorative features. (Criterion 1.1)

The Retreat at the *Redemptorist Monastery and Church* constructed in clinker bricks, off form concrete, with a clay tiled roof in Late Twentieth Century Perth Regional style is a good example of the style. (Criterion 1.1)

Redemptorist Monastery and Church is a landmark because it is a large and imposing structure in an open setting, set at the top of a formal drive on a slight rise above Vincent Street. It may be seen from a number of vantage points in the area and the City, and together with its mature trees is a landmark. (Criterion 1.3)

5.3 HISTORIC VALUE

Redemptorist Monastery and Church has been the base for Redemptorist activities in pastoral care and missionary work in Western Australia from the arrival of the first Redemptorist Fathers in 1899 until the present day. (Criterion 2.1)

Redemptorist Monastery and Church was designed by eminent local architects Michael and James Cavanagh, who carried out numerous commissions for the Roman Catholic Church in Western Australia, including the sanctuary and sacristies of St

Mary's Roman Catholic Cathedral, and is an excellent example of their ecclesiastic work. (Criterion 2.3)

Funds for construction and later additions (Monastery in 1912 and Church in 1922) were raised by the local Catholic community, representing a concerted community endeavour. (Criterion 2.3)

5.4 SCIENTIFIC VALUE

5.5 SOCIAL VALUE

Redemptorist Monastery and Church is a well-used Church and the place is highly valued by Western Australia's Catholic community for its religious and spiritual associations, and for the site's long association with the Redemptorist Order. (Criterion 4.1)

Funds for construction and later additions (Monastery in 1912 and Church in 1922) were raised by the local Catholic community, representing a concerted community endeavour. (Criterion 4.1)

The place is also valued by the wider community as a landmark and contributes to the community's sense of place as a well-known religious complex, as evidenced by its inclusion in the Town of Vincent Municipal Heritage Inventory. (Criterion 4.2)

5.6 RARITY

Redemptorist Monastery and Church is one of only three purpose built Redemptorist Monasteries in Australia, and the only one to remain in use for its intended purpose. (Criterion 5.1)

Redemptorist Monastery and Church is one of a small number of monasteries in Australia that continue to perform their original function in a cultural environment where the Australian religious orders are in decline so that the practice living and working in monasteries is becoming increasingly rare. (Criterion 5.2)

5.7 REPRESENTATIVENESS

Redemptorist Monastery and Church is an excellent example of the Federation Gothic style applied to a monastery. (Criterion 6.1)

The *Redemptorist Monastery and Church* retreat is a good example of the Late Twentieth Century Perth Regional style applied to a retreat. (Criterion 6.1)

Redemptorist Monastery and Church is a fine representative and intact example of a substantial monastery and the only remaining purpose built Redemptorist monastery still in use for its intended purpose. (Criterion 6.2)

5.8 CONDITION

Grounds

The grounds comprise a diverse mix of planting. The gardens are kept tidy and are well presented, but there is a need to manage the trees, with some trees requiring dead-wooding, and some requiring removal. Overall the grounds are in fair to good condition.

Redemptorist Monastery and Church (1903)

Both the 1903 and 1912 sections of the monastery are well built and overall, the building is in fair condition.

The most significant issue is falling damp damage from failing valley gutters around the dormer windows to the second floor. Damage to the sloped ceilings around the windows has been repaired with fibrous cement lining⁸². There is also damp damage to the ceiling area below a junction gutter between the 1903 and 1912 structures. This gutter failing was caused by the March 2010 storm. Further damp in walls is extant in the common room (1912 northern addition) on the first floor, as well as in the west wall of room 28, continuing into the corridor. There is further damage to walls caused by deteriorated downpipes and a beehive located in the wall and roof junction of room 28.

Windows to the north of the building have been re-cloaked and require re-caulking around exterior window frame/wall junctions. Generally, windows require servicing. Areas of floor boarding on all levels are spongy and the refixing of loose boards is required where maintenance to electrical servicing has occurred. The first floor verandahs also require repair and replacement of floor boarding, and a structural engineer should inspect their structures.

Retreat The retreat is a comparatively recently constructed building and is in fair condition. Some design details have hindered maintenance to the building, adjacent ground levels have increased creating damp problems in walls, and some trees have been planted too close to the building resulting in damage and potential damage

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Further investigation is required to determine whether lining contains asbestos.

through falling branches. Concrete cancer has been treated at the retreat and some replacement of insufficient stormwater drainage has occurred. There is some deterioration of steelwork and staining to off form concrete work.

5.9 INTEGRITY

The original intent of all parts of the *Redemptorist Monastery and Church* and retreat remains, with subtle variations in the arrangement of parts of the place to accommodate changing needs. The current uses are compatible with the place, though the level of usage of the place may in time mean that alternative uses may need to be sought. Overall the place retains a high degree of integrity.

5.10 AUTHENTICITY

Though there have been numerous minor changes to the *Redemptorist Monastery and Church*, including the introduction of a lift, changes to the kitchen and dining arrangements, the organization of the oratory, changes to the guttering of the Apse, the use of the confessional and the like, the place retains most of its original fabric. The place therefore retains a high degree of authenticity. The retreat has undergone numerous small changes throughout its history, to improve workability and security, and remains relatively authentic.

5.11 CONCLUSION

The discussion and assessment of the evidence draws conclusions about the significance of the place and allows a concise Statement of Significance to be formulated. It is this statement that provides the foundation for the Conservation Policy of the place.

6.0 STATEMENT OF SIGNIFICANCE

6.1 GENERALLY

This Statement of Significance is based on that developed in the 2003 Heritage Assessment by Considine and Griffiths Architects. The Statement endorsed by the Heritage Council has been accepted and has not been altered for this Conservation Plan. The Statement of Significance is the principal reference for development of the Conservation Policy. .

6.2 STATEMENT OF SIGNIFICANCE

Redemptorist Monastery and Church, comprising a three storey Cottesloe limestone construction monastery and church complex completed in stages, with a tiled roof designed in the Federation Gothic style, together with a retreat constructed in clinker bricks, off form concrete with a clay tiled roof in Late Twentieth Century Perth Regional style, located in a park-like setting, has cultural heritage significance for the following reasons:

the place is an excellent and intact example of Federation Gothic style complex, located in a park-like setting, with elegant interiors, well detailed features, and is very well constructed;

the place is one of a small number of monasteries remaining in operation in Western Australia, of only three purpose built Redemptorist in Australia, and one of only three in use for its intended purpose;

the place is a well-used Church, highly valued by Western Australia's Catholic community for its religious and spiritual associations, and for the site's long association with the Redemptorist Order;

the place is an excellent example of the work of architects Michael and James Cavanagh;

the place contributes to the community's sense of place as a well-known religious complex and landmark; and,

the retreat, built in clinker brick and off form concrete, is a good example of the Late Twentieth Century Perth Regional style.

6.3 CONCLUSION

Redemptorist Monastery and Church is an important place that is of considerable cultural heritage significance, and is highly valued by Western Australia's Catholic community for its religious and spiritual associations. The place is one of a small

number of monasteries remaining in operation in Western Australia and is of value to the State. An understanding of the component parts, that contributes to the significance of the place, follows.

7.0 CONSERVATION POLICY

7.1 INTRODUCTION

The Conservation Policy is based on the Statement of Significance and the assessed significance of the place and its components. The policy is designed to:

- provide the Congregation of the Most Holy Redeemer – Redemptorist Convention and Community Centre with guidance, with respect to conservation of the fabric and setting of the place;
- provide guidance for future use and management of the place, including possible further development and/or reconstruction; and,
- make recommendations for interpretation of the site and its cultural significance.

The Conservation Policy is a series of recommendations that focuses on conservation of the heritage values of the place. It is recognised that conservation and ongoing use are the most significant issues. The best outcomes for the place will be achieved by striking a balance between conservation recommendations and other factors and considerations that may arise, such as access, disability requirement and the like.

7.2 MANAGING SIGNIFICANCE

Grading of significance outlines an overall assessment of the significance of the buildings and structures, and landscape setting. The integrity and condition of buildings, extensions and structures contained within the place must also be considered.

Constraints and opportunities arising from these policies will assist with the development of a practical framework for future decisions.

7.2.1 Significant Elements

To assist with the development of a Conservation Policy, the elements of *Redemptorist Monastery and Church* have been graded into the levels of significance. For a detailed survey of elements of significance, refer to the inspection schedules reproduced in Appendix I.

Exceptional Significance

Items of exceptional significance would warrant inclusion on any register of heritage places, including the National List; conservation is essential.

Buildings, structures and spaces of exceptional significance include:

The Redemptorist Monastery and Church; specifically the 1903, 1912 and 1922 construction campaigns and their respective elements of original fabric.

Landscape features of exceptional significance

The space between the south face of the buildings and Vincent Street.

Elements of exceptional significance include:

Cottesloe limestone walls; stucco ornamentation; roof form, ornamentation and chimneys; leadlight windows; north and south verandahs; timber staircases.

The main layout of a central corridor with accommodation cells on either side to all floors and all major spaces associated with each of the key phases.

The ceiling and leadlight windows to the oratory.

1 The fabric of spaces or elements of exceptional significance should be preserved or restored in such a way as to demonstrate their significance.

Considerable Significance

Items of considerable significance would warrant inclusion on any register of places of significance at State or National level; conservation highly recommended.

Landscape features of considerable significance include:

Park setting of the monastery site.

Formal driveway entrance from Vincent Street.

The form of the formal northern garden, but not the extant elements.

Mature plantings within the setting, such as the Palms, Carob, Olive trees and roses north of the east-west pathway in the northern garden.

Any original and early paths under present paved surfaces.

The Vincent Street fence.

Buildings, structures and spaces of considerable significance include:

Grotto to the northern formal garden.

Fountain south of the eastern extension.

Elements of considerable significance include:

Monastery: slate entrance steps; original windows, doors and hardware; framed timber floors; marble fireplace surrounds and intact fireboxes; original varnished and stained finishes to timber elements; and lath and plaster ceilings.

C. 1960 murals to the church.

Altars to the sanctuary and side chapels.

2 *The significant fabric of spaces, or elements of considerable significance, should be preserved, restored, or reconstructed as appropriate.*

Some Significance

Items of some significance are at the threshold for entry onto the Heritage Council's (WA) Register of Heritage Places, The Australian Heritage Commission's Register of the National Estate, or the National Trust of Australia (WA) Classified List. These areas are extremely important in terms of the place and should be conserved if the place is to retain its meaning and significance; conservation is recommended.

Landscape features of some significance include:

The roses to the formal garden (south of the east-west pathway).

Archaeological areas of some significance include:

The site (when located) of the former Summer House, located to the east of the eastern extension.

The disused wells.

Buildings, structures and spaces of some significance include:

The laundry building.

The two corrugated iron sheds to the north of the formal garden.

The Retreat

Elements of some significance include:

Terrazzo floor and shower screens to north-east extension.

Library shelving and some built in cupboards.

Extant Bakelite switches and early alarms.

Tap from rainwater tanks in roof space.

Concealed staircase to basement.

Confessionals between the western buttresses of the church.

3 *The fabric of spaces, or elements of some significance, should be preserved, restored or reconstructed as appropriate.*

Little Significance

Items of Little Significance can include additions and alterations made to accommodate changing requirements. Where necessary, they can be altered for adaptive or other Conservation Works; conservation is not essential. This ranking generally means that the zone or elements contribute to the significance of the place in a small way. It follows, that while conservation might not be essential, it is encouraged to maintain the historic complexity of the place. Areas of **Little Landscape features of little significance include:**

The car parking area to the west and south of the monastery building.

The belfry in the western car park.

The car parking to the retreat buildings.

Plantings and pathway materials to the northern formal garden.

Archaeological areas of little significance comprise:

As yet undetected rubbish burial sites.

Buildings and structures of little significance include:

-

Elements of little significance include:

The concrete floors to the north and south verandahs.

The lift and resulting modified spaces, such as the linen store and bathroom.

The plasterboard and fibrous cement ceilings.

Non-original finishes, such as vinyl tiles, carpet, tiling and painting of timber elements, such as architraves.

Bars and cloaked sills to windows.

Most light fittings and flood lighting.

Obscured glazing of bottom sashes.

Insect screens.

Window treatments.

4 *The fabric of spaces or elements of little significance contributes to the significance of the place, but not to the same extent as authentic fabric does. Where fabric of little significance has deteriorated, consideration might be given to removal or replacement in a manner that allows continuity of interpretive meaning and to suit contemporary requirements. Fabric of little significance should not be summarily dismissed as not being important.*

Intrusive

Intrusive items are those which, in their present form, have an adverse affect upon the significance of the place. These elements should be removed when the opportunity arises, or when the element is no longer required, unless their removal is identified as an urgent matter. Zones or elements in this classification generally detract from the significance of the place and may even cause physical harm to the fabric.

Intrusive landscape features include:

Car parking along the main entrance from Vincent Street.

Asbestos or super six fencing.

Pipe railing to car parks.

Lemon Scented Gums and Box Trees.

Intrusive buildings and structures include:

Garages and sheds to the south of the monastery.

Greenhouse to the north of the formal garden.

Hills hoist adjacent to the laundry building.

Intrusive elements include:

Fibrous cement lining to damaged second floor ceilings.

Cove cornices.

Beaded in obscured glazing over existing window sashes.

Modified windows and sashes to house louvres.

Ceiling fans and fluorescent lights.

Enclosures to northern and southern verandahs.

Wall and window mounted room air conditioners.

Condensers.

Flyscreens.

- | |
|--|
| <p>5 <i>Intrusive elements contributing to the deterioration or loss of significant fabric should be removed immediately or as soon as practicable.</i></p> <p>6 <i>Removal of intrusive elements should be realised, where possible, to reveal significant fabric and improve interpretation of the place. This may include replacement with more appropriate detailing to serve an important function.</i></p> |
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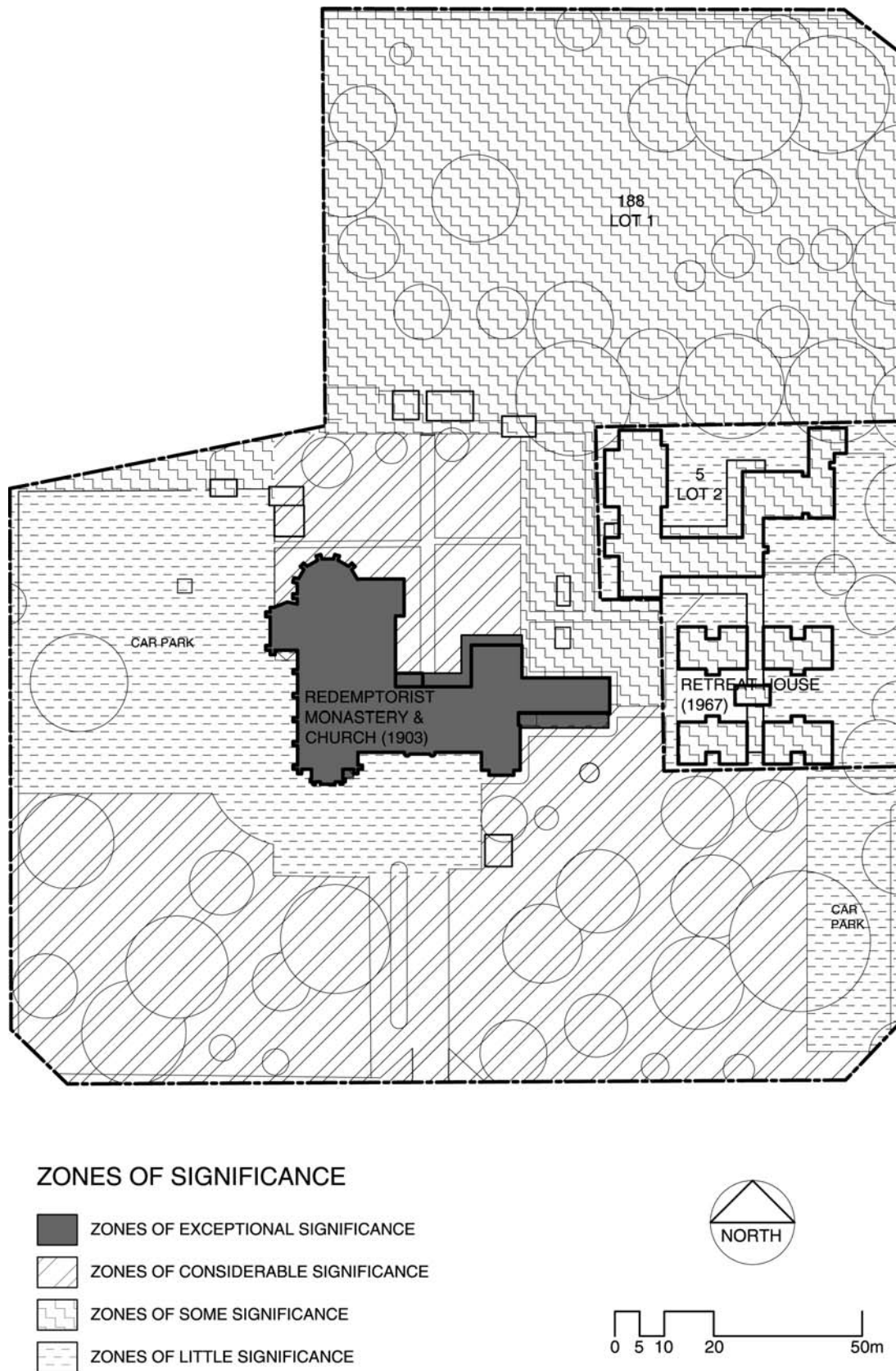


Figure 27

Site Plan – Zones of Significance - *Redemptorist Monastery and Church.* Philip Griffiths Architects, October 2010.

REDEMPTORIST MONASTERY AND CHURCH, NORTH PERTH

CONSERVATION PLAN – June 2011

Philip Griffiths Architects with Helen Munt

7.2.2 Adopt the Assessment of Significance

7 *The assessed levels of significance of Redemptorist Monastery and Church should be adopted by the Congregation and accepted by the Heritage Council of Western Australia as a guide for conservation.*

7.2.3 Statutory Heritage Obligations

Heritage Council of Western Australia

As the *Redemptorist Monastery and Church* is registered, the Heritage Council have statutory powers with respect to the place under the *Heritage of Western Australia Act 1990*. Importantly, under Section 78 of the Act, all development must be referred to the Heritage Council for its advice. Archaeology is considered to be development. However, under Section 78 (5) of the act liturgical requirements may be exempt from development control.⁸³

Unless exempt under the provisions noted above, all development requires a development application to be lodged with the Town of Vincent. The Town will refer the development to the Heritage Council of Western Australia prior to making a decision and will make its decision in concert with the Heritage Council's advice.

Under the Town of Vincent's Town Planning Scheme No 1, the land is zoned residential R40. Additional development on the site would need to comply with this maximum density and respect heritage values.

It is likely that the full development potential of the land would not be compatible with the retention of heritage values. Under the Heritage of Western Australia Act, it may be possible to transfer unrealizable development potential to another site by means of a Heritage Agreement. Transfer would be supported in return for conservation commitments at the significant place.

8 *Anything that may be construed as development within the registered place, including demolition, must be referred to the Heritage Council for its advice (see also archaeological policies 7.6).*

⁸³

Nothing in this Act shall be construed as requiring an application to be made for approval to any alteration to a registered place (being a church or land within the precinct of a church) for purposes which are of a liturgical nature where the Council has been given 28 days notice of the proposed alterations by the owner and the notice includes a declaration by an officer of the church authorised by the church for that purpose that the alteration is required for liturgical purposes.

7.3 CARE OF FABRIC

This section addresses the general conservation and maintenance policies relating to the *Redemptorist Monastery and Church*.

7.3.1 Adopt the Conservation Policy

9 The Conservation Policy for the protection of its significance should be accepted as the prime base for decisions about the management, maintenance, conservation, development and future use of the site, building and setting.

7.3.2 Australia ICOMOS Burra Charter 1999

Generally, the Conservation Policy for *Redemptorist Monastery and Church* recommends the retention and conservation of the significant fabric, archaeological sites and landscape. Any future development, including conservation, maintenance, adaptation, change of use, or demolition, should be carried out in accordance with the principles and guidelines outlined in *The Australia ICOMOS Charter for Places of Cultural Significance (The Burra Charter 1999)* (Appendix IV). The recommended conservation works (Section 8.0) included in this report have been guided by the charter.

10 All elements of cultural significance should be conserved in accordance with the principles outlined in the Burra Charter.

7.3.3 Professional Input and Expertise

11 All decisions impacting on structures, fabric and the setting of sites of significance must be resolved by reference to the conservation plan and with appropriate professional conservation advice.

12 All work, excluding routine maintenance, should be undertaken, or supervised, by suitably skilled and qualified practitioners.

13 Interpretation and landscape design should be produced with appropriate professional advice.

Architects, historians, archaeologists, and other professional disciplines, skilled in conservation, are well placed to offer specialised advice. A specialist consultant could be appointed to assist with annual inspections and with the implementation of works.

7.3.4 Responsibility for Implementing Policies.

As the owner is responsible for the place and its conservation, it would be useful for a dedicated employee or member of the Redemptorist Monastery to have familiarity with this conservation plan, be involved in the conservation process and keep a watchful eye on the condition of the fabric so that a dialogue can be had with heritage conservation professionals.

7.3.5 Grants and Assistance

As a not for profit organization, the owners are eligible to apply for financial assistance from Lotterywest for conservation work, in addition to the assistance received for the preparation of this conservation plan. Assistance can be provided for conservation works and interpretation, together with the implementation of interpretation plans.

7.4 MANAGING CHANGE

7.4.1 Views and Vistas

Redemptorist Monastery and Church is a landmark because it is a large and imposing structure in an open setting, set at the end of an ascending formal drive on approach from Vincent Street to its south. It may be seen from a number of vantage points in the area and the City, and together with its mature trees is a landmark.

Street tree plantings along Vincent Street are Queensland Box Trees and contribute little to the setting of this place.

Trees to the front open area have some value in terms of their visual contribution and amenity, but need to be managed to ensure that they do not detract from vistas to and from the place. The recreation of the post and wire fences and hedging along the drive would recover a significant landscape element and be a good organizing element around which future landscape improvements might be worked.

Removal of bitumen from immediately abutting the stone buildings, and re-locating parking so that there are no spaces in front of the buildings when viewed from the south would improve presentation enormously. Alternatively, parking might be restricted to formal usage for such occasions as weddings and funerals.

14 *The present views of the Redemptorist Monastery and Church from the city, Vincent Street and other existing view corridors should be maintained. The Queensland Box Trees in the road reserve look insignificant in the context of the place and might be replaced by a sentinel shaped tree to frame the views*

back to the buildings from the street. Some selective tree removal within the site might also be beneficial.

- 15 *There should be no works in open spaces, both within and adjacent to the site, that will adversely affect the natural landmark setting of the place, or obscure important views to and from the site.*

7.4.2 Adaptation of Buildings and Structures

The general approach taken in this Conservation Policy recommends the conservation of the significant fabric of the place. That is not to say that adaptation is not acceptable and sympathetic adaptation may be capable of underpinning long-term sustainability.

- 16 *If required and essential, the construction of a new structure on the site⁸⁴ is preferable to the major adaptation of the 1903, 1912 and 1922 areas of the monastery and church building. This is provided that the new structure is subservient to and in sympathy with the heritage values of the place and does not detract from significance.*

- 17 *The retreat buildings are of little significance, and adaption of these buildings may be permitted, provided the structure remains subservient to and in sympathy with the heritage values of the monastery and church building and does not detract from its significance. The retreat is part of the story of the place and adaptation of it should pay due respect to its architecture.*

Buildings, Structures, Settings and Spaces of Exceptional Significance

- 18 *Furnishings, landscape elements and decoration should respect the historic character of the place and activities controlled so as not to prejudice the association of the spaces with their significant uses.*
- 19 *Reconstruction is desirable providing sufficient detailed information is available, materials and the appropriate skills can be sourced.*
- 20 *Significant elements which are damaged are to be restored.*
- 21 *Adaptation of the buildings is acceptable to the extent of installing small fixtures, services and reversible partitions, providing this does not affect the external or internal appearance of the place.*

⁸⁴

Refer to Section 10.4.1 New Works and Development.

- 22 *Adaptation of the buildings for uses that sustain significance is supported providing that this does not adversely affect the significant fabric.*
- 23 *Structural adaptation of the significant buildings is generally unacceptable. However, minor structural adaptation may be considered if it is in keeping with the conservation policy and has a minimal impact on the significant fabric.*
- 24 *New or different finishes are acceptable, provided these do not obscure or damage the important evidence of significant materials and finishes, and do not impact on authentic fabric.*
- 25 *Intrusive elements within buildings or structures of exceptional significance should be removed (after photographic recording) and new finishes that are detrimental to the significant fabric not applied.*
- 26 *Any alteration to the fabric or setting should be documented.*

Buildings, Structures and Spaces of Considerable Significance

- 27 *Adaptation is acceptable to the extent of installing reversible fixtures, services and partitions, provided this does not affect any external or internal fabric or space that is of exceptional or considerable significance.*
- 28 *Reconstruction is desirable providing sufficient detailed information is available.*
- 29 *No significant fabric should be removed, or action taken, to confuse the sense of the setting and major significant spaces.*
- 30 *Structural adaptation is generally unacceptable. However, minor structural adaptation may be considered if it is in keeping with the overall aims of the conservation policy and has a minimal impact on the significant fabric.*
- 31 *Alterations to the fabric and landscape should be documented.*

Buildings, Structures and Spaces of Some Significance

- 32 *Adaptation is acceptable to the extent of installing reversible fixtures, services and reversible partitions, providing this does not affect the external or internal appearance of the place. Discrete structural additions and openings can be made.*
- 33 *New or different finishes are acceptable, provided these do not obscure or damage the important evidence of significant materials and finishes.*
- 34 *Any alteration to the fabric and landscape should be documented.*

Buildings, Structures and Spaces of Little Significance

- 35 Such structures and elements contribute to significance and care should be taken to ensure that any works to zones or elements of little significance do not detract from the significance of the adjoining spaces or elements.*
- 36 Fabric in this category contributes to significance in a small way and should not be removed unless removal is necessary.*
- 37 Any alteration to the fabric should be documented. Before removal, ensure that a comprehensive photographic and written record of the element to be removed is completed.*

Intrusive Buildings, Structures and Spaces

- 38 Intrusive spaces or elements that have been identified as detracting from the significance of the place should be removed or replaced with more appropriate detailing.*
- 39 Before removal/demolition ensure that a comprehensive photographic and written record of the element to be removed is completed.*

There are several opportunities for the removal of intrusive elements, such as the replacement of fluorescent light fittings, the removal of redundant services, removal of prominently located sheds and garages, and the removal of car parking to the entrance driveway. Intrusive elements which require replacement also include hazardous material, such as fencing, fibrous cement ceiling lining, cladding to verandahs and vinyl tiling, which may contain asbestos.

- 40 Hazardous materials (e.g. asbestos) must be handled with due care and attention and in accordance with Government Standards and Worksafe regulations. Asbestos cement and vinyl tiles were noted during inspections and will need to be treated in accordance with this policy.*

7.4.3 Reinstatement and Reconstruction

- 41 The opportunity to investigate and reinstate previous structures, landscapes, decorative finishes to historic buildings and structures should be realised, where possible and where compatible with revealing the overall significance of the place.*

Parts of missing structures might be reconstructed for interpretive purposes, landscapes may be reconstructed and so on, providing the work contributes to revealing and sustaining significance.

Other missing or changed elements that might be reinstated to enrich significance include the roof tiling to an unglazed terracotta material, dragon's back ridge tiles and gablets on the church roof.

Also, the opportunity exists to research early exterior and interior paint colours by means of paint scrapes or microscopic study. The execution of colour scrapes may be interpreted by returning the rooms to their original colours or by means of interpretative panels which expose 'paint ladders' but allows the rest of the room to be decorated to suit its current use. Either strategy may be appropriate according to circumstance.

Removing paint from materials that were not intended to be painted would return them to their original appearance. Removing paint to stucco is an example of this type of task.

- 42 The formal hedging and landscape to the entrance driveway, and other early landscape elements could be reconstructed if adequate information was available on their original design.*
- 43 The Summer House or other early 'outbuildings' should only be considered if their reconstruction would add to the setting of the place, if adequate information was available on their original design and construction, and that there are relevant skills available to implement such proposals. Interpretative structures may be an acceptable alternative and should be carefully evaluated in the overall context of the significance of the reserve.*
- 44 Reinststate the roofscapes and colours to their original form when roof replacement is required.*
- 45 Remove paint from finishes that were not originally painted, as the opportunity arises.*
- 46 Reinststate original paint colours where possible and appropriate for the present use.*
- 47 In any event, reconstruction must only occur when reconstruction would clearly contribute to the enhancement of heritage values and interpretation.*

7.4.4 New Works and Development

Intensive development within the monastery site would not be appropriate, particularly on the southern side of the monastery building and church, as its open park like setting contributes to the significance of the place. However, new development may still be a more appropriate solution than significantly adapting the monastery building for new functions, especially where heavy servicing is required. Areas to the north-east and north of the site are much less problematic and might be developed sympathetically to a standard that is not only compatible with the place, but to its surrounding streets.

- | | |
|----|--|
| 48 | <i>Any future development of the immediate environs of the Redemptorist Monastery and Church and development that may impact on significant vistas to and from it should have cognisance of the heritage values of the place and must ensure that the significance of the place is not diminished.</i> |
| 49 | <i>No future development to the Redemptorist Monastery and Church building or to its landscape to the south should be permitted, other than archaeological interpretation, landscape works and the removal of intrusive elements.</i> |
| 50 | <i>Future development should ensure that rain and stormwater drains well away from the buildings and structures.</i> |
| 51 | <i>New development should be visually subservient to and in sympathy with the heritage values of the place and enhance those values.</i> |
| 52 | <i>Any required larger new structures should ideally be located to the north of the formal garden and retreat.</i> |
| 53 | <i>Minor developments, including extensions to existing structures, may be achievable, but their acceptability will depend on the extent to which they are likely to impact on the significant elements of the place and its setting.</i> |
| 54 | <i>If new buildings are required, consider replacing and redeveloping buildings of little significance.</i> |
| 55 | <i>All future development should retain the essential open, park like nature of the Redemptorist Monastery and Church landscape.</i> |

7.4.5 Landscape

- | | |
|----|--|
| 56 | <i>A landscape plan should be produced, and landscapes designed according to the place's era, where it is possible to do so and in sympathy where it is not.</i> |
|----|--|

The design should take into account the earlier formal plantings of the entrance driveway and southern grounds.

- 57 Landscape elements should not be removed without due consideration of their heritage values. Where removal of significant trees is necessary due to their condition, replacement plantings of the same species should be made.*
- 58 When replacement trees are required, replace Lemon Scented Gums and Box Trees with more suitable species.*
- 59 The documentary and physical evidence suggests that the planting in the open areas, other than gardens, was simple and did not obscure the buildings. This relationship should be maintained.*
- 60 Landscape elements which cause damage to, or obscure a view to significant structures when viewed from the south, should be removed where possible. This may include trees directly adjacent to the Retreat building.*
- 61 Should furniture, such as benches, be required in the grounds of the monastery, a suite should be selected or designed to ensure uniformity throughout the grounds. The furniture should be simple, and serviceable. Furniture should be restricted to the minimum required.*
- 62 Should planting occur adjacent to a building, ensure that mulching is carried out in a manner that does not result in level accretion, and that all ground levels around buildings are monitored periodically to ensure they will not promote flooding, rising damp, or damp penetration through walls. There should be no planting permitted adjacent to the monastery building.*
- 63 Future landscaping should be informed by the conservation plan and its documentary evidence.*

7.4.6 Future Uses

The main criterion for evaluating a future use is the ability of the use to be established with minimum interference to significant open spaces, building spaces and fabric. The reversibility of change is also an important factor to consider in planning changes. Any use that relates to past uses has a capacity to fulfil this requirement and any other use must be evaluated on its merits.

The use of the *Redemptorist Monastery and Church* is unchanged from its original inception, and even the retreat caters for similar functions to those that were catered for at its inception. It is unlikely that the monastery building will undergo a change of

use for the foreseeable future. The retreat lends itself well to use as short term accommodation, and could be adapted for a higher quality of accommodation without compromising heritage values. Some of the previous adaptive strategies might be re-visited at the same time to make them more sympathetic to the original intent. Combining rooms, introducing new services and re-fitting wet areas might all be considered as legitimate elements to an adaptive strategy on the retreat.

The Town of Vincent Town Planning Scheme No 1 has a default land use zone of residential with a housing density of R40 applying over the whole of the site.

- 64 Compatible uses should involve no changes to culturally significant fabric, sites or spaces that are not substantially reversible, should require minimal impact on spaces and elements of this class and should not prevent significance being revealed.*
- 65 All future uses should retain the essential open nature of the Redemptorist Monastery and Church landscape and the simple room cell layout of the main monastery building, and require no adaptation that would have an adverse impact on these spatial qualities.*
- 66 Uses that extend the useful life of buildings, that are of significance and assist in their conservation, are encouraged.*
- 67 Uses that would enable the removal of intrusive elements, and the reinstatement of significant spaces, should be encouraged.*
- 68 Uses that have the potential to allow further reconstruction of missing elements or the revealing of significance in some other manner should be explored and encouraged, including uses that are likely to require the removal of intrusive alterations of past practices.*
- 69 Uses, which require major change, should not be considered.*

7.5 SITE MANAGEMENT

7.5.1 Access and Egress

- 70 Significant traditional approaches to the Redemptorist Monastery and Church from the site perimeter should be maintained, notably from Vincent Street.*
- 71 Car parking should be redesigned to remove bays from the front entrance drive and south of the monastery building and the processional drive given a stronger visual emphasis.*

- 72 The public toilets to the north of the western car park are made accessible during mass times and should be maintained.*

7.5.2 Site Security

- 73 Review security and lighting plan in terms of security to buildings, structures, residents, staff, churchgoers, visitors and clients. Improve if necessary.*
- 74 Review the need for window security and remove if no longer required.*
- 75 Arrange for a master keying system to allow urgent access in the case of emergencies.*

7.5.3 Maintenance and Repairs

- 76 A maintenance plan should be devised that sets out a programme of regular inspections, maintenance and repair works. The plan should include specific direction on the manner in which work is to be undertaken, particularly where replacement work is involved, and the appropriate disciplines to be engaged. The plan should also include a regime for maintenance of the landscape.*
- 77 Regular maintenance and repair of elements of the place should continue to be carried out having due regard to the significance of the fabric and this conservation policy.*
- 78 Monitor exterior lighting weekly.*
- 79 Condition of roofs, rainwater goods and flashings to buildings and efficiency of stormwater drainage should be inspected bi-annually. Gutters should be routinely cleared.*
- 80 Repair pathways when necessary.*
- 81 Pest control inspections should be implemented on a regular basis for all buildings and any treatment required should be executed within the recommended time frames.*
- 82 Previously unpainted surfaces should not be painted and paint should be removed from finishes that should not have been painted, such as the exterior stucco.*
- 83 Extant original staining to stucco should be retained and conserved.*
- 84 Stonework of all kinds should not be painted.*

- 85 Cement rich mortars and renders must not be used on limestone or other stone material.*
- 86 Retain original door and window hardware. Should replacement be required, and like hardware not be sourced, leave on original and add new along side.*
- 87 Replacement guttering should be ogee profile.*

7.5.4 Records

Historic plans and photographs of the *Redemptorist Monastery and Church* are held at the monastery.

- 88 Consideration should be given to the digitising of historic photographs and plans to reduce the need to handle the original material.*

7.6 ARCHAEOLOGY

- 89 Archaeological excavations at the Redemptorist Monastery and Church should be carried out in accordance with the principles of the Burra Charter.*
- 90 If uncovered, remaining archaeological evidence of buildings no longer extant, together with other features noted in the documentary evidence, should be retained, revealed and interpreted as appropriate.*
- 91 Archaeological monitoring, excavation or research should only be undertaken by a suitably qualified historical archaeologist.*

7.7 INTERPRETATION

The interpretation of a significant place is the way in which the significance of the place is conveyed to users, visitors and the general public. Interpretive material may include; colour schemes, lighting, fittings, signs, plaques, displays, and other material, or a combination of these to enrich the experience of the heritage value of the place. Interpretation integrates the story of the history of the place through time with its ongoing use.

Interpretation Policies

- 92 Produce an overall interpretation plan for the Redemptorist Monastery and Church, taking into account the development of the monastery building and the later role of the retreat buildings.*
- 93 The site has considerable potential to contribute to an understanding of the contribution of the Redemptorists in pastoral care and missionary work in*

Western Australia from the arrival of the first Redemptorist Fathers in 1899 until the present day.

- 94 *The site has potential to represent the importance of the site to the local Catholic community, which raised funds for its original construction and later additions (1912 and 1922 additions).*
- 95 *The publication, 'One Hundred Years on...The Redemptorists in Western Australia 1899-1999', should be used in conjunction with this conservation plan, to form the basis of a revised interpretive book in the future.*
- 96 *Interpretative signage describing conservation works in progress should be provided when work is undertaken.*
- 97 *Redemptorist Monastery and Church is closely associated with the eminent local architects Michael and James Cavanagh, who carried out numerous commissions for the Roman Catholic Church in Western Australia. Interpretation should convey this work to visitors.*

8.0 RECOMMENDED CONSERVATION WORKS

8.1 Setting and Site Planning Policies

- 98 *Remove all Colorbond, asbestos and supersix fencing. Replacement may be with timber picket, as per documentary evidence or a stylised version offering greater transparency in steel construction.*
- 99 *Retain and conserve the Vincent Street wall. Repoint where necessary and conserve ironwork, then re-paint.*
- 100 *Remove earth to Vincent Street pavement level on northern side of southern limestone boundary wall. Remove non-significant trees where necessary and create sloped embankment to current level.*
- 101 *Remove bitumen to southern section of south-eastern car park, improve soil and grass over area.*
- 102 *Remove pipe barriers to car parks.*
- 103 *Prepare a landscape plan to guide future landscape planting, including the development of a landscape material palette.*
- 104 *Retain roses to northern formal garden.*
- 105 *Remove trees adjacent to church apse.*
- 106 *Remove Lemon Scented Gums with boughs overhanging buildings. Replace with more suitable species.*
- 107 *Remove Chinese Tallow and New Zealand Christmas tree adjacent to the Retreat.*
- 108 *Undertake an arboreal inspection to determine the tree names, longevity, whether trees need removal, remedial works, crown lifting or replacement.*
- 109 *When further planting required along Camelia Street, utilise existing pattern comprising Melaleucas, Bottle Brush, Fiddlewood, and Jacarandas etc to decide on plantings.*
- 110 *Reduce paving levels generally, especially against buildings to below damp proof course. Ensure paving levels fall away from buildings and that stormwater is effectively controlled.*
- 111 *Stormwater drains should be cleared out and the stormwater pit to the 1903 east elevation should be rationalised and fitted with a grate.*

- 112 Inspect all downpipes and ensure backs are not split or corroded.*
- 113 Connect all downpipes to the stormwater system.*
- 114 Remove concrete ramps to entrances and replace with constructed ramps to allow damp proof courses to operate.*
- 115 Consider removing bitumen from contact with all walls.*
- 116 Consider removing bitumen from approach road to highlight the Vincent Street axial approach and to distinguish the historic approach from car parking. A metalled or red paved road might highlight the important processional approach.*
- 117 Repoint stone wall to western car park.*
- 118 Remove cladding from entrance gate from western car park and conserve.*

8.2 Recommended Conservation Works

8.2.1 Urgent Works

Monastery and Church Building

- 119 Calculate efficiency and inspect condition of all valley gutters, box gutters, flashings, downpipes and tiles to roof. Repair and replace as necessary. It was noted during inspections that valley gutters and flashings to dormer windows were often in very poor repair. Repair plaster to interior walls and ceilings.*
- 120 Remove metal coverings, inspect floors and remove deteriorated timber flooring and structural elements to northern and southern verandahs. Prepare and apply protective finishes. Rebuild and reuse viable original timbers, as per structural engineer's advice. Replace bottom rail to northern balustrade.*
- 121 Clean out and line gutter to first floor southern verandah. Fit cowels to downpipe heads.*
- 122 Remove hive from wall of room 28. Cut back damaged plaster and make good surfaces, then re-decorate.*
- 123 Replace cracked ceramic toilet pans.*
- 124 Refix loose and spongy floorboarding generally.*
- 125 Rust treat window frames and sashes to church and replace broken metal frames and leadlight glazing. Apply rust retardant treatment to all ferrous parts.*

- 126 Repoint small areas of stonework to western wall.*
- 127 Repair cracking to label mould around Sacristy's eastern window.*
- 128 Remove cement rich repairs to stucco on southern face of porch.*
- 129 Review emergency exit hardware to doors. Upgrade to comply with BCA standards.*
- 130 Connect non-connected sinks and kitchenettes to foul water system.*
- 131 Repair church truss junction in room 33's western wall.*
- 132 Repair crack to southern wall of reception.*
- 133 Patch and paint crack to eastern wall of room 8. Monitor.*
- 134 Lift tiles, fit sarking and retile roof to Sacristy.*
- 135 Reroof bay window after removing redundant services.*
- 136 Fit copper gutters and downpipes to chapel domes.*

8.2.2 Medium-Term Conservation Works

- 137 Clean out roof space, remove redundant services, and retain original rainwater tanks. Install insulation.*
- 138 Remove asbestos cladding from second floor sloped ceilings. Make good lath and plaster.*
- 139 Remove vinyl tiles from floors (may contain asbestos) and either reveal timber floors and seal or apply new finish.*
- 140 Remove cloaking to northern window sills and repair. Replace rotten timbers to window frames and sills. Re-caulk windows around frames where necessary.*
- 141 Take out sashes, service members, cut in timbers to match where necessary, re-rope, re-putty, prepare and repaint all windows, starting on west face of building.*
- 142 Reconstruct double hung sash windows to second floor corridor of 1912 addition to match existing.*
- 143 Clean out and line gutters and fit cowels to downpipe heads of southern verandah.*
- 144 Replace deteriorated sections of corrugated iron roof to southern verandah.*

- 145 Clean stucco and stonework to all exterior walls. Remove paintwork and consider re-instating lime based stain to stucco to match existing.*
- 146 Some leadlight comes are fatiguing. Engage a leadlight window expert to review condition of all leadlights and provide recommendations for repairs to windows to church and cloisters. Implement repair recommendations according to urgency.*
- 147 Control root system of northern camellia to cloister door. Replace bottom half of adjacent downpipe and connect to stormwater system.*
- 148 Remove paint from cast iron finials and rust treat all finials. Replace missing finials to match original.*
- 149 Verandah levels around the dining room (northern 1912 extension) have been raised considerably, breaching the damp proof course. Investigate how the levels might be reduced.*
- 150 Install electro osmotic damp proof course to eastern walls of church corridor*

8.2.3 Long-Term Conservation Works

- 151 Identify all maintenance issues with Retreat Buildings. Commission an architect to document and provide solutions to issues, without compromising the buildings' significance.*
- 152 Remove beaded on obscured glazing to bottom sashes. Apply obscured film to glazing of bottom sashes where privacy is required.*
- 153 Review window treatments and devise a uniform approach and implement as resources allow.*
- 154 Investigate original paint colour schemes and consider reinstating. Do not apply paint to exterior stucco. Should recoating to existing painted stuccowork be required, consider removing paint and reinstating lime based stain. Retain and conserve extant areas of original staining.*
- 155 Remove paint to exterior of 1912 northern addition. Make good walls, ashlar lines and limewash and reinstate banding to match original.*
- 156 Remove fluorescent fittings and fittings to oratory ceiling, and redesign lighting throughout the monastery building.*
- 157 Remove infilled areas to the north and south verandahs and reinstate.*

- 158 *Remove infilled area to east of kitchen when no longer required. Reconstruct verandah and window.*
- 159 *Replace concrete floor to northern verandah with reconstructed timber floor. Ensure ground level below verandah floor is below floor vents and DPC.*
- 160 *Repair verandah post bases to northern verandah and conceal stirrups.*
- 161 *Repair mini orb soffit lining to northern verandah.*
- 162 *Basement to 1912 northern addition to be conserved as is.*
- 163 *Replace all roof tiles with Marseilles pattern clay tiles when the current tiles start to break down.*
- 164 *Remove bars to windows and front entrance doors if no longer required.*
- 165 *Remove louvred panes and reinstate windows to match original.*
- 166 *Rationalise alarms and signs. Disconnect but retain alarms of significance.*
- 167 *Rationalise service pipes to northern extension.*
- 168 *Remove concrete floor to verandah of northern extension.*
- 169 *Remove donation redundant boxes and noticeboards from porch to church and make good walls.*
- 170 *Reactivate fanlights. Retain original hardware and replace missing to match original.*
- 171 *Take apart and rebuild all doors and highlights to porch.*
- 172 *Replace windows to the church's eastern corridor (southern section) with more appropriate solution.*
- 173 *Remove paint from slate door thresholds.*
- 174 *Review guttering to apse, and redesign bargeboards to transepts.*
- 175 *Replace barge caps to transepts.*
- 176 *Reattach skirtingboards where necessary.*
- 177 *Remove telephone booths to interior when no longer required.*
- 178 *Remove sliding door to room 16 when no longer required. Reinstall wall.*
- 179 *Remove kitchenettes when no longer required.*
- 180 *Interpret stair to basement.*

- 181 Remove cladding to basement lightwell hatch.*
- 182 Remove stud framed wall to ground floor of 1912 eastern addition. Retain and conserve tessellated tiling to floor.*
- 183 Remove gas heaters to fireplaces of rooms 4 and 13 when no longer required.*
- 184 Remove carpet and make good timber floors to church. Install central carpeted runner.*
- 185 Repair impact damage and cracked sections of lath and plaster ceilings.*

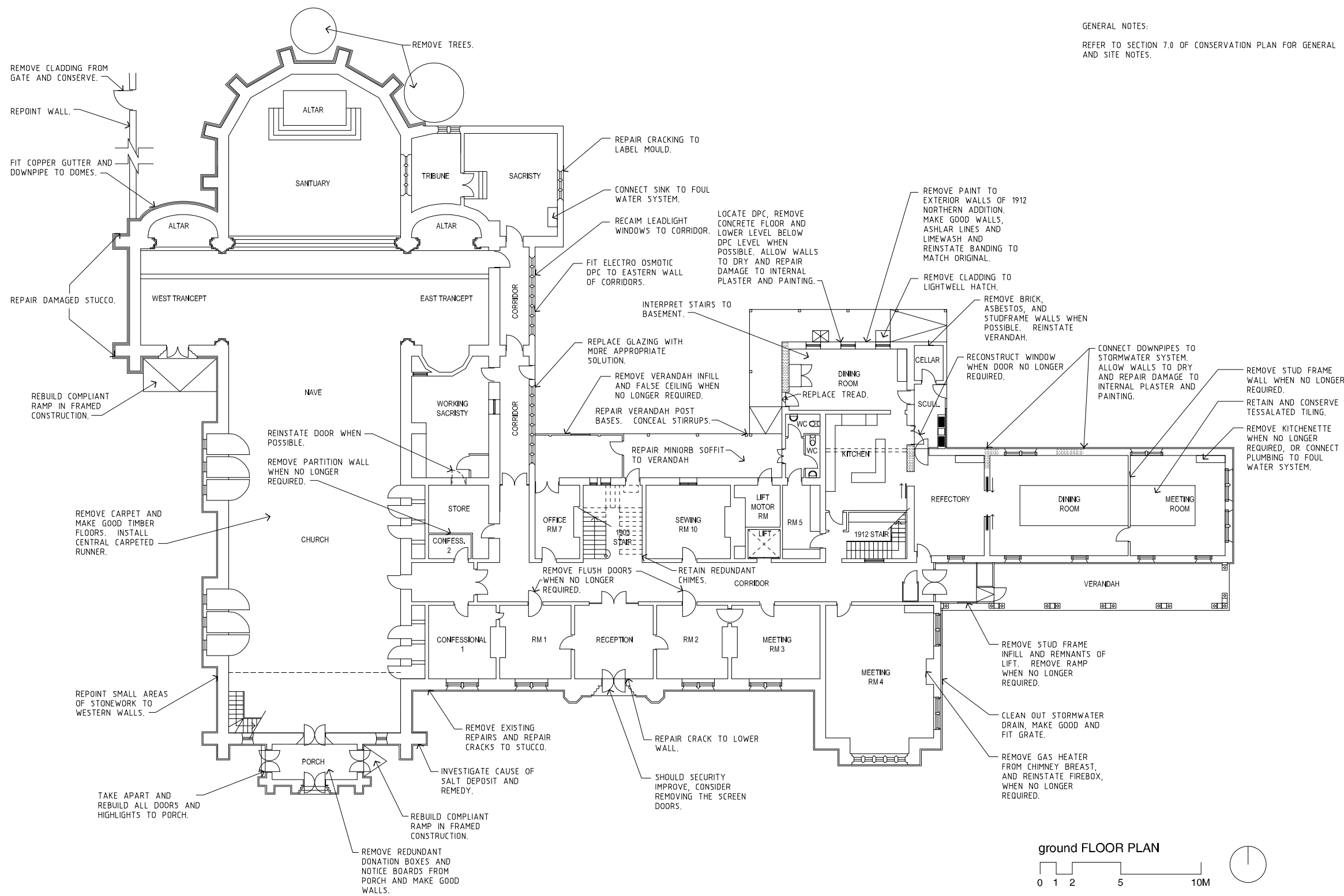


Figure 28

Recommended conservation works, ground floor plan. Plan is for diagrammatic purposes only. Philip Griffiths Architects August 2010.

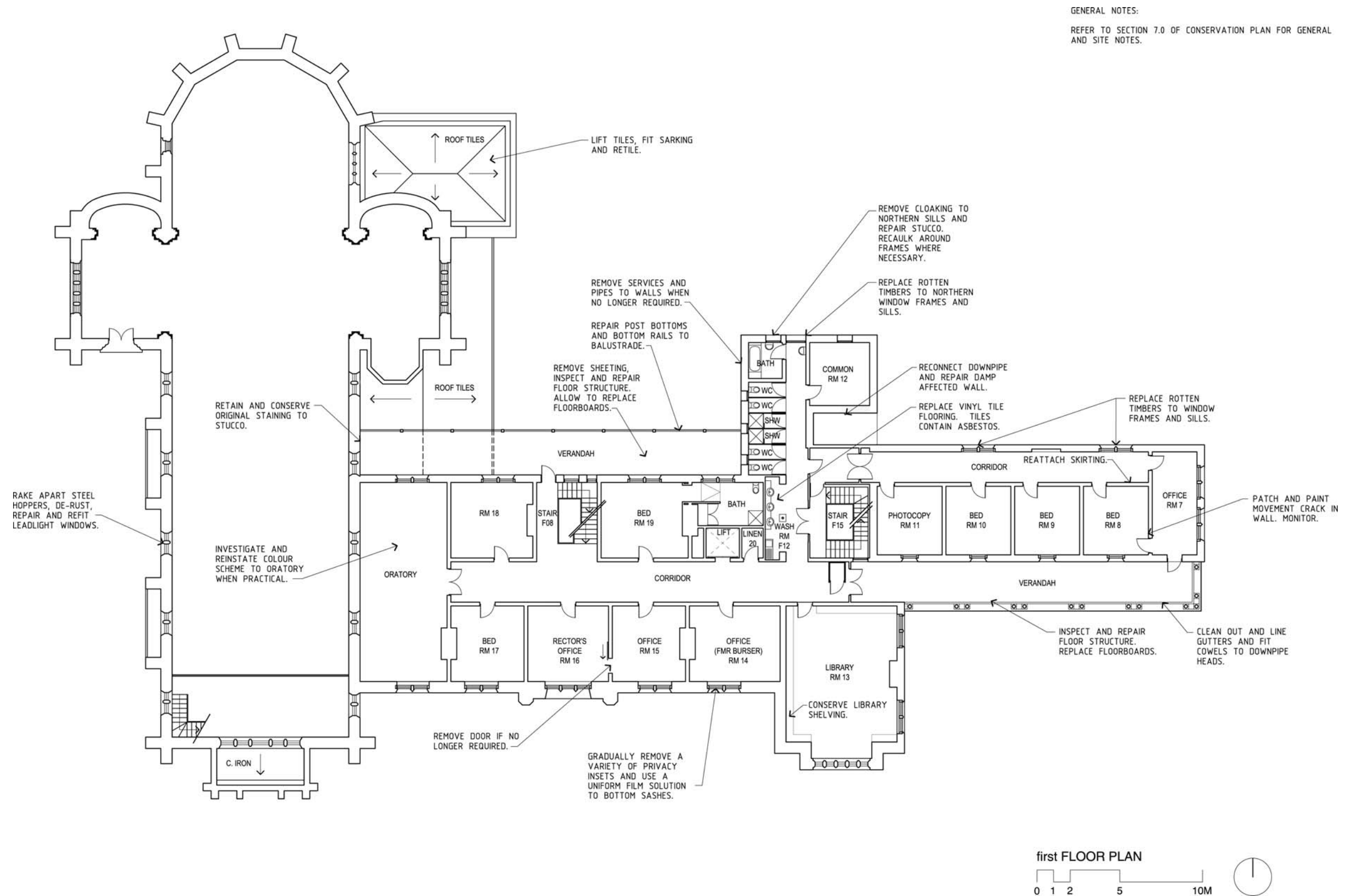


Figure 29 Recommended conservation works, first floor plan. Plan is for diagrammatic purposes only. *Philip Griffiths Architects August 2010.*

8.3 TIMEFRAME FOR IMPLEMENTATION OF POLICIES

The time-frame, in relation to policies, varies. The following classes of policy should be achieved within the specified time frames:

- Carry out short-term maintenance and conservation within one to two years.
- Carry out immediate conservation works within two to four years.
- Carry out medium-term conservation works within five to nine years.
- Carry out long-term conservation works within ten years.
- Review this conservation plan when necessary.

APPENDIX I

INSPECTION SCHEDULES

REDEMPTORIST MONASTERY AND CHURCH, *NORTH PERTH*

Setting Information

LOCATION					
BUILDING NAME :				BUILDING NO. :	
DATE OF SURVEY :					
ELEMENTS :	TYPE	CONDITION	AUTHENTICITY	SIGNIFICANCE	ACTION
Soil					
Paths	Concrete / bitumen / unit	Good	Low	Little	Remove when no longer required.
Fences	Vincent Street limestone and cast iron / asbestos, supersix, Colorbond, brick / limestone to western car park / concrete bollards and chains to entrance	Fair-poor	High / Low / Medium / Medium	Considerable / Intrusive / Some / Some	Repair / Replace when possible / Retain and conserve / Retain and conserve
Archaeological sites	Site of the former summer house			Some	
Character of vegetation	Park like setting / car park areas (east and west) / Car parking to south	Good	High / Low	Considerable/ Little / intrusive	Retain and conserve / Remove if no longer required.
Trees	Palms, Carob, Olive Trees	Good	High	Considerable	Retain and conserve
Gardens	Roses / roses south of the northern garden's east-west pathway	Good	High/Medium	Considerable / Some	Retain and conserve
Retaining walls	Limestone wall to Vincent Street	Fair-poor	High	Considerable	Retain and conserve
Power poles					
Furniture					
Masts					
Views	Views from Vincent Street	Fair	High	Considerable	Retain and conserve
Vistas	Up formal driveway	Good	High	Exceptional	Retain and conserve
Outbuildings	Laundry, 2 corrugated iron sheds to the north, the Retreat	Fair-poor	Medium	Some	Retain and conserve
	Garages and sheds to south of monastery	Fair	Low	Intrusive	Remove when no longer required.
	Greenhouse (northern garden)	Fair	Low	Intrusive	Remove when no longer required.
Structures	Grotto	Fair	High	Considerable	Retain and conserve
	Fountain	Poor	High	Considerable	Retain and conserve

	Hills Hoist	Fair	Low	Intrusive	Remove when no longer required.
REMARKS : Retain any original paths which may be extant under existing.					

**SITE INFORMATION PROCEDURE
EXISTING BUILDINGS**

Exterior Information

BUILDING NAME : MONASTERY					BUILDING NO.:
DATE OF SURVEY :					
ELEVATION : SOUTH					
ELEMENTS :	TYPE	CONDITION	AUTHENTICITY	SIGNIFICANCE	ACTION
Roof	Marseilles pattern tiles	Fair	Low	Little	When possible replace with tiles to match original red tiles, dragon ridgeback tiles and gablets.
Estimated Pitch	45-50				
Gutters	Customised ogee profile (approx. 175mm)	Fair	Low	Little	Retain and conserve. Use as template for any future gutter replacement.
	Rance profile gutter to 1912 verandah	Fair	Low	Intrusive	Replace with ogee profile gutter.
Downpipes	Circular / rectangular	Fair	Low	Little	Replace future dps with circular.
Soffit Lining	-				
Other	Dormer windows to second floor	Flashing – poor	High	Exceptional	Retain and conserve and repair flashings.
	Chimneys	Fair	High	Exceptional	Clean stone and conserve.
Walls	Quarry faced Cottesloe limestone	Fair	High	Exceptional	Clean stone and conserve.
Quoins	Stucco (around doors and windows)	Fair	High	Exceptional	Clean stucco and conserve.
Reveals	Stucco	Fair	High	Exceptional	Clean stucco and conserve.
String Courses	Stucco	Fair	High	Exceptional	Clean stucco and conserve.
Other	Octagonal piers to entrance bay	Fair	High	Exceptional	Clean stucco and conserve.
	Deep label mould with decorative spandrel displaying acanthus leaves in bas relief to entrance	Fair	High	Exceptional	Clean stucco and conserve.
	Stucco crockets	Fair	High	Exceptional	Clean stucco and conserve.
	Decorative stucco verandah columns (1912 extension)	Fair	High	Exceptional	Remove paint and conserve.
Window Type/s	Double hung sash (paired or set of 3)	Fair	High	Considerable	Clean stucco and conserve.
	Tracery window to church	Fair - poor	High	Exceptional	Conserve.
Glass	Leadlight to church	Fair - poor	High	Exceptional	Repair and conserve

	Obscured glazing beaded onto existing windows	Fair	Low	Intrusive	Remove and replace with uniform obscured film system.
Awnings					
Doors	Two pointed gothic arched double swing framed ledge and braced doors	Fair	High	Considerable	Retain and conserve – incl. original hardware
	2 pane 2 panel doors	Fair	High	Considerable	Retain and conserve
	Screen doors to 1912 wing / security gates to entrance	Low	Low	Little	Remove when no longer required.
Fanlights	Framed ledge and braced / glazed (entrance)	Fair-poor	High	Considerable	Repair and retain– incl. original hardware
Floors/Paving	Bitumen	Fair	Low	Little	
Skirting					
Balustrades	Decorative stucco (1912 extension)	Fair	High	Considerable	Remove paint and conserve.
Flywires					
Signs					
REMARKS : Refer to Section 8.2 for recommended conservation works.					

Exterior Information

Exterior Information

BUILDING NAME : MONASTERY				BUILDING NO.:	
DATE OF SURVEY :					
ELEVATION :EAST					
ELEMENTS :	TYPE	CONDITION	AUTHENTICITY	SIGNIFICANCE	ACTION
Roof	Marseilles pattern tiles	Fair	Low	Little	When possible replace with tiles to match original red tiles, dragon ridgeback tiles and gablets.
Estimated Pitch	45-50				
Gutters	Customised ogee profile (approx. 175mm)	Fair	Low	Little	Retain and conserve. Use as template for any future gutter replacement.
	Rance profile gutter to 1912 verandah	Fair	Low	Intrusive	Replace with ogee profile gutter.
Downpipes	Rectangular / circular	Fair	Low	Little	Replace with circular profile when necessary.
Soffit Lining					
Other	Dormer windows to second floor	Flashing – poor	High	Exceptional	Retain and conserve and repair flashings.
Walls	Quarry faced Cottesloe limestone	Fair	High	Exceptional	Clean stone and conserve.
Quoins	Stucco (around doors and windows)	Fair	High	Exceptional	Clean stucco and conserve.
Reveals	Stucco	Fair	High	Exceptional	Clean stucco and conserve.
String Courses	Stucco	Fair	High	Exceptional	Clean stucco and conserve.
Other					
Window Type/s	Double hung sash (paired or set of 3)	Fair	High	Considerable	Clean stucco and conserve.
Glass					
Awnings	-				
Doors	-				
Fanlights	-				
Floors/Paving	Bitumen	Fair	Low	Little	
	Concrete flooring to ground floor verandah / Timber flooring to first floor.	Fair / poor	Low / Medium	Little / Some	Investigate location of DPC and impact on walls / Repair timber floors
Skirting					
Balustrades	Decorative stucco (1912 extension)	Fair	High	Considerable	Remove paint and conserve.
Flywires					
Signs					

REMARKS :

Evidence of original limewash on stucco.
Locate DPC and lower paths accordingly.
Refer to Section 8.2 for recommended conservation works.

Exterior Information

External Information

BUILDING NAME : MONASTERY				BUILDING NO.:	
DATE OF SURVEY :					
ELEVATION :North					
ELEMENTS :	TYPE	CONDITION	AUTHENTICITY	SIGNIFICANCE	ACTION
Roof	Marseilles pattern tiles	Fair	Low	Little	When possible replace with tiles to match original red tiles, dragon ridgeback tiles and gablets.
Estimated Pitch	45-50				
Gutters	Customised ogee profile (approx. 175mm)	Fair	Low	Little	Retain and conserve. Use as template for any future gutter replacement.
	Rance profile gutter (northern extension)	Fair	Low	Intrusive	Replace with ogee profile gutter.
	Ogee profile	Fair	Low	Little	Retain and conserve.
	Modern profile (1903)	Fair	Low	Intrusive	Use above customised ogee profile for any future gutter replacement.
Downpipes	Circular	Fair	Low	Little	Retain.
Soffit Lining					
Other	Dormer windows to second floor	Flashing – poor	High	Considerable	Retain and conserve and repair flashings.
Walls	Quarry faced Cottesloe limestone	Fair	High	Exceptional	Clean stone and conserve.
	Stucco finished brick (northern extension and Sacristy extension)	Fair	High	Exceptional	Remove paint and conserve.
Quoins	Stucco (around doors and windows)	Fair	High	Exceptional	Clean stucco and conserve.
Reveals	Stucco	Fair	High	Exceptional	Clean stucco and conserve.
String Courses	Stucco	Fair	High	Exceptional	Clean stucco and conserve.
Other					
Window Type/s	Double hung sash (paired or set of 3)	Fair	High	Considerable	Clean stucco and conserve.
	Louvre	Poor	Low	Intrusive	Replace with double hung sash windows.
Glass					
Awnings	Modern	Fair-poor	Low	Intrusive	Remove when no longer required.
Doors	2 pane, 2 panel	Good	High	Some	Retain and conserve
	2 panel, 1 pane	Fair	Low	Little	Replace when possible

Fanlights	Centre pivot	Poor	High	Some	Repair and conserve
Floors/Paving	Concrete flooring to ground floor verandah / Timber flooring to first floor.	Fair / poor	Low / Medium	Little / Some	Investigate location of DPC and impact on walls / Repair timber floors
Skirting					
Balustrades	Cast iron and timber	Poor	High	Some	Repair and conserve.
Flywires	Flywire doors	Poor	Low	Little	Remove or replace.
Signs					
REMARKS : Locate DPC and lower paths accordingly. Refer to Section 8.2 for recommended conservation works.					

Exterior Information

BUILDING NAME : MONASTERY				BUILDING NO.:	
DATE OF SURVEY :					
ELEVATION :WEST					
ELEMENTS :	TYPE	CONDITION	AUTHENTICITY	SIGNIFICANCE	ACTION
Roof	Marseilles pattern tiles	Fair	Low	Little	When possible replace with tiles to match original red tiles, dragon ridgeback tiles and gablets.
Estimated Pitch	45-50				
Gutters	Modern profile	Fair	Low	Intrusive	Investigate removing and using box gutters at apse end / Replace (when necessary) all rance guttering with customized ogee profile.
Downpipes	Circular and rectangular	Fair	Low	Little	Replace when necessary with circular profile.
Soffit Lining					
Other					
Walls	Quarry faced Cottesloe limestone	Fair	High	Exceptional	Clean stone and conserve.
Quoins	Stucco (around doors and windows)	Fair	High	Exceptional	Clean stucco and conserve.
Reveals	Stucco	Fair	High	Exceptional	Clean stucco and conserve.
String Courses	Stucco	Fair	High	Exceptional	Clean stucco and conserve.
Other					
Window Type/s	Tracery windows / 2 pointed arched with hoppers	Fair - poor	High	Exceptional	Conserve.
Glass					
Awnings	-				
Doors	-				
Fanlights	-				
Floors/Paving	Bitumen	Fair	Low	Little	
Skirting					
Balustrades					
Flywires					
Signs					
REMARKS : Locate DPC and lower paths accordingly. Refer to Section 8.2 for recommended conservation works.					

SITE INFORMATION PROCEDURE

GROUND FLOOR

Interior Information

BUILDING NAME : MONASTERY					ROOM NUMBER
ROOM FUNCTION : Reception					
ELEMENTS	TYPE	CONDITION	AUTHENTICITY	SIGNIFICANCE	ACTION
Floor	Carpet on timber	Fair	Timber – High	Timber – Considerable	Reveal and refinish timber floor when possible.
Direction of Construction					
Skirting Type	220mm moulded timber with splayed top.	Good	High	Considerable	Retain and conserve
Dado	-				
Wall Construction	Masonry	Good	High	Considerable	Retain and conserve
Finish	Plastered	Good	High	Considerable	Retain and conserve
Picture Rail	-				
Cornice	-				
Ceiling	Lath and plaster	Good	High	Considerable	Retain and conserve
Roses	-				
Other Decorative Treatment	Plaster label mould around the doors to the monastery.	Good	High	Considerable	Retain and conserve
Door/s	Double framed ledge and brace entrance doors, double pane and panel doors to hall / 2 pane, 2 panel doors to rooms 1 & 2	Good	High	Considerable	Retain and conserve
Fanlights	Glazing to rooms 1 and 2 replaced with acoustic glass	Good	Sashes – High Glazing - Low	Sashes – Considerable Glazing – Little	Replace
Window/s	Leadlight side windows to hallway door	Good	High	Considerable	Retain and conserve
Door & Window Furniture	Push plates.	Good	High	Considerable	Retain and conserve
Switches					
G.P.O.'s					
Fittings	Timber chair rail	Good	Low	Little	Remove when no longer required.
	Jarrah front entrance desk	Good	Low	Little	
	Chandelier	Good	Low	Intrusive	Replace
Fixtures	Call button	Good	High	Considerable	Retain and conserve
REMARKS :					
Crack to eastern side of entrance doors – remove and redo plaster.					

Interior Information

BUILDING NAME : MONASTERY				ROOM NUMBER	
ROOM FUNCTION : 1903 Corridor					
ELEMENTS	TYPE	CONDITION	AUTHENTICITY	SIGNIFICANCE	ACTION
Floor	Carpet on timber	Fair	Timber – High	Timber – Considerable	Reveal and refinish timber floor when possible.
Direction of Construction					
Skirting Type	220mm moulded timber with splayed top.	Good	High	Considerable	Retain and conserve
Dado	Evidence of painted dado line,	-	High	Considerable	Reveal and reconstruct when possible.
Wall Construction	Masonry	Good	High	Considerable	Retain and conserve
Finish	Plastered	Good	High	Considerable	Retain and conserve
Picture Rail	Timber moulded	Good	High	Considerable	Retain and conserve
Cornice	-				
Ceiling	Lath and plaster	Good	High	Considerable	Retain and conserve
Roses	-				
Other Decorative Treatment					
Door/s	4 panel / flush / double 1 panel one panel with obscured glazing	Good	High / Low / High	Considerable / Intrusive / Considerable	Remove flush doors when no longer required.
Fanlights	Glazing to rooms 1 and 2 replaced with acoustic glass /	Good	Sashes – High Glazing - Low	Sashes – High Glazing – Little	Replace
Window/s	Leadlight side windows to hallway door	Good	High	Considerable	Retain and conserve
Door & Window Furniture	Push plates.	Good	High	Considerable	Retain and conserve
Switches					
G.P.O.'s					
Fireplaces					
Hose reels					
Fittings	Fluorescent light fittings	Good	Low	Intrusive	Remove and replace non-emergency fittings.
Fixtures	Elevator	Good	Low	Little	Remove if no longer required and reconstruct cells to each floor.

REMARKS :

Crack to eastern side of entrance doors – remove and redo plaster.
 Poor chasing in southern wall at western end.
 Remove phone box to eastern end of corridor.
 Remove redundant services, cabling and alarms.

Interior Information

BUILDING NAME : MONASTERY					ROOM NUMBER
ROOM FUNCTION : Confessional 1					
ELEMENTS	TYPE	CONDITION	AUTHENTICITY	SIGNIFICANCE	ACTION
Floor	Carpet on timber	Fair	Timber – High	Timber – Considerable	Reveal and refinish timber floor when possible.
Direction of Construction					
Skirting Type	220mm moulded timber with splayed top.	Good	High	Considerable	Retain and conserve
Dado	-				
Wall Construction	Masonry	Good	High	Considerable	Retain and conserve
Finish	Plastered	Good	High	Considerable	Retain and conserve
Picture Rail	-				
Cornice	-				
Ceiling	Lath and plaster	Good	High	Considerable	Retain and conserve
Roses					
Other Decorative Treatment	Timber chair rail	Good	Low	Little	Remove
Door/s	2 pane (acoustic glazing), 2 panel	Good	Medium –High	Considerable	Retain and conserve
Fanlights	Acoustic glazing	Good	Low	Little	Conserve and revert to operable when possible.
Window/s	Double hung sash	Good	High	Considerable	Service and rerope
Door & Window Furniture	Modern closer to door.				
Switches					
G.P.O.'s					
Fireplaces	Marble surround, firebox and grano hearth	Good	High	Considerable	Retain and conserve
Hose reels					
Fittings	Susp. Fluorescent lighting.	Fair	Low	Intrusive	Remove and replace.
Fixtures	Hooks	Good	Low	Intrusive	Remove if no longer required.

REMARKS :

Room has intact architrave and skirting finishes.
 Damp and poor paint preparation to walls and chimney breast.
 Crack above window.
 Remove conduits with blank switch covers, if no longer required.
 Remove EPS if no longer required.
 Rationalise door hardware.

Interior Information

BUILDING NAME : MONASTERY					ROOM NUMBER
ROOM FUNCTION : Confessional 2					
ELEMENTS	TYPE	CONDITION	AUTHENTICITY	SIGNIFICANCE	ACTION
Floor	Carpet on timber	Fair	Timber – High	Timber – Considerable	Reveal and refinish timber floor when possible.
Direction of Construction					
Skirting Type	220mm moulded timber with splayed top.	Good	High	Considerable	Retain and conserve
Dado	-				
Wall Construction	Masonry / stud framed plasterboard	Good	High / Low	Considerable / Little	Remove plasterboard walls when no longer required.
Finish	Plastered	Good	High	Considerable	Retain and conserve
Picture Rail	-				
Cornice	-				
Ceiling	Lath and plaster	Good	High	Considerable	Retain and conserve
Roses					
Other Decorative Treatment					
Door/s	2 pane (acoustic glazing) 2 panel doors	Good	Medium	Considerable	Retain and conserve
Fanlights	Acoustic glazing	Good	Medium – High	Considerable	Conserve and revert to operable when possible.
Window/s	-				
Door & Window Furniture					
Switches					
G.P.O.'s					
Fireplaces					
Hose reels					
Fittings	Wall mounted exhaust		Low	Intrusive	Remove when no longer required.
Fixtures					
REMARKS :					
Rationalise door hardware.					

Interior Information

BUILDING NAME : MONASTERY					ROOM NUMBER
ROOM FUNCTION : Store					
ELEMENTS	TYPE	CONDITION	AUTHENTICITY	SIGNIFICANCE	ACTION
Floor	Carpet on timber	Fair	Timber – High	Timber – Considerable	Reveal and refinish timber floor when possible.
Direction of Construction					
Skirting Type	220mm moulded timber with splayed top.	Good	High	Considerable	Retain and conserve
Dado	-				
Wall Construction	Masonry / stud framed plasterboard	Good	High / Low	Considerable / Little	Remove plasterboard walls when no longer required.
Finish	Plastered	Good	High	Considerable	Retain and conserve
Picture Rail	-				
Cornice	-				
Ceiling	Lath and plaster	Good	High	Considerable	Retain and conserve
Roses					
Other Decorative Treatment					
Door/s	2 pane, 2 panel with obscured glazing.	Poor	Medium	Considerable	Repair and conserve.
Fanlights					
Window/s					
Door & Window Furniture	Boarded over door to north / 2 pane 2 panel door (relocated from elsewhere)	Poor	High / Medium	Considerable / Considerable	Repair door / remove boarding to northern doorway and fix door shut if necessary.
Switches					
G.P.O.'s					
Fireplaces					
Hose reels					
Fittings	Susp. Fluorescent lighting.	Fair	Low	Intrusive	Remove and replace.
Fixtures					
REMARKS : Eastern door is poorly cut in. Northern vent blocked over.					

Interior Information

BUILDING NAME : MONASTERY				ROOM NUMBER 1 and 2	
ROOM FUNCTION : Reconciliation Room "Fr Cornelius Hunt Room"					
Reconciliation Room "Archbishop Patrick Clune"					
ELEMENTS	TYPE	CONDITION	AUTHENTICITY	SIGNIFICANCE	ACTION
Floor	Carpet on timber	Fair	Timber – High	Timber – Considerable	Reveal and refinish timber floor when possible.
Direction of Construction					
Skirting Type	220mm moulded timber with splayed top.	Good	High	Considerable	Retain and conserve
Dado	-				
Wall Construction	Masonry	Good	High	Considerable	Retain and conserve
Finish	Plastered	Good	High	Considerable	Retain and conserve
Picture Rail	-				
Cornice	-				
Ceiling	Lath and plaster	Good	High	Considerable	Retain and conserve
Roses					
Other Decorative Treatment					
Door/s	4 panel / 2 pane (acoustic glazing), 2 panel doors / flush doors to hall	Good	High / Medium / Low	Considerable / Considerable / Intrusive	Remove flush doors when no longer required.
Fanlights	Acoustic glazing	Good	Medium – High	Considerable	Conserve and revert to operable when possible.
Window/s	Double hung sash	Good	High	Considerable	Service and rerope
Door & Window Furniture	Push plates	Good	High	Considerable	Retain and conserve
Switches					
G.P.O.'s					
Fireplaces	Marble surround, firebox	Good	High	Considerable	Retain and conserve
Hose reels					
Fittings	Susp. Fluorescent lighting. / strip heaters / fans	Fair	Low	Intrusive	Remove and replace.
Fixtures					
REMARKS :					
Door from room 2 to room 3 modified for confessional. Room 2 has a tiled hearth.					
Small door in western wall of room 1 for confessional. Room 1 – cracks around window, damage to window beading, modern hardware to window, spongy floor in south-west corner of room, and intact finishes to architraves and doors etc.					

Interior Information

BUILDING NAME : MONASTERY				ROOM NUMBER 3	
ROOM FUNCTION : Meeting – Sunday School					
ELEMENTS	TYPE	CONDITION	AUTHENTICITY	SIGNIFICANCE	ACTION
Floor	Carpet on timber	Fair	Timber – High	Timber – Considerable	Reveal and refinish timber floor when possible.
Direction of Construction					
Skirting Type	220mm moulded timber with splayed top.	Good	High	Considerable	Retain and conserve
Dado	-				
Wall Construction	Masonry	Good	High	Considerable	Retain and conserve
Finish	Plastered	Good	High	Considerable	Retain and conserve
Picture Rail	-				
Cornice	-				
Ceiling	Lath and plaster	Good	High	Considerable	Retain and conserve
Roses					
Other Decorative Treatment					
Door/s	2 pane 2 panel doors	Good	High / Medium / Low	Considerable / Considerable / Intrusive	Remove flush doors when no longer required.
Fanlights	Acoustic glazing	Good	Medium – High	Considerable	Conserve and revert to operable when possible.
Window/s	Double hung sash	Good	High	Considerable	Service and rerope
Door & Window Furniture					
Switches					
G.P.O.'s					
Fireplaces	Marble surround, firebox	Good	High	Considerable	Retain and conserve
Hose reels					
Fittings	Susp. Fluorescent lighting. / fans	Fair	Low	Intrusive	Remove and replace.
	Hooks / pin-up boards	Fair	Low	Intrusive	Remove when no longer required
Fixtures					
REMARKS :					

Interior Information

BUILDING NAME : MONASTERY				ROOM NUMBER 4	
ROOM FUNCTION : Meeting					
ELEMENTS	TYPE	CONDITION	AUTHENTICITY	SIGNIFICANCE	ACTION
Floor	Carpet on timber	Fair	Timber – High	Timber – Considerable	Reveal and refinish timber floor when possible.
Direction of Construction					
Skirting Type	220mm moulded timber with splayed top.	Good	High	Considerable	Retain and conserve
Dado	-				
Wall Construction	Masonry	Good	High	Considerable	Retain and conserve
Finish	Wall paper	Good	Low	Little	Remove when possible and repaint.
Picture Rail	Moulded timber	Good	High	Considerable	Retain and conserve
Cornice	-				
Ceiling	Lath and plaster	Good	High	Considerable	Retain and conserve
Roses	-				
Other Decorative Treatment	Boxed steel beam	Good	High	Considerable	Retain and conserve
Door/s	4 panel	Good	High	Considerable	Retain and conserve
Fanlights	Centre pivot	Good	High	Considerable	Service and rerope
Window/s	Double hung sash	Fair	High	Considerable	Service and rerope
Door & Window Furniture	Part obscured glazing to windows	Fair	Low	Little	Replace with uniform treatment when possible.
Switches					
G.P.O.'s					
Fireplaces	Marble surround / gas heater	Good / poor	High / Low	Considerable / Intrusive	Remove or update gas heater
Hose reels					
Fittings	Bars to windows	Fair	Low	Intrusive	Replace with uniform treatment when possible
Fixtures	Kitchenette / hot water dispenser	Fair	Low	Intrusive	Remove when no longer required.
REMARKS :					
Remove existing and redesign lighting to room.					

Interior Information

BUILDING NAME : MONASTERY				ROOM NUMBER	
ROOM FUNCTION : 1912 staircase					
ELEMENTS	TYPE	CONDITION	AUTHENTICITY	SIGNIFICANCE	ACTION
Floor	Carpet on timber	Fair	Timber – High	Timber – Considerable	Reveal and refinish timber floor when possible.
Direction of Construction	-				
Skirting Type	-				
Dado	-				
Wall Construction	Masonry	Good	High	Considerable	Retain and conserve
Finish	Painted				
Picture Rail	-				
Cornice	-				
Ceiling	Lath and plaster				
Roses	-				
Other Decorative Treatment	Timber framed and paneled skylight				
Door/s	4 panel	Good	High	Considerable	Retain and conserve
Fanlights	Centre pivot with casein paint to glazing	Good	High	Considerable	Retain and conserve
Window/s	Double hung sash	Good	High	Considerable	Service and rerope
Door & Window Furniture					
Switches					
G.P.O.'s					
Fireplaces					
Hose reels					
Fittings					
Fixtures	Staircase	Fair	High	Considerable	Retain and conserve
	Timber pantry cabinet	Good	High	Considerable	Retain and conserve
REMARKS :					
Turned timber balusters and newels. Vinyl nosing to treads.					

Interior Information

BUILDING NAME : MONASTERY				ROOM NUMBER	
ROOM FUNCTION : Kitchen					
ELEMENTS	TYPE	CONDITION	AUTHENTICITY	SIGNIFICANCE	ACTION
Floor	Vinyl on timber	Good	Timber – High	Timber – Considerable	Reveal and refinish timber floor when possible.
Direction of Construction					
Skirting Type	Vinyl	Good	Low	Little	Remove when no longer required
Dado	Tiled	Good	Low	Little	Remove when no longer required
Wall Construction	Masonry	Good	High	Considerable	Retain and conserve
Finish	Painted				
Picture Rail	-				
Cornice	-				
Ceiling	Lath and plaster /plasterboard	Good	High / Low	Considerable / Little	
Roses	-				
Other Decorative Treatment	-				
Door/s	4 panel / one and a half doorset (4 panel, 2 panel)	Good	High / Low (1/2 panel)	Considerable / Little (1/2 panel)	
Fanlights	-				
Window/s	-				
Door & Window Furniture	-				
Switches	-				
G.P.O.'s	-				
Fireplaces	-				
Hose reels	-				
Fittings	SS benches / modern exhaust and cooker	Good	Low	Little	Remove when no longer required.
Fixtures					
REMARKS : Part of the ceiling may be originally been open to a half storey above. This could be reinstated if more information becomes available.					

Interior Information

BUILDING NAME : MONASTERY					ROOM NUMBER
ROOM FUNCTION : Dining room (north of kitchen)					
ELEMENTS	TYPE	CONDITION	AUTHENTICITY	SIGNIFICANCE	ACTION
Floor	Timber (4" and 3")	Fair	High / low	Considerable / little	Retain and conserve original floorboards.
Direction of Construction	E-W				
Skirting Type	220mm moulded timber with splayed top.	Good	High	Considerable	Retain and conserve
Dado	-				
Wall Construction	Masonry	Good	High	Considerable	Retain and conserve
Finish	Painted				
Picture Rail	-				
Cornice	-				
Ceiling	Acoustic	Good	Low	Intrusive	Replace with plaster glass if acoustic no longer required.
Roses	-				
Other Decorative Treatment	-				
Door/s	4 panel	Good	High	Considerable	Retain and conserve
Fanlights	Centre pivot	Good	High	Considerable	Service and re-rope
Window/s	Double hung sash	Good	High / low (centre)	Considerable / Little (centre)	Remove centre window if no longer required.
Door & Window Furniture					
Switches					
G.P.O.'s					
Fireplaces					
Hose reels					
Fittings	Fans with lighting	Good	Low	Intrusive	
	Timber cupboards	Good	Low	Little	Remove when no longer required.
Fixtures					
REMARKS : Replacement timber floorboards cover basement stair. Rising damp to south and west (around western door).					

Interior Information

BUILDING NAME : MONASTERY				ROOM NUMBER	
ROOM FUNCTION : Cellar and scullery					
ELEMENTS	TYPE	CONDITION	AUTHENTICITY	SIGNIFICANCE	ACTION
Floor	Painted concrete	Fair	Low		Replace with timber framed floor if verandah is to be reconstructed.
Direction of Construction					
Skirting Type	-				
Dado	-				
Wall Construction	Stone / Brick / Framed with fibrous cement sheeting	Good	High / Medium / Low	Considerable / Little / Intrusive	Remove framed and bricked walling and when scullery and cellar no longer required.
Finish	Areas of rendered walls with ashlar linework, painted.	Fair	High	Considerable	Remove paint, limewash and conserve.
Picture Rail	-				
Cornice					
Ceiling	Unlined soffit to scullery/ fibrous cement sheeting (asbestos?)	Fair	Low	Little	Remove sheeting when no longer required.
Roses	-				
Other Decorative Treatment	-				
Door/s	3 panel / flush / timber framed screen with hook / 4 panel / 1 and ½ door set	Fair	Low / low/ medium / high / low (1/2 door)	Little / intrusive / Considerable / Considerable / little	Retain and conserve flyscreen.
Fanlights	Centre pivot	Good	High	Considerable	Service and rerope
Window/s	Aluminium framed	Fair	Low	Intrusive	Remove when scullery no longer required.
Door & Window Furniture					
Switches					
G.P.O.'s					
Fireplaces	-				
Hose reels	-				
Fittings	Sink set				
Fixtures					
REMARKS :					
Reconstruct window to kitchen when possible.					
Remove brickwalls, strudframe walls and ceiling when possible. Reconstruct verandah.					
Impact damage on roof.					

Interior Information

BUILDING NAME : MONASTERY				ROOM NUMBER	
ROOM FUNCTION : Refectory (1912)					
ELEMENTS	TYPE	CONDITION	AUTHENTICITY	SIGNIFICANCE	ACTION
Floor	Carpet on timber	Fair	Timber – High	Timber – Considerable	Reveal and refinish timber floor when possible.
Direction of Construction					
Skirting Type	220mm moulded timber with splayed top.	Good	High	Considerable	Retain and conserve
Dado	Timber wainscoting	Good	Medium	Considerable	Retain
Wall Construction	Masonry	Good	High	Considerable	Retain and conserve
Finish	Plastered	Good	High	Considerable	Retain and conserve
Picture Rail	Timber moulded	Good	High	Considerable	Retain and conserve
Cornice	-				
Ceiling	Lath and plaster	Good	High	Considerable	Retain and conserve
Roses	-				
Other Decorative Treatment	Picture rail	Good	High	Considerable	Retain and conserve
Door/s	Sliding 2 pane and 2 panel/ 4 panel	Good	Medium / High	Considerable / Considerable	Retain
Fanlights	Centre pivot	Good	High	Considerable	Service and rerope
Window/s	Double hung sash	Good	High	Considerable	Service and rerope
Door & Window Furniture					
Switches					
G.P.O.'s					
Fireplaces					
Hose reels					
Fittings	Melamine kitchenette	Fair	Low	Intrusive	Remove when no longer required.
	Susp. Fluorescent / fan	Good	Low	Intrusive	Replace light / remove fan when no longer required.
Fixtures					
REMARKS :					

Interior Information

BUILDING NAME : MONASTERY				ROOM NUMBER	
ROOM FUNCTION : Dining room and meeting room (1912 eastern addition)					
ELEMENTS	TYPE	CONDITION	AUTHENTICITY	SIGNIFICANCE	ACTION
Floor	Timber / tile / vinyl and carpet on timber	Fair	High / high / low (carpet and timber)	Considerable / considerable / little (carpet and timber)	Remove carpet and vinyl when no longer required.
Direction of Construction	E-W				
Skirting Type	220mm moulded timber with splayed top and quad	Good	High	Considerable	Retain and conserve
Dado	-				
Wall Construction	Masonry / stud framed plasterboard	Good	High / Low	Considerable / Intrusive	Remove framed wall when no longer required
Finish	Plastered	Good	High	Considerable	Retain and conserve
Picture Rail	-				
Cornice	-				
Ceiling	Lath and plaster	Good	High	Considerable	Retain and conserve
Roses	-				
Other Decorative Treatment	Boxed steel beams	Good	High	Considerable	Retain and conserve
Door/s	Sliding pane and panel/ flush	Good	Medium / low	Considerable / intrusive	
Fanlights	-				
Window/s	Double hung sash	Good	High	Considerable	Repair to working order and conserve
Door & Window Furniture					
Switches					
G.P.O.'s					
Fireplaces	-				
Hose reels	-				
Fittings	Suspended fluorescents, fans	Good	Low	Intrusive	Replace lights
Fixtures	Kitchenette (meeting room)	Fair	Low	Intrusive	Remove when no longer required.
REMARKS : Boxed steel beams. Windows painted shut with cloaked sills. Kitchenette not plumbed into foul water system.					

Interior Information

BUILDING NAME : MONASTERY				ROOM NUMBER 5	
ROOM FUNCTION : Store					
ELEMENTS	TYPE	CONDITION	AUTHENTICITY	SIGNIFICANCE	ACTION
Floor	Vinyl on timber	Fair	Low/high	Little/Considerable	Conserve timber floor.
Direction of Construction					
Skirting Type	220mm moulded timber with splayed top.	Good	High	Considerable	Retain and conserve
Dado	-				
Wall Construction	Masonry	Good	High	Considerable	Retain and conserve
Finish	Plastered	Poor	High	Considerable	Repair and conserve
Picture Rail	-				
Cornice	Cove	Fair	Low	Little	
Ceiling	Plasterboard	Fair	Low	Little	
Roses	-				
Other Decorative Treatment	-				
Door/s	Four panel	Poor	High	Considerable	Repair and conserve
Fanlights	Centre pivot with casein paint to glazing	Good	High	Considerable	Conserve
Window/s					
Door & Window Furniture	Missing				Replace to match original
Switches					
G.P.O.'s					
Fireplaces					
Hose reels					
Fittings					
Fixtures	Wooden cupboards	Fair	Low	Little	
REMARKS :					
The south cupboard has been moved and modified from elsewhere. Cut cracks in wall, patch and repaint. Refix crooked GPO. Door is missing rimlock and knob.					

Interior Information

BUILDING NAME : MONASTERY				ROOM NUMBER	
ROOM FUNCTION : WC (northern extension – ground floor)					
ELEMENTS	TYPE	CONDITION	AUTHENTICITY	SIGNIFICANCE	ACTION
Floor	Mosaic tile	Fair	Low	Little	Retain
Direction of Construction	-				
Skirting Type	-				
Dado	Tiled	Fair	Low	Little	Retain
Wall Construction	Brick	Fair	Low	Little	Retain until no longer required.
Finish	Plaster	Fair	Low	Little	Retain until no longer required.
Picture Rail	-				
Cornice	-				
Ceiling	Gyprock ceiling laid in.	Fair	Low	Little	Retain until no longer required.
Roses	-				
Other Decorative Treatment	65mm mdf moulded architraves	Fair	Low	Little	Retain until no longer required.
Door/s	4 panel	Good	Low	Little	Retain
Fanlights	-				
Window/s					
Door & Window Furniture	Bars to windows	Good	Low	Little	Remove when no longer required
Switches	PVC	Fair	Low	Little	
G.P.O.'s					
Fireplaces					
Hose reels					
Fittings					
Fixtures					
REMARKS :					
Moisture ingress to west – monitor mdf architraves.					

Interior Information

BUILDING NAME : MONASTERY				ROOM NUMBER	
ROOM FUNCTION : 1903 stair					
ELEMENTS	TYPE	CONDITION	AUTHENTICITY	SIGNIFICANCE	ACTION
Floor	Carpet on timber	Fair	Timber – High	Timber – Considerable	Reveal and refinish timber floor when possible.
Direction of Construction	-				
Skirting Type	220mm moulded timber with splayed top.	Good	High	Considerable	Retain and conserve
Dado					
Wall Construction	Masonry	Good	High	Considerable	Retain and conserve
Finish	Plastered	Good	High	Considerable	Retain and conserve
Picture Rail					
Cornice					
Ceiling	Lath and plaster	Good	High	Considerable	Retain and conserve
Roses					
Other Decorative Treatment					
Door/s	2 pane, 2 panel	Good	High	Considerable	Retain and conserve
Fanlights	-				
Window/s	Side hung	Good	High	Considerable	Retain and conserve
Door & Window Furniture					
Switches					
G.P.O.'s					
Fireplaces					
Hose reels					
Fittings	Timber rail and hooks	Good	High	Considerable	Retain and conserve
	Indicator panel		Medium	Considerable	Retain and conserve
	Bells and alarms	Fair – disconnected	Medium	Some	Retain and conserve.
Fixtures	Staircase with cupboard below	Good	High	Considerable	Retain and conserve.
REMARKS : Turned timber balusters and newels					

Interior Information

BUILDING NAME : MONASTERY				ROOM NUMBER	
ROOM FUNCTION : Corridor (Cloister 1 and 2), east of church					
ELEMENTS	TYPE	CONDITION	AUTHENTICITY	SIGNIFICANCE	ACTION
Floor	Carpet on concrete	Fair	High	Considerable	Retain and conserve
Direction of Construction	-				
Skirting Type	Glass faced cement render	Fair	High	Considerable	Retain and conserve
Dado	Moulded	Fair	High	Considerable	Retain and conserve
Wall Construction	Brick	Fair	High	Considerable	Retain and conserve
Finish	Rendered	Fair	High	Considerable	Retain and conserve
Picture Rail	-				
Cornice	Moulded plaster	Fair	Medium	Considerable	Retain and conserve
Ceiling	Plasterboard with cover battens	Poor	Medium	Considerable	Replace to match
Roses	-				
Other Decorative Treatment					
Door/s	2 pane, 2 panel / framed ledge and braced	Fair	High	Considerable	Retain and conserve
Fanlights					
Window/s	Leadlight / Louvred and fixed to former southern cloister	Poor / Fair	Medium / Low	Considerable/Little	Retain and conserve/ Replace with uniform, window solution
Door & Window Furniture	Bars to windows	Fair	Low	Little	Remove when no longer required.
Switches					
G.P.O.'s					
Fireplaces					
Hose reels					
Fittings					
Fixtures	Storm water drain in cloister floor.	Fair	High	Considerable	Retain and conserve
REMARKS :					
Install electro osmotic DPC to eastern wall of northern corridor. Recam leadlight windows to northern corridor.					

Interior Information

BUILDING NAME : MONASTERY				ROOM NUMBER	
ROOM FUNCTION : Working Sacristy					
ELEMENTS	TYPE	CONDITION	AUTHENTICITY	SIGNIFICANCE	ACTION
Floor	Painted concrete	Fair	High	Considerable	Retain
Direction of Construction	-				
Skirting Type	-				
Dado	-				
Wall Construction	Exterior limestone of church / brick	Good	High	Considerable	Retain and conserve
Finish	Rendered and ashlar lined to church walls	Good	High	Considerable	Retain and conserve
Picture Rail	-				
Cornice	Quad	Fair	Medium	Considerable	Retain and replace missing
Ceiling	Mini orb / plasterboard / villaboard	Fair – poor	Low	Little	Replace whole ceiling.
Roses					
Other Decorative Treatment					
Door/s	4 panel/ framed ledge and brace	Fair	High	Considerable	Retain and conserve
Fanlights	-				
Window/s	Double hung sash	Fair	High	Considerable	Retain and conserve
Door & Window Furniture					
Switches					
G.P.O.'s					
Fireplaces					
Hose reels					
Fittings					
Fixtures	Sink	Fair	Low	Little	Remove when no longer required.
REMARKS :					
Cupboard is constructed from second hand sections of cupboards, with plywood face added.					
Replace asbestos roof sheeting.					

Interior Information

BUILDING NAME : MONASTERY					ROOM NUMBER
ROOM FUNCTION : Sacristy					
ELEMENTS	TYPE	CONDITION	AUTHENTICITY	SIGNIFICANCE	ACTION
Floor	Carpet on timber / vinyl on masonite	Fair	High (timber)/ Low	Considerable / Little	Replace masonite with boards when possible.
Direction of Construction					
Skirting Type	220mm moulded timber with splayed top.	Good	High	Considerable	Retain and conserve
Dado	Moulded plaster dado	Good	High	Considerable	Retain and conserve
Wall Construction	Brick	Good	High	Considerable	Retain and conserve
Finish	Plaster	Good	High	Considerable	Retain and conserve
Picture Rail	Timber	Good	High	Considerable	Retain and conserve
Cornice	Plaster moulded	Good	High	Considerable	Retain and conserve
Ceiling	Plasterboard with timber beading	Fair	Medium	Considerable	Repaint and conserve
Roses	-				
Other Decorative Treatment					
Door/s	Pointed arched 4 panel / double swing 4 panel	Good	High	Considerable	Retain and conserve
Fanlights	-				
Window/s	Leadlight, with 2 operable	Fair	High	Considerable	Retain and conserve
Door & Window Furniture					
Switches					
G.P.O.'s					
Fireplaces					
Hose reels					
Fittings	Timber rail with hooks	Fair	High	Considerable	Retain and conserve
	Safe	Fair	Medium	Considerable	Retain and conserve
Fixtures	Cupboard with sink	Fair	Low	Little	Remove when no longer required
	Stair to church	Fair	Low	Little	Retain and conserve
	Early chest and cupboard	Fair	High	Considerable	Retain and conserve
REMARKS :					
Damp damage and poor paint prep work to ceiling.					
Refix picture rail.					
Sink is not plumbed into the foul water system.					

Interior Information

BUILDING NAME : MONASTERY					ROOM NUMBER
ROOM FUNCTION : Church					
ELEMENTS	TYPE	CONDITION	AUTHENTICITY	SIGNIFICANCE	ACTION
Floor	Carpet or vinyl on timber / Terrazzo tiles (porch)	Fair-poor (timber) / fair	High	Considerable	Consider removing carpet and vinyl and replacing with central runner. Retain and conserve timber flooring.
Direction of Construction					
Skirting Type	220mm moulded timber with splayed top.	Good	High	Considerable	Retain and conserve
Dado	Moulded plaster	Good	High	Considerable	Investigate original finish and reinstate when possible.
Wall Construction	Masonry	Good	High	Considerable	Retain and conserve
Finish	Ashlar lined render (painted)	Fair	High (low)	Considerable (little)	Remove paint, reinstate ashlar lines and limewash walls.
Picture Rail	Plaster	Good	High	Considerable	Retain and conserve
Cornice					
Ceiling	Timber boards with exposed decorative trusses and motifs.	Good	High	Considerable	Retain and conserve
Roses					
Other Decorative Treatment	Bas relief decoration around canopied niches	Good	High	Considerable	Retain and conserve.
	Murals on the Chancel walls (Karl Matzek)	Good	High	Considerable	Retain and conserve.
Door/s	Ornately carved doors to western confessionals / pane and panel doors to eastern confessionals / 4 panel / double swing framed ledge and braced	Good	Medium / medium / low / high	Some / Some / Little / Considerable	Retain and conserve
Fanlights	Framed ledge and braced	Fair	High	Considerable	Repair to working order and retain.

Window/s	Leadlight 2 pointed arched windows with hoppers	Fair-poor	High	Excpetional	Repair.
Door & Window Furniture	Original	Fair	High	Considerable	Retain and conserve.
Switches					
G.P.O.'s					
Fireplaces					
Hose reels					
Fittings					
Fixtures	Choir loft to the south with timber stairs and timber paneled balustrade and wrought iron bracing.	Fair - poor	High	Considerable	Retain and conserve.
	Chapels to the transepts	Fair	High	Considerable	Retain and conserve.
	Marble altar	Good	High	Considerable	Retain and conserve.
	Timber pulpit	Good	High	Considerable	Retain and conserve.
	Holy water stoups	Good	High	Considerable	Retain and conserve.
	Donation boxes and notice boards to porch	Fair	Low	Little	Remove redundant boxes and boards.
	Confessionals to western wall of church	Fair	Medium	Some	Retain and conserve.
REMARKS : Retain timber ducting to underside of stair. Retain rail and early hooks to choir loft. Rust treat rods to leadlight windows of choir loft, repair broken hoppers and replace broken panes. Monitor eastern wall of choir loft for damp ingress. Replace broken wall vents to match original. Consider replacing blinds to eastern and western windows with less intrusive system. Investigate and consider reinstating original or early decorative schemes, such as marbled pillars and limewashed walls.					

SITE INFORMATION PROCEDURE

FIRST FLOOR

Interior Information

BUILDING NAME : MONASTERY					ROOM NUMBER
ROOM FUNCTION : Oratory					
ELEMENTS	TYPE	CONDITION	AUTHENTICITY	SIGNIFICANCE	ACTION
Floor	Carpet on timber	Good	High (timber)	Considerable	Retain and conserve timber floor
Direction of Construction					
Skirting Type	220mm moulded timber with splayed top.	Good	High	Considerable	Remove paint, revarnish and conserve
Dado	-				
Wall Construction	Masonry	Good	High	Considerable	Retain and conserve
Finish	Plastered	Good	High	Considerable	Retain and conserve
Picture Rail					
Cornice	Plaster moulded	Good	Medium	Considerable	Retain and conserve
Ceiling	Plasterboard with ornamental moulding	Good	High	Exceptional	Retain and conserve
Roses					
Other Decorative Treatment					
Door/s	Vinyl padded double doors	Good	Low	Little	Replace when possible
Fanlights	Stained glass	Good	Medium	Considerable	Retain and conserve
Window/s	Fixed and casement leadlight windows to church / double hung sash	Good	High	Exceptional / considerable	Retain and conserve
Door & Window Furniture	Bars to windows	Fair	Low	Little	Remove when no longer required.
Switches					
G.P.O.'s					
Fireplaces					
Hose reels					
Fittings	Boxed lighting	Fair	Low	Little	Remove when no longer required
Fixtures	Fireplace with marble surround and cupboard infill	Fair	High / Low (cupboard infill)	Considerable / Intrusive	Remove cupboard when no longer required.
REMARKS :					
Investigate original colour scheme and reinstate when possible. Remove paint from skirtings, architraves and surrounds of church windows. Revarnish.					

Interior Information

BUILDING NAME : MONASTERY				ROOM NUMBER	
ROOM FUNCTION : 1903 Corridor					
ELEMENTS	TYPE	CONDITION	AUTHENTICITY	SIGNIFICANCE	ACTION
Floor	Carpet on timber	Fair	High (timber)	Considerable	Retain and conserve timber floors.
Direction of Construction					
Skirting Type	220mm moulded timber with splayed top.	Good	High	Considerable	Retain and conserve
Dado	Painted	Poor (Painted over)	Medium	Considerable	Reinstate painted dado.
Wall Construction	Masonry	Good	High	Considerable	Retain and conserve
Finish	Plaster	Good	High	Considerable	Retain and conserve
Picture Rail	-				
Cornice	-				
Ceiling	Lath and plaster	Fair	High	Considerable	Retain and conserve
Roses	-				
Other Decorative Treatment	-				
Door/s	4 panel / double swing 1 pan 1 panel	Good	High	Considerable	Retain and conserve / Replace missing pane and repair.
Fanlights	Centre pivot	Good	High	Considerable	Retain and conserve
Window/s	Sidelights to the eastern doors	Fair	High	Considerable	Retain and conserve
Door & Window Furniture					
Switches	Bakelite	Fair	Medium	Some	Retain and conserve
G.P.O.'s					
Fireplaces					
Hose reels					
Fittings					
Fixtures	Timber pigeon holes	Good	Low	Little	Remove when no longer required.
	Pinboard	Good	Low	Little	Remove when no longer required.
REMARKS :					
Remove telephone box when no longer required. Plaster vents have been blocked off. Refix loose floorboards. Combine emergency and service lighting.					

Wall Construction	Masonry	Good	High	Considerable	Retain and conserve
Finish	Plaster	Good	High	Considerable	Retain and conserve
Picture Rail	-				
Cornice	-				
Ceiling	Lath and plaster	Fair	High	Considerable	Retain and conserve
Roses	-				
Other Decorative Treatment	-				
Door/s	4 panel	Good	High	Considerable	Retain and conserve
Fanlights	Centre pivot	Good	High	Considerable	Retain and conserve
Window/s	Double hung sash	Good	High	Considerable	Retain and conserve
Door & Window Furniture	Bars to several windows	Fair	Low	Little	Remove when no longer required.
	Door hooks	Fair	High	Considerable	Retain all early door hooks.
	Winders to fanlights	Poor	High	Considerable	Repair and conserve all original hardware
Switches					
G.P.O.'s					
Fireplaces	Considerable with marble surrounds, or surrounds and fireboxes, or boarded over	Good – missing	High	Considerable	Retain and conserve all surrounds and fireboxes where extant.
Hose reels					
Fittings	Operable vents and decorative plaster vents	Fair – poor	High	Considerable	Retain and conserve
Fixtures					

REMARKS :

Room 18 was reconstructed after electrical fire.
 Consider replacing obscured glazing with a uniform film to lower sashes.
 Repair ceilings and walls where electrical conduits installed.
 Retain all varnished finishes to skirtings, architraves, doors and windows. Remove paint from skirting and revarnish when possible.
 Slings door to rooms 15 and 16 should be removed when no longer required. Reconstruct wall.
 Retain and conserve all extant grate hearths.
 Repoint windows.
 Replace flyscreens where needed.
 Remove built in cupboards and reinstate skirting where missing.
 Bathroom area to room 19 was originally part of a cell which was divided after the installation of the lift and linen cupboard.
 It is of little significance. The room exhaust should be located closer to the shower in the ceiling and the window should be reconstructed.
 Operable vents should not be painted shut. Broken vents should be replaced to match original.

Interior Information

BUILDING NAME : MONASTERY				ROOM NUMBER 13	
ROOM FUNCTION : Library					
ELEMENTS	TYPE	CONDITION	AUTHENTICITY	SIGNIFICANCE	ACTION
Floor	Carpet on timber	Fair	High (timber)	Considerable	Retain and conserve timber floors.
Direction of Construction					
Skirting Type	220mm moulded timber with splayed top.	Good	High	Considerable	Remove paint, revarnish and conserve
Dado	-				
Wall Construction	Masonry	Good	High	Considerable	Retain and conserve
Finish	Plastered	Good	High	Considerable	Retain and conserve
Picture Rail	-				
Cornice	-				
Ceiling	Lath and plaster	Good	High	Considerable	Retain and conserve
Roses	-				
Other Decorative Treatment	Timber clad steel beams with scotia	Fair	High	Considerable	Retain and conserve.
Door/s	4 panel	Fair	High	Considerable	Retain and conserve
Fanlights	Centre pivot	Fair	High	Considerable	Retain and conserve
Window/s	Double hung sash	Fair	High	Considerable	Retain and conserve
Door & Window Furniture					
Switches					
G.P.O.'s					
Fireplaces					
Hose reels					
Fittings					
Fixtures	Cabinet and shelving	Fair	Medium	Some	Retain and conserve
REMARKS :					
Loose furniture has not been assessed. Replace missing sash ropes. Reservice or replace gas heater. Remove existing and redesign room lighting.					

Interior Information

BUILDING NAME : MONASTERY				ROOM NUMBER	
ROOM FUNCTION : Bathroom, WCs, Washroom and Shower rooms to northern extension					
ELEMENTS	TYPE	CONDITION	AUTHENTICITY	SIGNIFICANCE	ACTION
Floor	Terrazzo / Vinyl floor on timber (may contain asbestos)	Fair	Medium / Low	Some/ Intrusive	Replace vinyl tiles
Direction of Construction	-				
Skirting Type	Terrazzo	Fair	Medium	Some	Retain and conserve
Dado	-				
Wall Construction	Masonry	Good	High	Considerable	Retain and conserve
Finish	Rendered / tiled	Good	High /low	Considerable / little	
Picture Rail	-				
Cornice	Plaster cove to WCs and Shower rooms	Good	Low	Little	
Ceiling	Plasterboard / Lath and plaster to bathroom	Good	Low / High	Little Considerable	Retain and conserve lath and plaster ceiling
Roses	-				
Other Decorative Treatment					
Door/s	4 panel / 1 pane	Good	High / Low	Considerable / Little	Retain and conserve 4 panel
Fanlights					
Window/s	Double hung sash / Fixed	Fair	High/low	Considerable/Little	Reconstruct louvre windows when possible.
Door & Window Furniture	Bars to bathroom window	Fair	Low	Little	Remove when no longer required.
Switches					
G.P.O.'s					
Fireplaces					
Hose reels					
Fittings					
Fixtures	Basin infront of bathroom window	Fair	Low	Intrusive	Remove when no longer required.
	Basins to washroom mounted on laminex bench and kitchenette	Fair	Low	Little	
REMARKS :					
Regrout ceramic tiles. Remove redundant service pipes. Windows to the WC and shower rooms have been modified from louvre to fixed.					

Interior Information

BUILDING NAME : MONASTERY				ROOM NUMBER :12	
ROOM FUNCTION : Common room					
ELEMENTS	TYPE	CONDITION	AUTHENTICITY	SIGNIFICANCE	ACTION
Floor	Carpet on timber	Fair	High (timber)	Considerable	Retain and conserve timber flooring
Direction of Construction					
Skirting Type	220mm moulded timber with splayed top.	Good	High	Considerable	Retain and conserve
Dado	-				
Wall Construction	Masonry	Good	High	Considerable	Retain and conserve
Finish	Plaster	Good	High	Considerable	Retain and conserve
Picture Rail	-				
Cornice	-				
Ceiling	Lath and plaster	Fair	High	Considerable	Retain and conserve
Roses	-				
Other Decorative Treatment	-				
Door/s	4 panel	Fair	High	Considerable	Retain and conserve
Fanlights	Centre pivot	Fair	High	Considerable	Retain and conserve
Window/s	Double hung sash	Fair	High	Considerable	Retain and conserve
Door & Window Furniture	Bars to windows	Good	Low	Little	Remove when no longer required
Switches					
G.P.O.'s					
Fireplaces					
Hose reels					
Fittings	Fan	Fair	Low	Little	Remove when no longer required.
Fixtures					
REMARKS :					
Wall vent has been replaced with an exhaust fan. Remove and replace with vent to match original when no longer required. Early picture hook. Varnished architraves and skirtings. Identify source of damp in southern wall, remedy and repair wall.					

Interior Information

BUILDING NAME : MONASTERY				ROOM NUMBER	
ROOM FUNCTION : 1912 Staircase					
ELEMENTS	TYPE	CONDITION	AUTHENTICITY	SIGNIFICANCE	ACTION
Floor	Carpet on timber	Fair	High (timber)	Considerable	Retain and conserve timber flooring
Direction of Construction					
Skirting Type	220mm moulded timber with splayed top.	Good	High	Considerable	Retain and conserve
Dado	-				
Wall Construction	Masonry	Good	High	Considerable	Retain and conserve
Finish	Plaster	Good	High	Considerable	Retain and conserve
Picture Rail	-				
Cornice	-				
Ceiling	Lath and plaster	Fair	High	Considerable	Retain and conserve
Roses	-				
Other Decorative Treatment	-				
Door/s	4 panel/ Double swing 4 panel	Fair	High/Low	Considerable /Little	Retain and conserve
Fanlights	Centre pivot	Fair	High	Considerable	Retain and conserve
Window/s	Double hung sash	Fair	High	Considerable	Retain and conserve
Door & Window Furniture	Bars to window	Good	Low	Little	Remove when no longer required.
Switches					
G.P.O.'s					
Fireplaces					
Hose reels					
Fittings					
Fixtures	Staircase	Fair	High	Considerable	Retain and conserve
REMARKS :					
Replace obscured window glazing with uniform window film system. Turned newels and balusters on staircase.					

Interior Information

BUILDING NAME : MONASTERY				ROOM NUMBER: 7, 8, 9, 10, 11	
ROOM FUNCTION : Bedrooms, Office (7), Photocopy room (11)					
ELEMENTS	TYPE	CONDITION	AUTHENTICITY	SIGNIFICANCE	ACTION
Floor	Carpet on timber	Fair	High (timber)	Considerable	Retain and conserve timber flooring
Direction of Construction					
Skirting Type	220mm moulded timber with splayed top.	Good	High	Considerable	Retain and conserve
Dado	-				
Wall Construction	Masonry	Good	High	Considerable	Retain and conserve
Finish	Plaster	Good	High	Considerable	Retain and conserve
Picture Rail	-				
Cornice	-				
Ceiling	Lath and plaster	Fair	High	Considerable	Retain and conserve
Roses	-				
Other Decorative Treatment	-				
Door/s	4 panel/ 2 pane 2 panel (rm7)	Fair	High	Considerable	Retain and conserve
Fanlights	Centre pivot	Fair	High	Considerable	Retain and conserve
Window/s	Double hung sash	Fair	High	Considerable	Retain and conserve
Door & Window Furniture					
Switches					
G.P.O.'s					
Fireplaces					
Hose reels					
Fittings					
Fixtures	Wall heaters, ceiling fans	Fair	Low	Intrusive	Remove when no longer required
REMARKS :					
<p>Obscured and textured glazing has been beaded onto window. Replace with uniform obscured window film system to lower sashes.</p> <p>Retain all original hardware to doors and windows and picture hooks to walls.</p> <p>Do not paint over varnished joinery.</p>					

Interior Information

BUILDING NAME : MONASTERY				ROOM NUMBER	
ROOM FUNCTION : Corridor, east wing					
ELEMENTS	TYPE	CONDITION	AUTHENTICITY	SIGNIFICANCE	ACTION
Floor	Vinyl on timber	Fair	High (timber)	Considerable	Remove vinyl tiles (likely to contain asbestos).
Direction of Construction					
Skirting Type	220mm moulded timber with splayed top.	Good	High	Considerable	Retain and conserve
Dado	-				
Wall Construction	Masonry	Good	High	Considerable	Retain and conserve
Finish	Plaster	Good	High	Considerable	Retain and conserve
Picture Rail	-				
Cornice	-				
Ceiling	Lath and plaster	Fair	High	Considerable	Retain and conserve
Roses	-				
Other Decorative Treatment	-				
Door/s	1 pane 1 panel double swing doors/ 4 panel	Fair	High	Considerable	Retain and conserve
Fanlights	Centre pivot / centre pivot double hoppers	Fair	High	Considerable	Retain and conserve
Window/s	Double hung sash windows	Fair	High	Considerable	Retain and conserve
Door & Window Furniture					
Switches					
G.P.O.'s					
Fireplaces					
Hose reels					
Fittings					
Fixtures					
REMARKS :					
Remove cloaks, repair sills, reputty and rerope windows. Remove vinyl tiles, repair and refinish timber floors.					

SITE INFORMATION PROCEDURE SECOND FLOOR

Interior Information

BUILDING NAME : MONASTERY				ROOM NUMBER	
ROOM FUNCTION : 1903 Corridor					
ELEMENTS	TYPE	CONDITION	AUTHENTICITY	SIGNIFICANCE	ACTION
Floor	Timber	Fair	High	Considerable	Retain and conserve
Direction of Construction	North-south				
Skirting Type	220mm moulded timber with splayed top.	Good	High	Considerable	Retain and conserve
Dado	-				
Wall Construction	Brick	Good	High	Considerable	Retain and conserve
Finish	Plaster	Good	High	Considerable	Retain and conserve
Picture Rail	Timber	Good	High	Considerable	Retain and conserve
Cornice	-				
Ceiling	Lath and plaster	Fair	High	Considerable	Retain and conserve
Roses					
Other Decorative Treatment					
Door/s	4 panel	Fair	High	Considerable	Retain and conserve
Fanlights	Centre pivot	Fair	High	Considerable	Retain and conserve
Window/s	-				
Door & Window Furniture	-				
Switches					
G.P.O.'s					
Fireplaces					
Hose reels					
Fittings					
Fixtures					
REMARKS :					
<p>Retain call button on south wall. Retain bell. Retain door numbers. Repair floorboards outside room r35. Make good poorly patch ceiling and wall at eastern end. Retain rainwater tap to eastern wall.</p>					

Interior Information

BUILDING NAME : MONASTERY				ROOM NUMBER: 29, 30, 31, 32, 33, 34, 35, 36	
ROOM FUNCTION : Bedrooms					
ELEMENTS	TYPE	CONDITION	AUTHENTICITY	SIGNIFICANCE	ACTION
Floor	Carpet on timber	Fair	High (timber)	Considerable	Retain and conserve timber flooring
Direction of Construction					
Skirting Type	220mm moulded timber with splayed top.	Good	High	Considerable	Retain and conserve
Dado	-				
Wall Construction	Masonry	Good	High	Considerable	Retain and conserve
Finish	Plaster	Good	High	Considerable	Retain and conserve
Picture Rail	-				
Cornice	-				
Ceiling	Lath and plaster / plasterboard.	Fair	High / low	Considerable / Little	Retain and conserve
Roses	-				
Other Decorative Treatment	-				
Door/s	4 panel	Good	High	Considerable	Retain and conserve
Fanlights	Centre pivot	Good	High	Considerable	Retain and conserve
Window/s	Double hung sash	Good	High	Considerable	Retain and conserve
Door & Window Furniture					
Switches					
G.P.O.'s					
Fireplaces	Marble surround, Considerable with fireboxes	Good	High	Considerable	Retain and conserve
Hose reels					
Fittings					
Fixtures	Hat and cloak rails along north and south walls.	Fair	High	Considerable	Retain early and original hooks. Conserve.
REMARKS :					
Remove cloaks and repair sills. Considerable repairs have been made around dormers. Cladding may contain asbestos. Investigate and remedy cause of falling damp to ceilings in room 33. Repair damage to ceiling in room 31.					

Interior Information

BUILDING NAME : MONASTERY				ROOM NUMBER	
ROOM FUNCTION : 1903 Staircase					
ELEMENTS	TYPE	CONDITION	AUTHENTICITY	SIGNIFICANCE	ACTION
Floor	4” timber floor boards	Fair	High	Considerable	Retain and conserve
Direction of Construction	East-west				
Skirting Type	220mm moulded timber with splayed top.	Good	High	Considerable	Retain and conserve
Dado	-				
Wall Construction	Masonry	Good	High	Considerable	Retain and conserve
Finish	Plaster	Good	High	Considerable	Retain and conserve
Picture Rail	Hanging	Good	High	Considerable	Retain and conserve
Cornice	-				
Ceiling	Lath and plaster	Fair	High	Considerable	Retain and conserve
Roses	-				
Other Decorative Treatment	-				
Door/s	-				
Fanlights	-				
Window/s	Double hung sash	Fair	High	Considerable	Retain and conserve
Door & Window Furniture					
Switches					
G.P.O.'s					
Fireplaces					
Hose reels					
Fittings					
Fixtures	Staircase	Fair	High	Considerable	Retain and conserve
REMARKS :					
Turned newels and balusters. Remove cloaks and repair window sills. Rerope windows.					

Interior Information

BUILDING NAME : MONASTERY				ROOM NUMBER 37	
ROOM FUNCTION : Archive					
ELEMENTS	TYPE	CONDITION	AUTHENTICITY	SIGNIFICANCE	ACTION
Floor	Carpet on timber	Fair	High (timber)	Considerable	Retain and conserve timber flooring
Direction of Construction					
Skirting Type	220mm moulded timber with splayed top.	Good	High	Considerable	Retain and conserve
Dado	-				
Wall Construction	Masonry	Good	High	Considerable	Retain and conserve
Finish	Plaster	Good	High	Considerable	Retain and conserve
Picture Rail	-				
Cornice	Cove	Good	Low	Little	
Ceiling	Plasterboard	Good	Low	Little	
Roses	-				
Other Decorative Treatment	-				
Door/s	4 panel	Good	High	Considerable	Retain and conserve
Fanlights	Centre pivot	Good	High	Considerable	Retain and conserve
Window/s	Double hung sash	Good	High	Considerable	Retain and conserve
Door & Window Furniture	Original				
Switches					
G.P.O.'s					
Fireplaces	Blocked in				
Hose reels					
Fittings					
Fixtures					
REMARKS :					
Lift inserted into room with brick enclosure. Remove cloaks and repair window sills. Rerope double hung sash windows.					

Interior Information

BUILDING NAME : MONASTERY				ROOM NUMBER 28	
ROOM FUNCTION : Bed					
ELEMENTS	TYPE	CONDITION	AUTHENTICITY	SIGNIFICANCE	ACTION
Floor	Carpet on timber	Fair	High (timber)	Considerable	Retain and conserve timber flooring
Direction of Construction					
Skirting Type	220mm moulded timber with splayed top.	Good	High	Considerable	Retain and conserve
Dado	-				
Wall Construction	Masonry	Good	High	Considerable	Retain and conserve
Finish	Plaster	Good	High	Considerable	Retain and conserve
Picture Rail	-				
Cornice	-				
Ceiling	Lath and plaster	Good-poor	High	Considerable	Retain and conserve
Roses	-				
Other Decorative Treatment					
Door/s	4 panel	Fair	High	Considerable	Retain and conserve
Fanlights	Centre pivot	Fair	High	Considerable	Retain and conserve
Window/s	Double hung sash	Fair	High	Considerable	Retain and conserve
Door & Window Furniture	Original				
Switches					
G.P.O.'s					
Fireplaces	Marble surround	Fair	High	Considerable	Retain and conserve
Hose reels					
Fittings					
Fixtures					
REMARKS :					
Near original condition. Plaster damaged around north side or east window from hive. Windows need reroping. Retain early alarm bells. Operable vents in place.					

Interior Information

BUILDING NAME : MONASTERY				ROOM NUMBER 27	
ROOM FUNCTION : Bed					
ELEMENTS	TYPE	CONDITION	AUTHENTICITY	SIGNIFICANCE	ACTION
Floor	Carpet on timber	Fair	High (timber)	Considerable	Retain and conserve timber flooring
Direction of Construction					
Skirting Type	220mm moulded timber with splayed top.	Good	High	Considerable	Retain and conserve
Dado	-				
Wall Construction	Masonry	Good	High	Considerable	Retain and conserve
Finish	Plaster	Good	High	Considerable	Retain and conserve
Picture Rail	-				
Cornice	Cove	Good	Low	Little	
Ceiling	Lath and plaster	Good	Low	Little	
Roses	-				
Other Decorative Treatment					
Door/s	4 panel	Fair	High	Considerable	Retain and conserve
Fanlights	Centre pivot	Fair	High	Considerable	Retain and conserve
Window/s	Double hung sash	Poor	High	Considerable	Retain and conserve
Door & Window Furniture					
Switches					
G.P.O.'s					
Fireplaces	Marble surround	Fair	High	Considerable	Retain and conserve
Hose reels					
Fittings					
Fixtures					
REMARKS :					
Considerable damage to replacement ceiling in NW corner. Operable vents in place. Windows require repair. Differing sash lifts and catches. Skirtings have been painted over.					

Interior Information

BUILDING NAME : MONASTERY				ROOM NUMBER 26A	
ROOM FUNCTION : Store / shoe shine					
ELEMENTS	TYPE	CONDITION	AUTHENTICITY	SIGNIFICANCE	ACTION
Floor	Vinyl on timber	Fair/ good	Low/ high	Little / Considerable	
Direction of Construction					
Skirting Type	220mm moulded timber with splayed top.	Good	High	Considerable	Retain and conserve
Dado	-				
Wall Construction	Masonry / stud with asbestos	Good	High /low	Considerable / intrusive	Remove asbetos
Finish	Plaster	Good	High	Considerable	Retain and conserve
Picture Rail	-				
Cornice	-				
Ceiling	Lath and plaster	Good-poor	High	Considerable	Retain and conserve
Roses	-				
Other Decorative Treatment					
Door/s	4 panel	Fair	High	Considerable	Retain and conserve
Fanlights					
Window/s	Double hung sash	Fair	High	Considerable	Retain and conserve
Door & Window Furniture	Original				
Switches					
G.P.O.'s					
Fireplaces					
Hose reels					
Fittings	Ceiling hatch to access water tanks	Good	High	Considerable	Retain and conserve
Fixtures					
REMARKS :					
Retain and conserve rainwater tanks in ceiling space.					

Interior Information

BUILDING NAME : MONASTERY				ROOM NUMBER	
ROOM FUNCTION : Wash room					
ELEMENTS	TYPE	CONDITION	AUTHENTICITY	SIGNIFICANCE	ACTION
Floor	Vinyl on timber	Poor / good	Low / high	Little / Considerable	Remove vinyl tiles (may contain asbestos)
Direction of Construction					
Skirting Type	220mm moulded timber with splayed top.	Good	High	Considerable	Retain and conserve
Dado	-				
Wall Construction	Masonry	Good	High	Considerable	Retain and conserve
Finish	Plaster	Good	High	Considerable	Retain and conserve
Picture Rail	-				
Cornice	Recessed	Good	Low	Little	
Ceiling	Fibro cement	Good	Low	Little	
Roses	-				
Other Decorative Treatment	-				
Door/s	-				
Fanlights	-				
Window/s	-				
Door & Window Furniture	-				
Switches					
G.P.O.'s					
Fireplaces					
Hose reels					
Fittings	1980s vanity	Good	Low	Little	
Fixtures					
REMARKS :					
Original ceiling above? Electric chimes opposite.					

Interior Information

BUILDING NAME : MONASTERY				ROOM NUMBER	
ROOM FUNCTION : 1912 stair					
ELEMENTS	TYPE	CONDITION	AUTHENTICITY	SIGNIFICANCE	ACTION
Floor	4” timber boards	Good	High	Considerable	Retain and conserve
Direction of Construction	East-west				
Skirting Type	220mm moulded timber with splayed top.	Good	High	Considerable	Retain and conserve
Dado	Evidence of painted dado				
Wall Construction	Masonry	Good	High	Considerable	Retain and conserve
Finish	Plaster	Good	High	Considerable	Retain and conserve
Picture Rail	-				
Cornice	-				
Ceiling	Lath and plaster with skylight	Good / poor	High	Considerable	Retain and conserve
Roses					
Other Decorative Treatment					
Door/s	Flush to phonebox	Good	Low	Little	
Fanlights					
Window/s					
Door & Window Furniture					
Switches	PVC				
G.P.O.'s					
Fireplaces					
Hose reels					
Fittings					
Fixtures	Staircase	Fair	High	Considerable	Retain and conserve
	Phonebox on landing	Good	Low	Little	Remove when no longer required.
REMARKS :					
Evidence of stair being introduced. Refurbish skylight to operate.					

Interior Information

BUILDING NAME : MONASTERY				ROOM NUMBER	
ROOM FUNCTION : Bathroom, WCs and showers, northern extension					
ELEMENTS	TYPE	CONDITION	AUTHENTICITY	SIGNIFICANCE	ACTION
Floor	Tile / terrazzo	Fair	Low / Medium	Low / Some	Retain terrazzo
Direction of Construction					
Skirting Type					
Dado	Tiled dado	Fair	Low	Little	
Wall Construction	Brick	Good	High	Considerable	Retain and conserve
Finish	Plaster	Good	High	Considerable	Retain and conserve
Picture Rail	-				
Cornice	Various	Fair	Little	Low	
Ceiling	Plasterboard / Fibro cement	Fair	Little	Low	
Roses					
Other Decorative Treatment					
Door/s	Flush	Good	Little	Low	
Fanlights					
Window/s	Double hung sash / louvers	Very poor	High	Considerable	Repair and conserve
Door & Window Furniture					
Switches					
G.P.O.'s					
Fireplaces					
Hose reels					
Fittings					
Fixtures					
REMARKS :					
Replace exhausts. Check fibro for asbestos. Replace cracked toilet pans. Retain and conserve terrazzo partitions.					

Interior Information

BUILDING NAME : MONASTERY				ROOM NUMBER	
ROOM FUNCTION : Corridor, eastern wing					
ELEMENTS	TYPE	CONDITION	AUTHENTICITY	SIGNIFICANCE	ACTION
Floor	Carpet on timber / timber	Fair	High	Considerable	Refinish timber floor.
Direction of Construction	East-west				
Skirting Type	220mm moulded timber with splayed top.	Good	High	Considerable	Retain and conserve
Dado	-				
Wall Construction	Masonry	Good	High	Considerable	Retain and conserve
Finish	Plaster	Good	High	Considerable	Retain and conserve
Picture Rail	-				
Cornice	-				
Ceiling	Lath and plaster	Fair	High	Considerable	Retain and conserve
Roses	-				
Other Decorative Treatment	Wall vents				
Door/s	4 panel	Fair	High	Considerable	Retain and conserve
Fanlights	Centre pivot	Fair	High	Considerable	Retain and conserve
Window/s	Louvre sets with fixed top pane	Poor	Low	Little	Replace with double hung sash windows when possible.
Door & Window Furniture					
Switches	PVC on timber blocks	Fair	Low / high	Little / Considerable	Retain timber blocks
G.P.O.'s					
Fireplaces					
Hose reels					
Fittings	Escape signs, alarm bells, electrical board	Fair	Low	Little	
Fixtures					
REMARKS :					
Falling damp to eastern end of corridor.					
North face dormer ceiling fibro cement cladding (replacing lath and plaster) may contain asbestos.					

Interior Information

BUILDING NAME : MONASTERY				ROOM NUMBERS 21, 22, 23, 24	
ROOM FUNCTION : Bedrooms and office (rm 21)					
ELEMENTS	TYPE	CONDITION	AUTHENTICITY	SIGNIFICANCE	ACTION
Floor	Carpet on timber	Fair	High (timber)	Considerable	Retain and conserve timber flooring
Direction of Construction					
Skirting Type	220mm moulded timber with splayed top.	Good	High	Considerable	Retain and conserve
Dado	-				
Wall Construction	Masonry	Good	High	Considerable	Retain and conserve
Finish	Plaster	Good	High	Considerable	Retain and conserve
Picture Rail	-				
Cornice	-				
Ceiling	Lath and plaster	Good	High	Considerable	Retain and conserve
Roses	-				
Other Decorative Treatment					
Door/s	4 panel	Good	High	Considerable	Retain and conserve
Fanlights	Centre pivot	Good	High	Considerable	Retain and conserve
Window/s	Double hung sash	Good	High	Considerable	Retain and conserve
Door & Window Furniture	Original				
Switches	PVC on timber blocks	Good	Low/medium	Little / Considerable	Retain timber blocks
G.P.O.'s	PVC on timber blocks	Good	Low/medium	Little / Considerable	Retain timber blocks
Fireplaces					
Hose reels					
Fittings					
Fixtures	Ceiling fans	Good	Low	Little	Remove when no longer required
REMARKS :					
Considerable doors fitted with deadlocks. Repair areas of flooring where spongy.					

Interior Information

BUILDING NAME : MONASTERY				ROOM NUMBER 25	
ROOM FUNCTION : Store					
ELEMENTS	TYPE	CONDITION	AUTHENTICITY	SIGNIFICANCE	ACTION
Floor	4" timber	Fair	High	Considerable	
Direction of Construction	East-west				
Skirting Type	220mm moulded timber with splayed top.	Good	High	Considerable	Retain and conserve
Dado	-				
Wall Construction	Masonry	Good	High	Considerable	Retain and conserve
Finish	Plaster	Good	High	Considerable	Retain and conserve
Picture Rail	-				
Cornice	-				
Ceiling	Lath and plaster	Poor	High	Considerable	Retain and conserve
Roses	-				
Other Decorative Treatment	-				
Door/s	4 panel	Good	High	Considerable	Retain and conserve
Fanlights	Centre pivot	Good	High	Considerable	Retain and conserve
Window/s	-				
Door & Window Furniture	Sprung hinges / original	Good	High	Considerable	Retain and conserve
Switches					
G.P.O.'s					
Fireplaces					
Hose reels					
Fittings					
Fixtures					
REMARKS :					
Original colour scheme? Ceiling hatch. Install proper ladder. Repair ceiling – reglue if necessary.					

APPENDIX II

HERITAGE COUNCIL CONSERVATION PLAN BRIEF

CONSERVATION PLAN – STUDY BRIEF

1. BACKGROUND

This Study Brief was originally derived from a base document developed by the Department of Contract and Management Services. The Heritage Council of Western Australia acknowledges and appreciates the opportunity to utilise this brief. This Study Brief was reviewed and amended in September 2000.

The Conservation Plan will be recognised as the primary guiding document for the conservation and future use of the place. The main objective of the Conservation Plan is to ensure that all future decisions about the place are carried out with regard to its cultural heritage significance.

The Conservation Plan should be presented in a manner, which is suitable for use by the Heritage Council of Western Australia, by conservation practitioners, and by owners, and occupiers who may not be familiar with conservation philosophy and practice.

Background information should include:

- why the Conservation Plan is being prepared including acknowledgement of funding as appropriate;
- brief description of the history of the place including former uses;
- information about the place from the client and /or other relevant bodies;
- drawings or references to known primary and secondary sources; and,
- heritage listings/status for the place.

2. STUDY AREA

The study area should be described in the Executive Summary and the Introduction. All buildings on site within the study area should be listed and Land Title Information included where relevant.

The study area must be shown graphically and include all buildings on site. A defined curtilage/boundary for the site (the study area) should also be shown on this plan.

3. CONSERVATION PLAN

Specific requirements are as set out in this brief. In general, the work should be carried out in accordance with the guidelines and principles of J. S. Kerr's *The Conservation Plan*¹ and the *Australia ICOMOS Burra Charter, 1999*² (or *The Illustrated Burra Charter*³). Reference should be made to the 'Guidelines to the Burra Charter: Cultural Significance', 'Guidelines to the Burra Charter: Conservation Policy' and 'Guidelines to the Burra Charter: Procedures for undertaking studies and reports'.

(The Australian Natural Heritage Charter: Standards and Principles for the Conservation of Places of Natural Heritage Significance should also be used when relevant.)

Referencing and consultation requirements are outlined in Sections 4 and 5 of the brief.

¹ J. S. Kerr, *The Conservation Plan*, National Trust of Australia (NSW), 1996.

² *The Australia ICOMOS Charter for Places of Cultural Significance (The Burra Charter)*, 1999.

³ Marquis-Kyle, P. & Walker, M., *The Illustrated Burra Charter*, Australia ICOMOS, 1992.

3.1 EXECUTIVE SUMMARY

The principal findings of the report should be summarised and appear at the beginning of the conservation plan as an Executive Summary. This section should be concise, self-contained and easily understood by a broad audience.

The Executive Summary should include: why the study was prepared; a description of the study area; a brief historical overview; a brief physical description; the Statement of Significance; the intentions of the Conservation Policy; and, a summary of the Conservation Policy and Implementation Strategy.

3.2 INTRODUCTION

The Introduction should include:

- i) background information about the place and the study including a description of the study area and a list of all buildings on site;
- ii) a location plan showing the regional (broad) context of the place, a location plan showing the local context of the place, and a clearly defined study area/site plan;
- iii) an outline of the methodology employed by the consultant in the preparation of the report;
- iv) study team and management structure for the project; and,
- v) acknowledgments.

3.3 EVIDENCE

The sections of the report presenting the documentary and physical evidence should avoid subjective statements and critical assessment of the implications of the evidence.

The assessment should be carried out in accordance with the 'Guidelines to the Burra Charter: Cultural Significance'. In the preparation of documentary and physical evidence, consideration should be given to the items listed in Section 3.2 of said Guidelines. These are as follows:

Collection of information

Information relevant to the assessment of cultural significance should be collected. Such information concerns:

- i) the developmental sequence of the place and its relationship to the surviving fabric;
- ii) the existence and nature of lost or obliterated fabric;
- iii) the rarity and /or technical interest of all or any part of the place;
- iv) the functions of the place and its parts;
- v) the relationship of the place and its parts with its setting;
- vi) the cultural influences which have affected the form and fabric of the place;
- vii) the significance of the place to people who use or have used the place, or descendants of such people;
- viii) the historical content of the place with particular reference to the ways in which its fabric has been influenced by historical forces or has itself influenced the course of history;
- ix) the scientific or research potential of the place;

- x) the relationship of the place to other places, for example in respect of design, technology, use, locality or origin; and,
- xi) any other factor relevant to an understanding of the place.

Illustrations, plans and photographs (with sources and captions) which illustrate and/or support the documentary and physical evidence should be reproduced in the relevant section. Other items supporting information in the evidence may also be included as an appendix; for example, Certificates of Title, HCWA assessment documentation, municipal heritage listing.

The documentary and physical evidence should be presented as separate sections in the report. **Note:** Technical expertise should be used appropriate to the condition and nature of the place. This evidence should also be presented as a separate section in the report. Other experts may include a landscape architect, historical archaeologist, or structural engineer.

1. **Documentary Evidence** (to be prepared by an historian):

The Documentary Evidence is to provide:

- i) Pre-European occupation (where relevant);
- ii) Historical context; for example, its place within the development of a locality/region or its association with the development of a particular industry;
- iii) A history of the place from its establishment/construction up to the present day including its role and associations; and,
- iv) A summarised chronology of major events.

Dates of registration/listing on various heritage registers should be included in the documentary evidence.

The documentary evidence should be based on primary source material where possible. If no primary sources have been located, secondary source material should be used. In the event that the documentary evidence has been based on secondary information, this should be acknowledged in the introduction to the section.

Where an unsuccessful attempt has been found to locate information, this should be noted in the documentary evidence (types of sources and depositories/locations searched). (This issue should also be discussed in Section 3.4.)

Potential oral sources of information may also be investigated and, where possible, archival plans and photographs are to be provided to document the development of the place.

2. **Physical Evidence** (to be prepared by an architect, historical archaeologist, engineer and/or landscape architect or other person with expertise as appropriate to the nature and condition of the place):

The Physical Evidence is to provide:

- i) The context of the building(s) within the landscape/setting;
- ii) A description of the current function of the place and building(s);
- iii) A description of the surviving fabric (including any artefacts/movable heritage) for each physical element; and,
- iv) Evidence of changes to earlier finishes and decorative details, and identification of structural alteration to the fabric.

For complex sites with a number of buildings and/or physical features, each element should be discussed in a separate sub-section.

Floor plans of major built elements should be included in the physical evidence. Current photographs should be taken to document the present form and the internal and external condition of the place and building(s). Plans and photographs should be sourced and dated.

Room by room schedules should be prepared noting the nature of the principal elements, their condition and authenticity. These schedules should be included as an appendix. (If there are buildings on site that are unlikely to be significant under the HCWA criteria, it may not be necessary to prepare room schedules.)

3.4 ANALYSIS OF THE DOCUMENTARY AND PHYSICAL EVIDENCE

This section should address the following points:

- i) The sequence of development of the place based on the documentary and physical evidence. This should be presented as a chronology focussing on major changes to the fabric of the place. (It is recommended that this sequence also be presented graphically.)
- ii) Discuss and identify any questions not resolved about the development of the place or any conflicts arising from the documentary and physical evidence. This sub-section should also identify any areas of further research such as archaeological investigations, historical research, etc.
- iii) Comparative analysis of the place. The purpose of this sub-section is to provide supporting evidence for the assessment of the rarity and/or representativeness of the place. This could discuss a range of issues such as use, period, region, association, style etc., as relevant. Suggested sources of comparative information are the HCWA database, the CAMS database, Thematic Histories, and Municipal Heritage Inventories.

Note: The analysis section should be cross-referenced to relevant sections of the documentary and physical evidence.

3.5 ASSESSMENT OF SIGNIFICANCE

The aim of this section is to discuss the issues arising from the documentary and physical evidence which contribute to the significance of the place. The assessment of significance must derive from the evidence presented in previous sections and no new information should be introduced.

The assessment of significance is set out using the Heritage Council's 'Criteria of Cultural Heritage Significance for Assessment of Places for Entry into the Register of Heritage Places'. It aims to establish the 'nature' and 'degree' of significance in terms of aesthetic, historical, scientific and social significance, as well as rarity and representativeness.

The assessment of significance should take into account:

- i) The assessment of the complex as a whole (within both a state and a regional context);
- ii) The assessment of component parts or aspects;
- iii) The identification of elements/aspects of particular significance; and,
- iv) The assessment of the authenticity (fabric), integrity (use) and condition of the place and the identification of elements of little significance or those that are considered to be intrusive.

Note: The assessment of significance and the Statement of Significance should be cross-referenced to the evidence in the previous sections.

3.6 STATEMENT OF CULTURAL HERITAGE SIGNIFICANCE

The Statement of Significance is the primary means by which a place is preserved and conserved. It must be based on the statements made in the assessment of significance (no new information should be introduced) and it must form the basis of the conservation policies and policy implementation. This section must address whether the place is significant, why it is significant and how it is significant.

The values identified in the assessment of significance should be summarised into a concise and succinct Statement of Significance. Statements should be written in descending order with each point able to stand and make sense on its own.

Note: The assessment of significance and the Statement of Significance should be cross-referenced to the evidence in the previous sections.

3.7 GRADED ZONES, SECTIONS AND ELEMENTS OF SIGNIFICANCE

The purpose of this section is to identify and discuss zones, sections and elements of the place that have varying degrees of significance. These gradings should be considered in relation to the evidence, the assessment of significance and authenticity. All parts of the study area, including landscape, setting, building(s) and physical features and elements, should be assessed in this section.

The graded levels of significance must be presented graphically, with the various zones, sections and elements easily distinguishable. Separate plans may be provided for ease of presentation. Whether to include graded zones, sections and /or elements will depend on the nature and complexity of the place.

Do not use colours to indicate different zones and elements on diagrams, as they do not reproduce well. Hatching/shading should be used to show different gradings, with a key to this grading included on the same page as the plan.

Generally, a five tier grading system is used to identify those parts of the place that are of:

- Exceptional significance

- Considerable significance

- Some significance

- Little and/or No significance (neither contributes nor detracts from the significance of the place); and,

- Intrusive (detracts from or has an adverse affect on the significance of the place).

Refer to Section 3.8.2.4 below for further explanation of these gradings.

All five tiers may not apply to each place. This will depend on the nature of the place and the assessment of significance. Conversely, if a place is particularly complex, additional gradings may be required.

Note: Integrity, authenticity and condition should be considered in association with the zones of significance in the conservation policy section.

3.8 CONSERVATION POLICY

The aim of this section is to establish clear policies based on the Statement of Significance and the evidence presented in the previous sections. In general, the policies should address how to:

- i) retain or reveal significance of the place;
- ii) identify feasible and compatible uses for the place;
- iii) meet statutory requirements; and,
- iv) work within procurable resources.

Policies should be clearly numbered and highlighted using a **bold** or *italicised* format. Policies should be discussed in supporting text.

The following points must be addressed in the Conservation Policy.

3.8.1 Introduction

This section should contain:

- i) an explanation about the purpose of conservation policy;
- ii) a summary of the major issues considered and cross referenced to more specific policy statements; and,
- iii) key policy statements which establish a conservation framework for all future decisions and work.

3.8.2 Policies Arising out of the Cultural Heritage Significance of the Place.

The following points should be discussed as appropriate:

- i) **The relevance of the Burra Charter.**
- ii) **Identification of general actions and controls to conserve the cultural heritage significance of the place.** This should be directly related to the Statement of Significance.
- iii) **Opportunities arising from the Statement of Significance**
- iv) **Policies arising from the Graded Zones, Sections and Elements of Significance.**

To ensure a consistent approach to the conservation of places it is recommended that the policies for the different zones and elements be based on those provided below. It is expected that these will be developed to include reference to site specific issues such as landscape, archaeology, moveable heritage, etc.

Zones of exceptional significance

The fabric of such spaces or elements should be preserved or restored in such a way as to demonstrate their significance. Furnishings and decoration should respect the historic character of the place and activities controlled so as not to prejudice the association of the spaces with their significant use(s).

Intrusive elements should be removed (after photographic recording) and new finishes that are detrimental to the significant fabric should not be applied. Building elements that are damaged are to be restored. Adaptation is acceptable to the extent of introducing new services, provided this does not adversely affect the significant fabric of the space or element. Structural adaptation is generally unacceptable. However, minor structural adaptation may be considered if it is in keeping with the overall aims of the conservation policy and has minimal impact on the significant fabric. Any alterations to the building fabric should be documented.

Landscape elements should not be removed without due consideration of their heritage values. Where removal of significant trees is necessary due to their condition, replacement plantings of the same species should be made.

There should be no new works in open space areas which will adversely affect the setting of the place or obscure important views to and from the site.

Zones of considerable significance

The significant fabric of such spaces or elements should be preserved, restored or reconstructed as appropriate. Reconstruction is desirable provided sufficient detailed information is available. Adaptation is acceptable to the extent of installing reversible small fixtures, services and partitions, provided this does not affect any external or internal fabric which is of exceptional or considerable significance. No significant fabric should be removed or action taken to confuse the sense of the space. Structural adaptation is generally unacceptable. However, minor structural adaptation may be considered if it is in keeping with the overall aims of the conservation policy and has minimal impact on the significant fabric. Any alterations to the building fabric should be documented.

Landscape elements should not be removed without due consideration of their heritage values. Where removal of significant trees is necessary due to their condition, replacement plantings of the same species should be made.

There should be no new works in open space areas which will adversely affect the setting of the building or obscure important views to and from the site.

Zones of some significance

The significant fabric of such spaces or elements should be preserved, restored or reconstructed as appropriate. Adaptation is acceptable to the extent of installing fixtures, services and reversible partitions provided this does not affect the significant external and internal appearance of the building. Discrete structural additions and openings can be made. New or different finishes are acceptable, provided these do not obscure or damage important evidence of significant materials and finishes. Any alterations to the building fabric should be documented.

Landscape elements should not be removed without due consideration of their heritage values. Where removal of significant trees is necessary due to their condition, appropriate replacement plantings should be made.

There should be no new building work in open space areas which will adversely affect the setting of the building or obscure important views into and out of the site.

Zones of little or no significance

The fabric of such spaces or elements may be retained or removed depending on the future use requirements. However, care should be taken to ensure that any such works do not detract from the significance of adjoining spaces or elements. Before removal ensure that comprehensive photographic and graphic recording is completed.

Intrusive Zones

Intrusive spaces or elements have been identified as detracting from the significance of the place and their removal, and/or replacement with more

appropriate detailing, should be encouraged. Their removal needs to be assessed against other considerations, such as function and economics, before implementation. Before removal/demolition ensure that comprehensive photographic and graphic recording is completed.

v) **Policies related to the Physical Setting:**

- a) Any landscape issues within the study boundaries which may not have already been addressed above; and,
- b) The impact of the setting, surrounding development and/or use in relation to the significance of the place.

vi) **Interpretation**

It is considered desirable to interpret the history and significance of a heritage place to visitors and/or users.

This policy section should discuss appropriate methods and expertise for interpretation, use of interpretive material, and/or future recommendations.

3.8.3 Policies Arising from the Physical Condition of the Place

The implications of the current physical condition of the place should be assessed and policies developed in this section. Structural engineering reports may be commissioned as appropriate and the findings/recommendations used to develop policy.

The following points should be considered:

- i) the nature, urgency and potential impact of any current or proposed maintenance works;
- ii) the nature and urgency of any maintenance works identified as being required (as part of the physical inspection for this report). These may be used in the development of future works and/or maintenance; and,
- iii) any other relevant issues, such as the possibility of hazardous materials or the need for pest inspection/control.

3.8.4 External Requirements

The following issues should be considered and policies developed accordingly:

i) **Current Heritage Listings/Registrations**

Discuss current heritage listings for the place, including a description of what is registered, the date of the listing and the implications of the listing. Discussions of listings should include, but not necessarily be limited to:

- * Register of Heritage Places (Heritage Council of Western Australia)
- * Classified List (National Trust of Australia [WA])
- * Municipal Heritage Inventory (refer to the relevant local government)
- * Town Planning Scheme (refer to the relevant local government)
- * Register of the National Estate (Australian Heritage Commission)

If the place is entered into the Register of Heritage Places the implications of registration should be discussed in detail, in particular the statutory requirements regarding the development process. This issue should also be discussed if the report is recommending that the place be considered for entry into the State Register.

Further to the above and based on the findings of the assessment of cultural heritage significance, if the Consultant believes the place is worthy of inclusion in any heritage list (and has not yet been considered for that list), a recommendation to that effect should be made.

ii) **State Government Policy**

If the place is owned by the State Government reference must be made to the *Government Heritage Property Disposal Process*. Also discuss other Government policy that may be relevant to the use or function of the place.

iii) **Statutory Requirements**

Consider the possible impact of town planning schemes, Health Acts, Building Code regulations, the Disability Discrimination Act, fire safety regulations, and any other restraints which may affect the place. Identify issues arising from the statutory requirements that may have future implications.

3.8.5 Requirements and Resources of the Client, Owner, Occupants and/or Users

The following issues should be considered and policies developed accordingly:

- i) Constraints or opportunities arising from the requirements, resources and expectations of the client, owner, occupants, users and/or any other interested parties of the place based on consultation with the relevant parties.
- ii) Possible community attitudes and expectations regarding the place.
- iii) Social, religious or other cultural constraints which may impact on the place.

3.8.6 Compatible Use

The following issues should be considered and policies developed accordingly:

- i) The current use, proposed new uses and/or future development and possible impact on the cultural heritage significance of the place;
- ii) Discuss any opportunities for the use of the place arising from its significance;
- iii) Recommend a framework for guiding decisions regarding possible future use; and,
- iv) Discuss areas and/or zones where future development may be appropriate (this should be presented graphically).

3.8.7 Other

Identify any other areas not addressed in the above policy sections and develop specific policies on these issues.

If an interpretation or other plan is to be recommended, then specific issues that are to be addressed in this plan are to be stated and justified. If such a plan is required, the consultant should recommend/nominate the relevant professional expertise to be engaged.

3.9 POLICY IMPLEMENTATION

The Consultant must determine/identify who will be responsible for policy implementation, a timeframe for the policy implementation, and the process involved:

- i) **Identify who will be responsible for implementing each policy.** This may include the identification of a management structure through which the Conservation Plan may be implemented, day to day management and decision making responsibilities, and the means by which security and regular maintenance can be provided. It may also be appropriate to identify particular skills which should be part of this management structure. (Any management structures already be in place should be discussed in this section.)
- ii) **Determine when each policy should be implemented.** This should be in the form of a time frame that identifies which policies will require immediate action as well as those which may be implemented in the medium or long term. Ongoing implementation requirements should also be covered. A clear definition of the recommended time frame should be included.
- iii) **Determine how each policy should be implemented.** This should indicate/discuss any specific process which should be followed in the implementation of policy.

No new policies should be introduced in this section.

4. REFERENCING

Referencing should follow the format laid out in the Heritage Council's Style Notes for Assessment Documentation dated 25 August 2000. This will be made available to the consultant on request.

In general, referencing should be consistent and include the following information: Author's Name, *Title of Document*, Publisher, Place Published, Year of Publication, Page Number.

All figures, including illustrations, photographs and plans, should have captions and be sourced. The caption should be a description of the item and must be dated.

4.1 Footnotes

The source of information, including all quotations, must be footnoted and referenced.

4.2 Cross Referencing

The Conservation Plan should be cross-referenced to ensure that information contained within the report is clearly supported by the evidence and that related sections and policies are easily identifiable. Cross-referencing should include:

- i) reference to relevant photographs and figures in documentary and physical evidence;
- ii) reference to relevant sections of the documentary and physical evidence in analysis of evidence;
- iii) reference to relevant sections of the documentary and physical evidence and the analysis of evidence in the assessment of significance and Statement of Significance;
- iv) reference to the graded zones and elements of significance when discussing the corresponding policies;

- v) reference to related policies within the Conservation Policy section;
- vi) reference to relevant Conservation Policies in the Policy Implementation section; and
- vii) other appropriate sections.

4.3 Bibliography

A full bibliography (with a **complete list** of all sources used in the documentation and consulted during the compilation of the report) should be included as an appendix to the report. Primary sources and secondary sources should be listed in separate sections in this Bibliography. Please note that sources should be listed in alphabetical order by author's surname.

5. CONSULTATION

Consultation is an important part of the Conservation Plan. Consultation should be carried out throughout the preparation process and any issues should be addressed/incorporated into the Conservation Plan:

- i) consultation with the Client to identify requirements for the place, any proposed major changes to the place and relevant sources of information that may be held by the Client;
- ii) consultation with the occupiers/tenants/users of the place to identify their requirements for the use of the place;
- iii) consultation with the Local Government Authority for information about the place and referrals to local sources of information;
- iv) consultation with relevant community groups;
- v) consultation with the Heritage Council of Western Australia;
- vi) liaison with The National Trust of Australia (WA), Australian Heritage Commission and Aboriginal Affairs Department to ascertain prior listings and assessments of cultural heritage significance; and,
- vii) others as appropriate.

All people consulted during the preparation of the Conservation Plan should be acknowledged in the Introduction.

Letters of introduction can be supplied on request.

6. APPENDICES

Any information which may be critical to an understanding of the report or its preparation should be included as an appendix. Appendices could include such things as:

- i) documentary and physical evidence; for example, Title deeds, reports and plans, building schedules;
- ii) 'Guidelines to The Burra Charter: Cultural Significance' and/or 'Guidelines to The Burra Charter: Conservation Policy';
- iii) the Heritage Council's 'Criteria of Cultural Heritage Significance for Assessment of Places for Entry Into the Register of Heritage Places';
- iv) details of heritage listings/registrations; and,
- v) the Conservation Plan Study Brief.

7. REPORT

- i) The report is to be in A4 portrait format, with A3 drawings if necessary;
- ii) The report must have a Table of Contents including references to page numbers and must be followed by a List of Figures (a list of all plans & photographs);
- iii) Each page of the report should be numbered and contain a header/footer denoting the title of the report and date;
- iv) All plans should be orientated with the north point facing in the same direction;
- v) Draft reports should be of a quality acceptable for review purposes. The word 'draft' should be clearly visible on the draft report;
- vi) One (1) copy of the draft report is to be provided,
- vii) Three (3) bound, laser quality black & white photocopies of the final report are to be provided. (**Note:** Archival standard unbound copies are no longer required.) The provision of an electronic version of the final document (on floppy disc or CD and in addition to the hardcopies) is optional.

8. REPORT STANDARDS

The standards to be followed are:

Photographs: Photographs are to be genuine black & white only (not colour printed black & white) or digital.

If using either digital photographs or scanned images, laser quality, black & white photocopies of the computer print outs are required (as the long-term stability of computer generated images has not yet been established).

If including original photographs in one (1) final report, these should be attached by archival tape or glue (i.e. - wheat starch adhesive, neutral adhesive, gummed linen tape).

Photographs, negatives and/or slides may be lodged with the Heritage Council of Western Australia. They should be labelled numerically, and packaged in archival quality slide pockets, with an index describing each image attached.

Paper: Should be of a good quality (i.e. Reflex 80 gsm).

Photocopying: Copying must be done on black & white (carbon based) laser quality photocopier.

Binding: It is preferred that copies be bound with plastic coated metal spirals. The front cover should be protected with a sheet of clear film.

9. COPYRIGHT

The contract between the Client and the Consultant should contain appropriate clauses defining who owns copyright of the completed report.

10. PRESENTATION MEETING

The Consultant should allow for a progress meeting with the Client before the draft report is submitted. The Consultant should also allow for a meeting to present the document to the Client and other interested parties.

11. REVIEW

The draft document will be reviewed by the Heritage Council of Western Australia. The Consultant is expected to respond to any comments in writing outlining how comments were incorporated into the final document or giving reasons why particular comments were not addressed.

12. STUDY TEAM

It is envisaged that the study team will need to incorporate the skills of a variety of relevant professionals. Specific expertise **must** include:

- **Historical**
- **Architectural**

Other expertise may include:

- Landscape
- Archaeological
- Engineering
- Planning
- Property Consulting

The Consultant is to clearly identify personnel working on the Conservation Plan, their credentials and experience, and the management structure for the project.

13. TIME FRAME

The Consultant is to commence the project one week after appointment.

It is essential that the Consultant maintain a close working relationship with the Client and advise of progress regularly.

The due date for the final draft is twelve weeks after appointment. The final draft should contain information addressing all aspects of the project brief.

The final report is due four weeks after the review period.

APPENDIX III

HERITAGE COUNCIL ASSESSMENT CRITERIA NOVEMBER 1996



Criteria of Cultural Heritage Significance for Assessment of Places for entry in the Register of Heritage Places

Nature of Significance

1. AESTHETIC VALUE

Criterion 1 ***It is significant in exhibiting particular aesthetic characteristics.***

- 1.1 Importance to a community for aesthetic characteristics.
- 1.2 Importance for its creative, design or artistic excellence, innovation or achievement.
- 1.3 Importance for its contribution to the aesthetic values of the setting demonstrated by a landmark quality or having impact on important vistas or otherwise contributing to the identified aesthetic qualities of the cultural environs or the natural landscape within which it is located.
- 1.4 In the case of an historic precinct, importance for the aesthetic character created by the individual components which collectively form a significant streetscape, townscape or cultural environment.

2. HISTORIC VALUE

Criterion 2. ***It is significant in the evolution or pattern of the history of Western Australia.***

- 2.1 Importance for the density or diversity of cultural features illustrating the human occupation and evolution of the locality, region or the State.
- 2.2 Importance in relation to an event, phase or activity of historic importance in the locality, the region or the State.
- 2.3 Importance for close association with an individual or individuals whose life, works or activities have been significant within the history of the nation, State or region.
- 2.4 Importance as an example of technical, creative, design or artistic excellence, innovation or achievement in a particular period.

3. SCIENTIFIC VALUE

Criterion 3A *It has demonstrable potential to yield information that will contribute to an understanding of the natural or cultural history of Western Australia.*

- 3.1 Importance for information contributing to a wider understanding of natural or cultural history by virtue of its use as a research site, teaching site, type locality, reference or benchmark site.
- 3.2 Importance for its potential to yield information contributing to a wider understanding of the history of human occupation of the locality, region or the State.

Criterion 3B *It is significant in demonstrating a high degree of technical innovation or achievement.*

- 3.3 Importance for its technical innovation or achievement.

4. SOCIAL VALUE

Criterion 4 *It is significant through association with a community or cultural group in Western Australia for social, cultural, educational or spiritual reasons.*

- 4.1 Importance as a place highly valued by a community or cultural group for reasons of social, cultural; religious, spiritual, aesthetic or educational associations.
- 4.2 Importance in contributing to a community's sense of place.

Degree of Significance

5. RARITY

Criterion 5 *It demonstrates rare, uncommon or endangered aspects of the cultural heritage of Western Australia.*

- 5.1 Importance for rare, endangered or uncommon structures, landscapes or phenomena.
- 5.2 Importance in demonstrating a distinctive way of life, custom, process, land-use, function or design no longer practiced in, or in danger of being lost from, or of exceptional interest to, the locality, region or the State.

6. REPRESENTATIVENESS

Criterion 6 *It is significant in demonstrating the characteristics of a class of cultural places or environments in the State.*

- 6.1 Importance in demonstrating the principal characteristics of a range of landscapes or environments, the attributes of which identify it as being characteristic of its class.
- 6.2 Importance in demonstrating the principal characteristic of the range of human activities (including way of life, philosophy, custom, process, land-use, function, design or technique) in the environment of the locality, region or the State.

Condition, Integrity and Authenticity

Condition refers to the current state of the place in relation to each of the values for which that place has been assessed. Condition reflects the cumulative effects of management and environmental events.

Integrity is a measure of the likely long-term viability or sustainability of the values identified, or the ability of the place to restore itself or be restored, and the time frame for any restorative process.

Authenticity refers to the extent to which the fabric is in its original state.

Because it is important that the Register be credible it is desirable that places in that Register have at least reasonable levels of condition and integrity. However it is possible for a place of poor condition and integrity to be entered in the Register on the basis of a value where these things are relatively unimportant eg. an historic ruin.

Places entered in the Register should also have a high degree of authenticity although it will be possible to include places which exhibit evolution of use and consequent change where this is harmonious with the original design and materials.

APPENDIX IV

AUSTRALIA ICOMOS BURRA CHARTER 1999

THE AUSTRALIA ICOMOS CHARTER FOR THE CONSERVATION OF PLACES OF CULTURAL SIGNIFICANCE (The Burra Charter)

Preamble

Having regard to the International Charter for the Conservation and Restoration of Monuments and Sites (Venice 1966), and the Resolutions of 5th General Assembly of the International Council on Monuments and Sites (ICOMOS) (Moscow 1978), the following Charter was adopted by Australia ICOMOS on 19th August 1979 at Burra Burra. Revisions were adopted on 23rd February 1981 and on 23 April 1988.

Definitions

Article 1. For the purpose of this Charter:

- 1.1 *Place* means site, area, building or other work, group of buildings or other works together with associated contents and surroundings.
- 1.2 *Cultural significance* means aesthetic, historic, scientific or social value for past, present or future generations.
- 1.3 *Fabric* means all the physical material of the *place*.
- 1.4 *Conservation* means all the processes of looking after a *place* so as to retain its *cultural significance*. It includes *maintenance* and may according to circumstance include *preservation*, *restoration*, *reconstruction* and *adaptation* and will be commonly a combination of more than one of these.
- 1.5 *Maintenance* means the continuous protective care of the *fabric*, contents and setting of a *place*, and is to be distinguished from repair. Repair involves *restoration* or *reconstruction* and it should be treated accordingly.
- 1.6 *Preservation* means maintaining the *fabric* of a *place* in its existing state and retarding deterioration.
- 1.7 *Restoration* means returning the EXISTING *fabric* of a *place* to a known earlier state by removing accretions or by reassembling existing components without the introduction of new material.
- 1.8 *Reconstruction* means returning a *place* as nearly as possible to a known earlier state and is distinguished by the introduction of materials (new or old) into the *fabric*. This is not to be confused with either re-creation or conjectural reconstruction which are outside the scope of this Charter.
- 1.9 *Adaptation* means modifying a *place* to suit proposed compatible uses.
- 1.10 *Compatible use* means a use which involves no change to the culturally significant fabric, changes which are substantially reversible, or changes which require a minimal impact.

Explanatory Notes

These notes do not form part of the Charter and may be added to by Australia ICOMOS.

Article 1.1

Place includes structures, ruins, archaeological sites and landscapes modified by human activity.

Article 1.5

The distinctions referred to in Article 1.5, for example in relation to roof gutters, are:

- maintenance — regular inspection and cleaning of gutters
- repair involving restoration — returning of dislodged gutters to their place
- repair involving reconstruction — replacing decayed gutters.

Conservation Principles

Article 2. The aim of *conservation* is to retain the *cultural significance* of a *place* and must include provision for its security, its *maintenance* and its future.

Article 3. *Conservation* is based on a respect for the existing *fabric* and should involve the least possible physical intervention. It should not distort the evidence provided by the *fabric*.

Article 4. *Conservation* should make use of all the disciplines which can contribute to the study and safeguarding of a *place*. Techniques employed should be traditional but in some circumstances they may be modern ones for which a firm scientific basis exists and which have been supported by a body of experience.

Article 5. *Conservation* of a *place* should take into consideration all aspects of its *cultural significance* without unwarranted emphasis on any one aspect at the expense of others.

Article 6. The conservation policy appropriate to a *place* must first be determined by an understanding of its *cultural significance*.

Article 7. The conservation policy will determine which uses are compatible.

Article 8. *Conservation* requires the maintenance of an appropriate visual setting: e.g., form, scale, colour, texture and materials. No new construction, demolition or modification which would adversely affect the setting should be allowed. Environmental intrusions which adversely affect appreciation or enjoyment of the *place* should be excluded.

Article 9. A building or work should remain in its historical location. The moving of all or part of a building or work is unacceptable unless this is the sole means of ensuring its survival.

Article 10. The removal of contents which form part of the *cultural significance* of the *place* is unacceptable unless it is the sole means of ensuring their security and *preservation*. Such contents must be returned should changed circumstances make this practicable.

Article 2

Conservation should not be undertaken unless adequate resources are available to ensure that the fabric is not left in a vulnerable state and that the cultural significance of the place is not impaired. However, it must be emphasised that the best conservation often involves the least work and can be inexpensive.

Article 3

The traces of additions, alterations and earlier treatments on the fabric of a place are evidence of its history and uses.

Conservation action should tend to assist rather than to impede their interpretation.

Article 6

An understanding of the cultural significance of a place is essential to its proper conservation. This should be achieved by means of a thorough investigation resulting in a report embodying a statement of cultural significance. The formal adoption of a statement of cultural significance is an essential prerequisite to the preparation of a conservation policy.

Article 7

Continuity of the use of a place in a particular way may be significant and therefore desirable.

Article 8

New construction work, including infill and additions, may be acceptable, provided:

it does not reduce or obscure the cultural significance of the place it is in keeping with Article 8.

Article 9

Some structures were designed to be readily removable or already have a history of previous moves, e.g. prefabricated dwellings and poppet-heads. Provided such a structure does not have a strong association with its present site, its removal may be considered.

If any structure is moved, it should be moved to an appropriate setting and given an appropriate use. Such action should not be to the detriment of any place of cultural significance.

Conservation Processes

Preservation

Article 11. *Preservation* is appropriate where the existing state of the *fabric* itself constitutes evidence of specific *cultural significance*, or where insufficient evidence is available to allow other conservation processes to be carried out.

Article 12. *Preservation* is limited to the protection, *maintenance* and, where necessary, the stabilization of the existing *fabric* but without the distortion of its *cultural significance*.

Restoration

Article 13. *Restoration* is appropriate only if there is sufficient evidence of an earlier state of the *fabric* and only if returning the *fabric* to that state reveals the *cultural significance* of the *place*.

Article 14. *Restoration* should reveal anew culturally significant aspects of the *place*. It is based on respect for all the physical, documentary and other evidence and stops at the point where conjecture begins.

Article 15. *Restoration* is limited to the reassembling of displaced components or removal of accretions in accordance with Article 16.

Article 16. The contributions of all periods to the *place* must be respected. If a *place* includes the *fabric* of different periods, revealing the *fabric* of one period at the expense of another can only be justified when what is removed is of slight *cultural significance* and the *fabric* which is to be revealed is of much greater *cultural significance*.

Reconstruction

Article 17. *Reconstruction* is appropriate only where a *place* is incomplete through damage or alteration and where it is necessary for its survival, or where it reveals the *cultural significance* of the *place* as a whole.

Article 18. *Reconstruction* is limited to the completion of a depleted entity and should not constitute the majority of the *fabric* of a *place*.

Article 19. *Reconstruction* is limited to the reproduction of *fabric*, the form of which is known from physical and/or documentary evidence. It should be identifiable on close inspection as being new work.

Adaptation

Article 20. *Adaptation* is acceptable where the *conservation* of the *place* cannot otherwise be achieved, and where the *adaptation* does not substantially detract from its *cultural significance*.

Article 11

Preservation protects fabric without obscuring the evidence of its construction and use.

The process should always be applied:

where the evidence of the fabric is of such significance that it must not be altered. This is an unusual case and likely to be appropriate for archaeological remains of national importance;

where insufficient investigation has been carried out to permit conservation policy decisions to be taken in accord with Articles 23 to 25.

New construction may be carried out in association with preservation when its purpose is the physical protection of the fabric and when it is consistent with Article 8.

Article 12

Stabilization is a process which helps keep fabric intact and in a fixed position. When carried out as a part of preservation work it does not introduce new materials into the fabric. However, when necessary for the survival of the fabric, stabilization may be effected as part of a reconstruction process and new materials introduced. For example, grouting or the insertion of a reinforcing rod in a masonry wall.

Article 13

See explanatory note for Article 2.

Article 21. *Adaptation* must be limited to that which is essential to a use for the *place* determined in accordance with Articles 6 and 7.

Article 22. *Fabric* of *cultural significance* unavoidably removed in the process of *adaptation* must be kept safely to enable its future reinstatement.

Conservation Practice

Article 23. Work on a *place* must be preceded by professionally prepared studies of the physical, documentary and other evidence, and the existing *fabric* recorded before any intervention in the *place*.

Article 24. Study of a *place* by any intervention in the *fabric* or by archaeological excavation should be undertaken where necessary to provide data essential for decisions on the *conservation* of the *place* and/or to secure evidence about to be lost or made inaccessible through necessary *conservation* or other unavoidable action. Investigation of a *place* for any other reason which requires physical disturbance and which adds substantially to a scientific body of knowledge may be permitted, provided that it is consistent with the conservation policy for the *place*.

Article 25. A written statement of conservation policy must be professionally prepared setting out the *cultural significance* and proposed *conservation* procedure together with justification and supporting evidence, including photographs, drawings and all appropriate samples.

Article 26. The organisation and individuals responsible for policy decisions must be named and specific responsibility taken for each such decision.

Article 27. Appropriate professional direction and supervision must be maintained at all stages of the work and a log kept of new evidence and additional decisions recorded as in Article 25 above.

Article 28. The records required by Articles 23, 25, 26 and 27 should be placed in a permanent archive and made publicly available.

Article 29. The items referred to in Articles 10 and 22 should be professionally catalogued and protected.

Words in italics are defined in Article 1.

Article 25

The procedure will include the conservation processes referred to in Article 1.4 and other matters described in Guidelines to the Burra Charter: Conservation Policy.

GUIDELINES TO THE BURRA CHARTER: CULTURAL SIGNIFICANCE

These guidelines for the establishment of cultural significance were adopted by the Australian national committee of the International Council on Monuments and Sites (Australia ICOMOS) on 14 April 1984 and revised on 23 April 1988. They should be read in conjunction with the Burra Charter.

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1.0 PREFACE

1.1 Intention of guidelines

These guidelines are intended to clarify the nature of professional work done within the terms of the Burra Charter. They recommend a methodical procedure for assessing the cultural significance of a place, for preparing a statement of cultural significance and for making such information publicly available.

1.2 Applicability

The guidelines apply to any place likely to be of cultural significance regardless of its type or size.

1.3 Need to establish cultural significance

The assessment of cultural significance and the preparation of a statement of cultural significance, embodied in a report as defined in section 4.0, are essential prerequisites to making decisions about the future of a place.

1.4 Skills required

In accordance with Article 4 of the Burra Charter, the study of a place should make use of all relevant disciplines. The professional skills required for such

study are not common. It cannot be assumed that any one practitioner will have the full range of skills required to assess cultural significance and prepare a statement. Sometimes in the course of the task it will be necessary to engage additional practitioners with special expertise.

1.5 Issues not considered

The assessment of cultural significance and the preparation of a statement do not involve or take account of such issues as the necessity for conservation action, legal constraints, possible uses, structural stability or costs and returns. These issues will be dealt with in the development of a conservation policy.

2.0 THE CONCEPT OF CULTURAL SIGNIFICANCE

2.1 Introduction

In the Burra Charter cultural significance means "aesthetic, historic, scientific or social value for past, present or future generations".

Cultural significance is a concept which helps in estimating the value of places. The places that are likely to be of significance are those which help an understanding of the past or enrich the present, and which will be of value to future generations.

Although there are a variety of adjectives used in definitions of cultural significance in Australia, the adjectives "aesthetic", "historic", "scientific" and "social", given alphabetically in the Burra Charter, can encompass all other values.

The meaning of these terms in the context of cultural significance is discussed below. It should be noted that they are not mutually exclusive, for example, architectural style has both historic and aesthetic aspects.

2.2 Aesthetic value

Aesthetic value includes aspects of sensory perception for which criteria can and should be stated. Such criteria may include consideration of the form, scale, colour, texture and material of the fabric; the smells and sounds associated with the place and its use.

2.3 Historic value

Historic value encompasses the history of aesthetics, science and society, and therefore to a large extent underlies all of the terms set out in this section.

A place may have historic value because it has influenced, or has been influenced by, an historic figure, event, phase or activity. It may also have historic value as the site of an important event. For any given place the significance will be greater where evidence of the association or event survives in situ, or where the settings are substantially intact, than where it has been changed or evidence does not survive. However, some events or associations may be so important that the place retains significance regardless of subsequent treatment.

2.4 Scientific value

The scientific or research value of a place will depend upon the importance of the data involved, on its rarity, quality or representativeness, and on the degree to which the place may contribute further substantial information.

2.5 Social value

Social value embraces the qualities for which a place has become a focus of spiritual, political, national or other cultural sentiment to a majority or minority group.

2.6 Other approaches

The categorisation into aesthetic, historic, scientific and social values is one approach to understanding the concept of cultural significance. However, more precise categories may be developed as understanding of a particular place increases.

3.0 THE ESTABLISHMENT OF CULTURAL SIGNIFICANCE

3.1 Introduction

In establishing the cultural significance of a place it is necessary to assess all the information relevant to an understanding of the place and its fabric. The task includes a report comprising written material and graphic material. The contents of the report should be arranged to suit the place and the limitations on the task, but it will generally be in two sections: first, the assessment of cultural significance (see 3.2 and 3.3) and second, the statement of cultural significance (see 3.4).

3.2 Collection of information

Information relevant to the assessment of cultural significance should be collected. Such information concerns:

- the developmental sequence of the place and its relationship to the surviving fabric;
- the existence and nature of lost or obliterated fabric;
- the rarity and/or technical interest of all or any part of the place;
- the functions of the place and its parts;
- the relationship of the place and its parts with its setting;
- the cultural influences which have affected the form and fabric of the place;
- the significance of the place to people who use or have used the place, or descendants of such people;
- the historical content of the place with particular reference to the ways in which its fabric has been influenced by historical forces or has itself influenced the course of history;
- the scientific or research potential of the place;
- the relationship of the place to other places, for example in respect of design, technology, use, locality or origin;
- any other factor relevant to an understanding of the place.

3.3 The assessment of cultural significance

The assessment of cultural significance follows the collection of information.

The validity of the judgements will depend upon the care with which the data is collected and the reasoning applied to it.

In assessing cultural significance the practitioner should state conclusions. Unresolved aspects should be identified.

Whatever may be considered the principal significance of a place, all other aspects of significance should be given consideration.

3.3.1 Extent of recording —

In assessing these matters a practitioner should record the place sufficiently to provide a basis for the necessary discussion of the facts. During such recording any obviously urgent problems endangering the place, such as stability and security, should be reported to the client.

3.3.2 Intervention in the fabric —

Intervention in, or removal of, fabric at this stage should be strictly within the terms of the Burra Charter.

3.3.3 Hypotheses —

Hypotheses, however expert or informed, should not be presented as established fact. Feasible or possible hypotheses should be set out, with the evidence for and against them, and the line of reasoning that has been followed. Any attempt which has been made to check a hypothesis should be recorded, so as to avoid repeating fruitless research.

3.4 Statement of cultural significance

The practitioner should prepare a succinct statement of cultural significance, supported by, or cross referenced to, sufficient graphic material to help identify the fabric of cultural significance.

It is essential that the statement be clear and pithy, expressing simply why the place is of value but not restating the physical or documentary evidence.

4.0 THE REPORT

4.1 Content

The report will comprise written and graphic material and will present an assessment of cultural significance and a statement of cultural significance.

In order to avoid unnecessary bulk, only material directly relevant to the process of assessing cultural significance and to making a statement of cultural significance should be included.

See also Guidelines to the Burra Charter: Procedures for Undertaking Studies and Reports.

4.2 Written material

The text should be clearly set out and easy to follow. In addition to the assessment and statement of cultural significance as set out in 3.2, 3.3 and 3.4 it should include:

- name of the client;
- names of all the practitioners engaged in the task;

- (c) authorship of the report;
- (d) date;
- (e) brief or outline of brief;
- (f) constraints on the task, for example, time, money, expertise;
- (g) sources (see 4.4).

4.3 **Graphic material**

Graphic material may include maps, plans, drawings, diagrams, sketches, photographs and tables, and should be reproduced with sufficient quality for the purposes of interpretation.

All components discussed in the report should be identified in the graphic material. Such components should be identified and described in a schedule.

Detailed drawings may not be necessary. A diagram may best assist the purpose of the report.

Graphic material which does not serve a specific purpose should not be included.

4.4 **Sources**

All sources used in the report must be cited with sufficient precision to enable others to locate them.

It is necessary for all sources consulted to be listed, even if not cited.

All major sources or collections not consulted, but believed to have potential usefulness in establishing cultural significance, should be listed.

In respect of source material privately held the name and address of the owner should be given, but only with the owner's consent.

4.5 **Exhibition and adoption**

The report should be exhibited and the statement of cultural significance adopted in accordance with Guidelines to the Burra Charter: Procedures for Undertaking Studies and Reports.

GUIDELINES TO THE BURRA CHARTER: CONSERVATION POLICY

These guidelines, which cover the development of conservation policy and strategy for implementation of that policy, were adopted by the Australian national committee of the International Council on Monuments and Sites (Australia ICOMOS) on 25 May 1985 and revised on 23 April 1988. They should be read in conjunction with the Burra Charter.

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1.0 PREFACE

1.1 Intention of guidelines

These guidelines are intended to clarify the nature of professional work done within the terms of the Burra Charter. They recommend a methodical procedure for development of the conservation policy for a place, for the statement of conservation policy and for the strategy for the implementation of that policy.

1.2 Cultural significance

The establishment of cultural significance and the preparation of a statement of cultural significance are essential prerequisites to the development of a conservation policy (refer to Guidelines to the Burra Charter: Cultural Significance).

1.3 Need to develop conservation policy

The development of a conservation policy, embodied in a report as defined in Section 5.0, is an essential prerequisite to making decisions about the future of the place.

1.4 Skills required

In accordance with the Burra Charter, the study of a place should make use of all relevant disciplines. The professional skills required for such study are not common. It cannot be assumed that any one practitioner will have the full range of skills required to develop a conservation policy and prepare the appropriate report. In the course of the task it may be necessary to consult with other practitioners and organisations.

2.0 THE SCOPE OF THE CONSERVATION POLICY

2.1 Introduction

The purpose of the conservation policy is to state how the conservation of the place may best be achieved both in the long and short term. It will be specific to that place.

The conservation policy will include the issues listed below.

2.2 Fabric and setting

The conservation policy should identify the most appropriate way of caring for the fabric and setting of the place arising out of the statement of significance and other constraints. A specific combination of conservation actions should be identified. This may or may not involve changes to the fabric.

2.3 Use

The conservation policy should identify a use or combination of uses, or constraints on use, that are compatible with the retention of the cultural significance of the place and that are feasible.

2.4 Interpretation

The conservation policy should identify appropriate ways of making the significance of the place understood consistent with the retention of that significance. This may be a combination of the treatment of the fabric, the use of the place and the use of introduced interpretative material.

In some instances the cultural significance and other constraints may preclude the introduction of such uses and material.

2.5 Management

The conservation policy should identify a management structure through which the conservation policy is capable of being implemented. It should also identify:

- (a) those to be responsible for subsequent conservation and management decisions and for the day-to-day management of the place;
- (b) the mechanism by which these decisions are to be made and recorded;
- (c) the means of providing security and regular maintenance for the place.

- 2.6 Control of physical intervention in the fabric**
The conservation policy should include provisions for the control of physical intervention. It may:
- (a) specify unavoidable intervention;
 - (b) identify the likely impact of any intervention on the cultural significance;
 - (c) specify the degree and nature of intervention acceptable for non-conservation purposes;
 - (d) specify explicit research proposals;
 - (e) specify how research proposals will be assessed;
 - (f) provide for the conservation of significant fabric and contents removed from the place;
 - (g) provide for the analysis of material;
 - (h) provide for the dissemination of the resultant information;
 - (i) specify the treatment of the site when the intervention is complete.

- 2.7 Constraints on investigation**
The conservation policy should identify social, religious, legal or other cultural constraints which might limit the accessibility or investigation of the place.

- 2.8 Future developments**
The conservation policy should set guidelines for future developments resulting from changing needs.

- 2.9 Adoption and review**
The conservation policy should contain provision for adoption and review.

3.0 DEVELOPMENT OF CONSERVATION POLICY

- 3.1 Introduction**
In developing a conservation policy for the place it is necessary to assess all the information relevant to the future care of the place and its fabric. Central to this task is the statement of cultural significance. The task includes a report as set out in Section 5.0. The contents of the report should be arranged to suit the place and the limitations of the task, but it will generally be in three sections:
- (a) the development of a conservation policy (see 3.2 and 3.3);
 - (b) the statement of conservation policy (see 3.4 and 3.5);
 - (c) the development of an appropriate strategy for implementation of the conservation policy (see 4.0).

- 3.2 Collection of information**
In order to develop the conservation policy sufficient information relevant to the following should be collected:

- 3.2.1 Significant fabric —**
Establish or confirm the nature, extent, and degree of intactness of the significant fabric including contents (see Guidelines to Burra Charter: Cultural Significance).
- 3.2.2 Client, owner and user requirements and resources —**
Investigate needs, aspirations, current proposals, available finances, etc., in respect of the place.

- 3.2.3 Other requirements and concerns —**
Investigate other requirements and concerns likely to affect the future of the place and its setting including:
- (a) federal, state and local government acts, ordinances and planning controls;
 - (b) community needs and expectations;
 - (c) locational and social context.

- 3.2.4 Condition of fabric —**
Survey the fabric sufficiently to establish how its physical state will affect options for the treatment of the fabric.

- 3.2.5 Uses —**
Collect information about uses, sufficient to determine whether or not such uses are compatible with the significance of the place and feasible.

- 3.2.6 Comparative information —**
Collect comparative information about the conservation of similar places (if appropriate).

- 3.2.7 Unavailable information —**
Identify information which has been sought and is unavailable and which may be critical to the determination of the conservation policy or to its implementation.

- 3.3 Assessment of information**
The information gathered above should now be assessed in relation to the constraints arising from the statement of cultural significance for the purpose of developing a conservation policy. In the course of the assessment it may be necessary to collect further information.

- 3.4 Statement of conservation policy**
The practitioner should prepare a statement of conservation policy that addresses each of the issues listed in 2.0, viz.:
- fabric and setting;
 - use;
 - interpretation;
 - management;
 - control of intervention in the fabric;
 - constraints on investigation;
 - future developments;
 - adoption and review.

The statement of conservation policy should be cross-referenced to sufficient documentary and graphic material to explain the issues considered.

- 3.5 Consequences of conservation policy**
The practitioner should set out the way in which the implementation of the conservation policy will or will not:
- (a) change the place including its setting;
 - (b) affect its significance;
 - (c) affect the locality and its amenity;
 - (d) affect the client, owner and user;
 - (e) affect others involved.

4.0 IMPLEMENTATION OF CONSERVATION POLICY

Following the preparation of the conservation policy a strategy for its implementation should be prepared in consultation with the client. The strategy may include information about:

- (a) the financial resources to be used;
- (b) the technical and other staff to be used;
- (c) the sequence of events;
- (d) the timing of events;
- (e) the management structure.

The strategy should allow the implementation of the conservation policy under changing circumstances.

5.0 THE REPORT

5.1 Introduction

The report is the vehicle through which the conservation policy is expressed, and upon which conservation action is based.

See also Guidelines to the Burra Charter: Procedures for Undertaking Studies and Reports.

5.2 Written material

Written material will include:

- (a) the statement of cultural significance;
- (b) the development of conservation policy;
- (c) the statement of conservation policy;
- (d) the strategy for implementation of conservation policy.

It should also include:

- (a) name of the client;

- (b) names of all the practitioners engaged in the task, the work they undertook, and any separate reports they prepared;
- (c) authorship of the report;
- (d) date;
- (e) brief or outline of brief;
- (f) constraints on the task, for example, time, money, expertise;
- (g) sources (see 5.4).

5.3 Graphic material

Graphic material may include maps, plans, drawings, diagrams, sketches, photographs and tables, clearly reproduced.

Material which does not serve a specific purpose should not be included.

5.4 Sources

All sources used in the report must be cited with sufficient precision to enable others to locate them.

All sources of information, both documentary and oral, consulted during the task should be listed, whether or not they proved fruitful.

In respect of source material privately held, the name and address of the owner should be given, but only with the owner's consent.

5.5 Exhibition and adoption

The report should be exhibited and the statement of conservation policy adopted in accordance with Guidelines to the Burra Charter: Procedures for Undertaking Studies and Reports.

APPENDIX V

PROVISIONAL PERIODIC INSPECTION SCHEDULE

Provisional Periodic Inspection Schedule

The following schedule has been devised to become part of the maintenance regime, which will be the responsibility of a nominated person (or position), as suggested in the Implementation Strategy. This schedule is intended to address the cultural heritage aspects of the fabric and its presentation and does not discuss statutory requirements, with respect to plant, all of which, are part of the wider picture that make up the whole of the inspection regime. The schedule should be regarded as provisional, be able to be adapted to suit circumstances and be augmented by experience. It should be regarded as a minimum standard.

EVERY FORTNIGHT

- General tidiness and presentation
- General and emergency lighting, both internal and external
- External lighting
- Condition of exterior walls

QUARTERLY

- Leadlighting.
- Damp ingress on eastern wall of choir loft.
- Damp ingress to northern dining room.
- Timber verandah flooring and structures.
- Vincent Street retaining wall.

BI-ANNUALLY

- Internal walls and ceilings for cracking and paint system performance
- Floor finishes

ANNUALLY

- Built up roofing, roof plumbing, gutters and downpipes
- Stormwater systems
- Condition of paving surfaces and bitumen generally.
- Stonework generally
- Paint systems externally
- Monitor any water penetration and attend immediately

Monitor areas of building where damp has been an historic problem

Joinery and hardware operation

Sewerage system and drainage system

Fire fighting equipment

Floor finishes

Tree management

Fences