

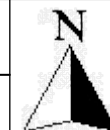


19 Perth Street

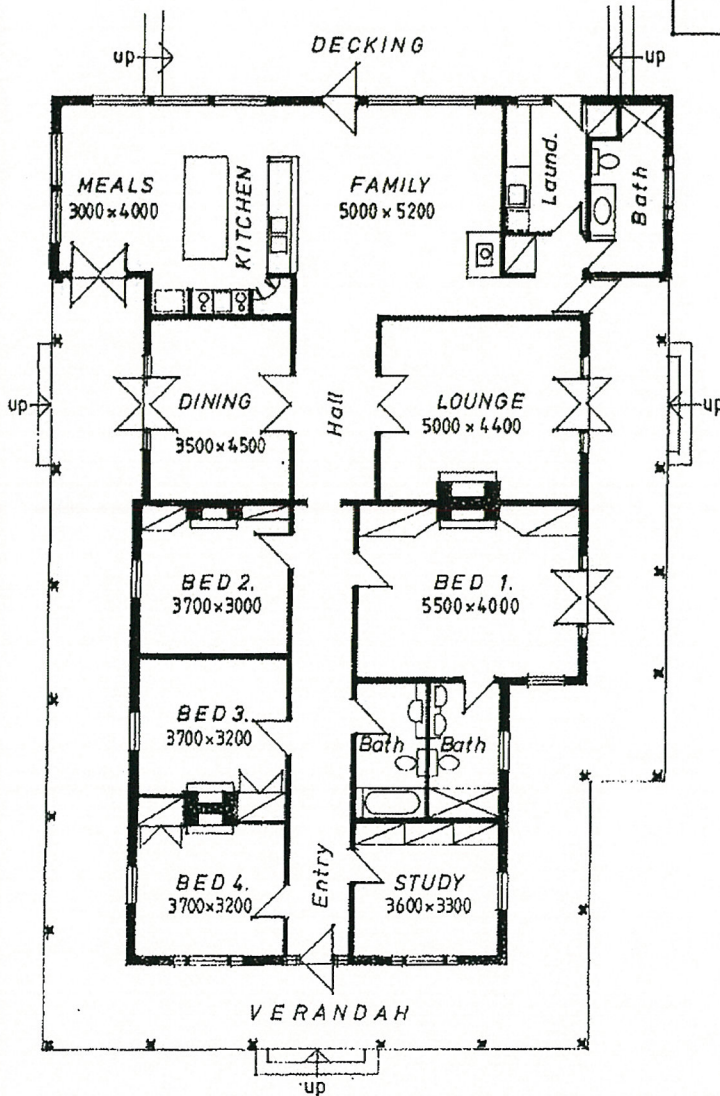
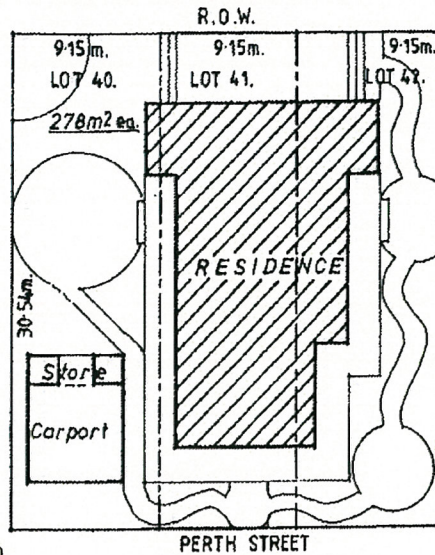
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Friday, 30 May 2014



19 Perth Street, Cottesloe



TOWN OF COTTESLOE

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5 Perth Street



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28 Perth Street



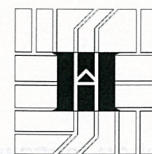


TOWN OF COTTESLOE REVIEW OF MHI CATEGORY 2 PLACES & EVALUATIVE CRITERIA

Prepared by
HOCKING PLANNING & ARCHITECTURE
July 2005

PERTH 19

TOWN OF COTTESLOE
MUNICIPAL HERITAGE INVENTORY
REVIEW OF CATEGORY 2 PLACES
EXISTING PLACE DATA FORM REVISION



HOCKING
PLANNING AND
ARCHITECTURE



ADDRESS:

19 Perth Street (Lots 40-42/106)

HISTORIC THEME [keywords in current MI are in **bold face**]:

Demographic **Settlement**

Subdivision near railway and highway

Cultural Civic & Social Life

Former boarding house, brothel and hospital

Economy

Commercial and service industries

External Influences

Victorian Georgian

DESCRIPTION OF THE PLACE:

(As per description in the existing MHI place data form.)

The house is symmetrically planned around a central passage, under a U roof and the position of the chimneys indicates fireplaces located on internal walls.

SIGNIFICANCE [Heritage criteria given by number]:

- Aesthetic: The place has aesthetic significance as a well maintained Victorian Georgian style house of its era. It incorporates a number of classical and picturesque architectural influences, as well as earlier construction phases in its current form. It provides an elegant presentation to the street. Its added carport is sympathetic and not intrusive, with similar detailing and proportions (1.1).
- Historic: The place has historic significance as an early house (pre-1902) with a variety of enlargements, alterations, and uses over its long life, including as boarding house, brothel, and hospital. (2.1) The opportunity exists for place interpretation based on further research.

RECOMMENDATION:

The place be retained as Category 2 and entered in TPS Schedule 1.

DATE OF ASSESSMENT

February 2005

19 Perth Street, Cottesloe



Heritage Assessment

Prepared for
Ian Wallace
By



HOCKING
HERITAGE STUDIO

May 2014

1. Introduction

Hocking Heritage Studio has been appointed by the owners of No. 19 Perth Street, Cottesloe to provide advice and recommendations for the potential demolition of the subject property. The property is entered onto the Town of Cottesloe's Municipal Inventory as a category 2 place, recognised in 1995 as '*an elegant presence in the street and of historic importance as a hospital and brothel*'. During the 2002 reassessment, the place was recognised for '*the original section of this house has historical significance for being constructed on part of the original subdivision prior to 1901*'.

The house was constructed in 1901 and is an attractive Federation style timber frame and weatherboard cottage that has retained many of its original architectural features. The house has been substantially renovated and extended towards the rear but can still be read and interpreted as it was originally intended.

Perth Street as a whole has experienced large scale redevelopment and no longer provides a coherent streetscape setting for the property resulting in the context of the place being lost and the contribution the place makes to the locality being reduced.

Whilst it is recognised that the place does demonstrate cultural heritage value and is important in terms of historic value relating to its former uses, due to the low level of intactness of the streetscape resulting from the redevelopments of small single storey properties into large two storey properties, we believe that the property could be demolished without harming the streetscape.

The place can be recorded by way of detailed archival record to record the aesthetic qualities of the place whilst the site will always retain its associations to the former uses of hospital, brothel and boarding house.

2. No. 19 Perth Street, Cottesloe

The subject property was constructed c.1901 and forms part of the early development of the area. The Federation style property is of timber frame construction with weatherboard cladding, corrugated iron hipped roof with central gable over the entrance, bullnose verandah with turned timber posts and a symmetrical façade with a glass and timber panelled door ensemble flanked by sash windows with side lights. Twin gables project from the roof line to the west elevation with the bullnose verandah extending around to the western side of the property. The property has been substantially renovated and enlarged to the rear and a garage constructed to the side.



Subject property, courtesy Landgate 2014

The property covers three lots and was considered to be a larger original house on a street of small scale properties.

3. Cultural Heritage Significance

State Heritage Office has produced guidance for local governments on assessing cultural heritage significance of heritage places and areas. The guidance provides information on identifying, grading and documenting places in heritage inventories and provides the basis for many local government's assessment processes.

Cultural heritage significance is measured against the specific criteria of:

- Aesthetic value
- Historic value
- Research value
- Social value

A place is regarded as being of significance if it meets one or more of the criteria under the above headings. The level or degree of significance is then determined through reference to the issues of Rarity, Representativeness and Condition/Integrity/Authenticity.

3.1 Aesthetic Value

Criterion 1: It is significant in exhibiting particular aesthetic characteristics

Under this value, a place may be included in the local government inventory if it demonstrates characteristics of scale, composition, materials, texture and colour that are considered to have value for the local district. This may include:

- Creative or design excellence
- The contribution of a place to the quality of its setting
- Landmark quality
- A contribution to important vista

A place will be excluded from entry under this heading if:

- Its distinguishing features have been lost, degraded or compromised
- Landmark or scenic qualities have been irreversibly degraded by surrounding or infill development
- It only has a loose association with creative or artistic excellence of achievement

Assessment of aesthetic value of No. 19 Perth Street, Cottesloe and its locality

No. 19 Perth Street, Cottesloe is a good example of a Federation styled dwelling, also described as Victorian Georgian in the 2005 Town of Cottesloe Review of Category 2 Places. Many of its architectural features have been retained either by way of retaining original details or reinstating missing details. The house has benefits from a sense of symmetry in its plan form and incorporates a hipped roof with gables, tall chimneys, sash windows, weatherboard cladding and extensive bullnose verandah.

The house essentially presents as it was originally intended though it has lost its open garden setting to the west as development along the street has continued. The place now has a very narrow garden strip along the western boundary with the adjacent lot now built up close to the subject property which has obscured the western elevation of the property from clear view. It would appear from the photograph below that the western elevation was the main elevation of the property incorporating the twin timbered gables, full length verandah and an open and clear relationship with the garden.



No. 19 Perth Street, c. 1920s

Courtesy The Grove Library, <http://www.photosau.com.au/thegrovelibrary/scripts/home.asp>

The aesthetic value of the place, when taken in isolation, is apparent in terms of its architectural expression and execution however when considering the place in terms of its context and the criteria established in the State Heritage Office guidance, the aesthetic value of the place is

diminished due to the substantial amount redevelopment along Perth Street that bears no relevance to the subject property.

Perth Street has undergone much alteration since its original development around the turn of the 19th to 20th centuries. The small scale residential development that originally occupied the lots has been largely replaced with large modern redevelopments, many of which are double storey in nature utilising a range of different materials from the original building stock. The more spacious and low scale nature of the road has been replaced with higher density larger scale building stock which impacts in a damaging manner on the extant original building stock. As the sequence of aerial photos below demonstrates, the character of the road has altered significantly during the last 50 years through development and redevelopment.



1953 (courtesy Landgate)



1965 (courtesy Landgate)



1985 (courtesy Landgate)



1995 (courtesy Landgate)



2006 (courtesy Landgate)



2014 (courtesy Nearmap)

Whilst the property once benefitted from a commanding position within the street and was one of the grander houses constructed on Perth Street, it now has lost its prominence and contribution to the streetscape. Whereas once No. 19 Perth Street would have benefitted from a landmark status in the streetscene due to its size, the open garden setting to the west and the smaller scale surrounding developments, the property today no longer benefits from this status due to the gradual erosion of its prominence resulting from the changing nature of development in the street.



Redevelopments along Perth Street, Cottesloe

The place does not contribute to important vistas and cannot be seen in the long street view along Perth Street from the Railway Street end of the street. Glimpses of the house can be seen in views from the west end of Perth Street at Lane Street.

In terms of contribution to setting, No. 19 Perth Street does make a contribution to a mixed character street but its contribution has been dramatically diminished as the surrounding development has changed. Perth Street does not present as a coherent streetscape character and now contains a diverse range of housing styles and sizes. No. 19 Perth Street is one of a small

number of original houses remaining extant on the street and is the only one of its kind on the street. Whilst the house does clearly demonstrate aesthetic value in its own right and appears to be a good example of its type, it has lost its spacious setting and is now tightly enclosed by new development which has a negative impact on the significance of the property.

Due to its diminished streetscape context, it is considered that No. 19 Perth Street demonstrates moderate aesthetic value.

3.2 Historic Value

Criterion 2: It is significant in the evolution or pattern of the history of the local district

Places included under this heading should:

- Be closely associated with events, development or cultural phases that have played an important part in the locality's history
- Have a special association with a person, group of people or organisation important in shaping the locality (either as the product or workplace of a person or group, or the site of a particular event connected with them).
- Be an example of technical or creative achievement from a particular period.

A place will not be included under this value if:

- It has brief, incidental or distant association with historically important activities processes, people or event
- It is associated with events of interest only to a small number of people
- It retains no physical trace of the event or activity

Assessment of historic value of No. 19 Perth Street, Cottesloe

No. 19 Perth Street was constructed c.1901 and formed part of the early subdivision of the area. Whilst this fact does carry some weight in terms of attributing historic value to a place, it cannot be entered onto a heritage list for purely this reason as there are a large number of places throughout the suburb that belong to the development of the early subdivisions.

However, No. 19 Perth Street does demonstrate associations with Nurse Loveland who established one of the early private hospitals in the area at the property in the 1920s. Nurse Loveland set aside four rooms in the house for use as a maternity hospital. The property also functioned as the Cottesloe Maternity and General Hospital in the 1930s. Although there is little discernible evidence of the hospital use remaining extant within the property, the place does demonstrate historic value for the connection to Nurse Loveland and for the hospital use.

No. 19 Perth Street demonstrates moderate historic value.

3.3 Research Value

Criterion 3A: It has demonstrable potential to yield information that will contribute to an understanding of the natural or cultural history of the local district

A place may be included under this criterion may be a standing structure or archaeological site and will be an important benchmark or reference site. The site should demonstrate a likelihood of providing evidence about past activity and may include important information about construction technology, land use or industrial processes not available anywhere else. The information should be inherent in the fabric of the place.

A place will be excluded from this heading if:

- There is little evidence to suggest the presence of archaeological deposits
- The place is not able to provide useful information through fabric
- It is likely to yield similar information to other places
- It is likely to yield information that could easily be obtained from documentary sources

Criterion 3B: It is significant in demonstrating a high degree of technical innovation or achievement

A place would generally be included under this criterion if:

- If it shows qualities of innovation or represents a new achievement for its time
- Demonstrate breakthroughs in design or places that extend the limits of technology
- Show a high standard of design skill and originality, or innovative use of materials, in response to particular climatic or landform conditions, or a specific functional requirement, or to meet challenge of a particular site

A place would not be included under this heading if its authenticity was so diminished that while the achievement was documented it was no longer apparent in the place.

Assessment of research value of No. 19 Perth Street, Cottesloe

No. 19 Perth Street provides little opportunity to reveal information that will contribute to the understanding of the natural or cultural history of the local area. It is possible that hospital related equipment may be discovered through archaeological investigation in the event of any redevelopment of the site however as the site has reduced in size from the original plan, it is unlikely that much information would relating to earlier uses and occupations would be revealed. The place does not demonstrate a high degree of technical innovation or achievement.

3.4 Social Value

Criterion 4: It is significant through association with a community or cultural group in the local district for social, cultural, educational or spiritual reasons

A place would be included under this criterion if:

- It was a place that the community, or a significant part of the community, has held in high regard for an extended period of time.
- It is a public place or a place distinctive in the local landscape and generally make a positive contribution to the local sense of place and identity
- It is a symbolic or landmark place which may be a place of worship, community hall, schools, cemeteries, public offices or a privately owned place such as a hotel, cinema, café or sporting venue

A place will not normally be considered under this criterion if its association is commonplace, is of recent origin, recognised by only a small part of the community or if the associations are not held very strongly or cannot be demonstrated satisfactorily to others.

Assessment of social value of No. 19 Perth Street, Cottesloe

No. 19 Perth Street is a private residential house and whilst the place has variously been used as a private hospital and boarding house, the place has always been a privately owned place and not a place for public use. A small part of the community may remember the place for its use as a hospital but this would not equate to demonstrating social value.

The place is distinctive in the immediate streetscape by virtue of its Federation architectural style amidst more contemporary styles. However Perth Street is a quiet residential street which has no through access and does not form a main thoroughfare and would not contribute to the community's sense of place or identity.

No. 19 Perth Street, Cottesloe demonstrates little social value.

3.5 Rarity

Criterion 5: It demonstrates rare, uncommon or endangered aspects of the cultural heritage of the local district

A place will demonstrate rarity value if it was rare at the time of its construction or has become rare due to the loss of similar places. A place of rarity value should:

- Provide evidence of a defunct custom, way of life or process; or
- Demonstrate a custom, way of life or process that is in danger of being lost; or
- Demonstrate a building function, design or technique of exceptional interest.

A place will not be included under this heading if:

- It is not rare in the locality
- It appears rare only because research has not been undertaken to determine otherwise
- Its distinguishing features have been degraded or compromised

Assessment of rarity value of No. 19 Perth Street, Cottesloe

No. 19 Perth Street is not rare in the locality for being a Federation era weatherboard and iron dwelling and does not demonstrate a function, design or technique that is considered to be of exceptional interest.

The house in part was used as a private maternity hospital which has become a defunct way of life. However, the hospital use is ancillary to the residential use for which it was constructed and in which it continues and cannot therefore be considered as demonstrating a defunct custom or way of life.

No. 19 Perth Street demonstrates low rarity value.

3.6 Representativeness

Criterion 6: It is significant in demonstrating the characteristics of a class of cultural places or environments in the local district

A place that is entered under this criterion should provide a good example of its type. It may be representative of a common building or construction type, a particular period or way of life, the work of a particular builder or architect or an architectural style. To be regarded as a good representative example, the place should have a high level of authenticity.

A place will be excluded if their characteristics do not clearly typify their class or the representative qualities have been degraded or lost.

Assessment of representativeness value of No. 19 Perth Street, Cottesloe

No. 19 Perth Street has been restored and it is unknown how much original fabric was retained within the restoration process which may impact on its level of authenticity and hence representativeness.

The place is a good example of a Federation style house of timber frame and weatherboard construction.

No. 19 Perth Street demonstrates a moderate level of representativeness.

3.7 Condition

The place at No. 19 Perth Street, Cottesloe is in good condition.

3.8 Integrity

Integrity deals with the use of the building and the extent to which a building retains its original function.

No. 19 Perth Street, Cottesloe is a residential property that continues to function in a residential use and therefore demonstrates a high level of integrity.

3.9 Authenticity

The extent to which the fabric is in its original state, generally graded on a scale of high, medium or low.

No. 19 Perth Street has been extensively restored and demonstrates a moderate degree of authenticity.

3.9 Summary

Summary of cultural heritage significance:

Aesthetic value:	Moderate
Historic value:	Moderate
Research value:	Little/none
Social value:	Some
Rarity:	Low
Representativeness:	Moderate
Condition:	Good
Integrity:	High
Authenticity:	Moderate

4. Planning Policy

It is clear that the property at No. 19 Perth Street, Cottesloe demonstrates cultural heritage significance for both its aesthetic and historic values and it is correct that the place has been entered on Town of Cottesloe's municipal inventory. Town of Cottesloe has entered the place as category 2 on the inventory which states that the place is highly important in terms of local heritage significance. In terms of Town of Cottesloe policy, retention of the place is desirable and demolition of places covered by Town of Cottesloe Policy would not be supported by Council unless it is demonstrated to the Council's satisfaction that the listed building is not of local cultural heritage significance.

The category 2 management category has been allocated due to the individual merits of the building. However, when assessing the cultural significance of a place, it is not just the place in

isolation that should be considered but its setting should also be taken into consideration. The Burra Charter states at Article 8 – setting:

‘Conservation requires the retention of an appropriate visual setting and other relationships that contribute to the cultural significance of a place. New construction, demolition, intrusions or other changes which would adversely affect the setting or relationships are not appropriate.’

In the Burra Charter, setting means ‘the area around a place which may include the visual catchment’.

The Review of Municipal Heritage Inventory Category 2 Places and Evaluation Criteria prepared for Town of Cottesloe in 2005 by Hocking Planning & Architecture also highlights the issue of retaining an appropriate setting for a heritage place through planning provisions. Section 2.1.5 of the 2005 Review highlights the issue of treating a place as an individual artefact at the expense of ignoring, or giving little weight to, the issues of context, curtilage and setting which provides for a potential source of conflict in terms of heritage and planning outcomes.

The report further states at point 2.2.1 Australian Federal Heritage Legislation, that *‘many heritage nominations previously have not described context and/or the requirement of setting. The consequence of this has been that setting has often not been adequately addressed and cultural heritage values have been compromised.’*

The 2005 report evaluates the Town’s Town Planning Scheme Policy No. 12: Places of Cultural Heritage Significance. The objectives of the policy are to:

- To protect existing places of cultural heritage significance and to maintain the character, amenity and ‘sense of place’ of the suburb; and
- To ensure that any additions or alterations to existing places are sympathetic to the cultural heritage significance of the building.

The Town of Cottesloe Review of category 2 Places and Evaluation Criteria report was critical of Town of Cottesloe in this regard stating that the policy made *‘no mention of context and setting, despite the references to amenity and ‘sense of place’.* Failure to address appropriateness of context and setting could lead to loss of heritage value.’ No. 19 Perth Street falls under the provisions of Policy No. 12 in lieu of being added to Schedule 1 of Town Planning Scheme No. 2 until such time that the TPS is reviewed.

Although the Town of Cottesloe policy disregards the issue of setting and context within their statutory policies, it is an issue that should be considered, especially where the setting of a heritage place has an impact on the heritage value of that place.

The setting for No. 19 Perth Street has significantly altered. The open setting to the west has been lost to development thus creating a tightly built up boundary immediately to the west of the property. The small scale low density development of Perth Street where the properties had a much

greater relationship with the open space has also been replaced by much larger houses both in terms of footprint and scale altering the relationship of the subject property to its surroundings. Although the historical subdivision pattern of Perth Street has been retained for the large part, the significance of the pattern has been lost as a result of the redevelopments and changing nature of the built form in the locality.

Article 8 of the Burra Charter, further states that aspects of visual setting that contribute to the significance of a place may include use, bulk, form, scale, character, colour, texture and materials. Apart from the fact that the places within Perth Street are residential properties, there is no coherency to the streetscape in terms of materials, scale, form, character and there is no direct relationship of the subject property with the wider setting of Perth Street. Redevelopment has occurred to such a large extent that the subject property is now an isolated artefact which bears no relationship to the main context and character of the street.

5. Conclusion

Town of Cottesloe's TPS Policy No. 12 Places of Cultural Heritage Significance is quite dogmatic in its assertion that places listed in Schedule 1 of Town Planning Scheme No. 2 and the additional 17 category 2 places solely subject to the provisions of the Policy No. 12, will be retained and demolition will not be granted unless it can be categorically proven to the Council that a place does not demonstrate cultural heritage significance.

The municipal inventory entry for No. 19 Perth Street describes the physical attributes of the place and its role in the history and development of Cottesloe and as such, it has been entered into the Management Category 2 group of places which are deemed to be of considerable importance to the Town of Cottesloe and form an *'integral part of the character, amenity and 'sense of place' of the suburb'*.

Taken on its own merits, No. 19 Perth Street does demonstrate cultural heritage significance in terms of its aesthetics (architectural style and execution of detail) and history (early house in the area and its varied use as a private residence, private hospital, boarding house and possibly a brothel). In terms of these values, the heritage significance of the subject place is not disputed.

However, No. 19 Perth Street is not an isolated artefact, it formed part of the early 1900s development of Cottesloe and as such formed part of an early street scene and should also be assessed in these terms. The place was constructed just after the turn of the century and again the fact that the place is part of the earlier development of Cottesloe is also not disputed. The street scene in which No. 19 Perth Street originally existed and the street scene in which it forms part of today are two completely different scenes and contexts.

Development is expected to occur, frequently at the expense of existing building stock and as a result the local character of streets and areas change. Generally in suburbs such as Cottesloe, enough of the original built form remains extant to provide an indication of the original subdivision patterns, the building stock and the general character of the area. In more rare circumstances, so

much of the original building stock has been demolished that the original intent and character of an area is indefinable. Perth Street is becoming one such street. The majority of the early building stock has been lost and replaced with larger two storey dwellings that do not demonstrate any connection with the earlier, smaller buildings. The remaining original or early building stock along the street is of lower quality than the subject property and therefore also struggles to demonstrate a strong and coherent relationship with No. 19 Perth Street. Therefore the question should be asked as to what impact the surrounding development is having on the recognised heritage values of No. 19 Perth Street.

Whilst it is desirable to maintain original housing stock, especially those that do demonstrate aesthetic and historic value, not every place is capable of being retained. There are instances where the condition of a place is so deteriorated and unsafe, that the only plausible option is demolition. However, consideration should also be given to instances where retention of a place of cultural heritage significance can be at the expense of its defined attributes.

To retain No. 19 Perth Street is akin to retaining a token of an earlier era of development along a degraded street. Retention would contribute to the development history and story of the area but the property would be without context as the original housing has largely been replaced.

Taken in isolation, No. 19 Perth Street is worthy of its category 2 status. It was the largest house on Perth Street during most of the 1900s and held a commanding position within the street. However, as the size of development has increased during the later 1900s to the present day, this commanding position has gradually been eroded. No. 19 Perth Street is also an anomaly in the fact that it straddles three lots rather than one and therefore is at odds with the general development pattern of the road.

No. 19 Perth Street is a Federation era timber framed and weatherboard house. The form and stylistic nature of the place is not rare within Cottesloe and its loss would not eradicate a housing style that cannot be found elsewhere in the suburb. The house and its short term use as a private hospital is more unusual but a place should not be retained purely on the basis of a short term use, especially when this use was not the purpose for which the place was constructed. All eras of a place's history are important but one should not be inflated over the other especially when it distorts the history of a place. No. 19 Perth Street has predominantly been used as a residential property during its 100+ years of life and this is how the place should be valued. Its temporary uses as a hospital, boarding house and possibly a brothel all form part of its history and can be remembered and documented in other ways apart from retaining the fabric of the building.

Although Town of Cottesloe does not assess the merits of heritage places in terms of streetscape, consideration should be given to this point and how the loss of No. 19 Perth Street would impact on its immediate locality and the community's sense of place. If Perth Street were an intact, or a largely intact, street of original building stock, the loss of the subject property would irrefutably interrupt the coherency and character of the road. However, Perth Street no longer presents with an intact streetscape. Over three quarters of the original housing stock has been lost or substantially altered so that they no longer represent their original design intent. Although No. 19 has been restored and subsequently well maintained thereby still enabling it to present an easily readable Federation era

dwelling, the surrounding housing stock dates from the late 20th century, demonstrating contemporary styles together with the introduction of new materials, design features and an increase in scale. Therefore the loss of No. 19 Perth Street would not have a detrimental impact on the immediate locality of Perth Street or the community's sense of place albeit it would be the loss of an early dwelling.

In the circumstances, it is requested that Town of Cottesloe consent to the demolition of No. 19 Perth Street, Cottesloe.

The owner is prepared to undertake a full archival record prior to demolition which will document the physical form of the place and its history.

Opinion in relation to 19 Perth Street, Cottesloe, Western Australia

The following opinion is provided to the Town of Cottesloe for their advice only, and is based on information provided by the Town.

The issues for consideration are:

- *19 Perth Street* in the East Ward is listed as Category 2 on the Town of Cottesloe Municipal Inventory (MI).
 - Category 2 on the Town of Cottesloe Municipal Inventory provides: *'Buildings in Category 2 of the Municipal Inventory are considered to be highly important in terms of local heritage significance. Demolition approvals may be granted by the Council upon review and subsequent downgrading of the listing.'*
- In 2001, *19 Perth Street* was one of 26 places adopted under the Town Planning Scheme 2, Policy 12 (TPSP12) as warranting additional protection because of cultural heritage significance.
 - TPSP 12 requires that 'Demolition of places covered by this policy will not be supported by Council, unless it is demonstrated to the Council's satisfaction that the listed building is not of local cultural heritage significance'.
- In 2005, the Review of the Municipal Heritage Inventory Category 2 Places and Evaluation Criteria (Hocking Planning and Architecture 2005) recommended that *19 Perth Street* be upgraded to Schedule 1 in the Town of Cottesloe Town Planning Scheme 2.

The Proponent has submitted a report dated May 2014 prepared by Hocking Heritage Studio (HHS) who were appointed to provide advice and recommendations for the potential demolition of *19 Perth Street*.

The Proponent argues that *19 Perth Street* no longer meets the requirements for Category 2 status and, in this respect, accordingly refers the Town to the above mentioned report of Hocking Heritage Studio.

The principal matter for consideration, in my opinion, is that with the above heritage standing attributed to the subject property, and with particular reference to the provision of Category 2 of the MI, demolition approval may only reasonably be granted by the Council upon its review and resolve to subsequently downgrade the cultural heritage significance of the place so as to remove the place from the Category 2 listing.

The following provides discussion and opinion contrary to the Proponent's argument and is framed to respond to elements found in the HHS report in relation to:

- Assessment of significance

- Aesthetic significance, including streetscape integrity
- Historical and social significance
- Sense of Place

Assessment of significance

The standards to meet the threshold for cultural heritage significance for a Municipal Inventory are not the same as that for the State Register of Heritage Places.

I note that there are several instances in the report by HHS where the use of particular words imply a higher standard of the degree of cultural heritage significance than that which is recommended for assessment of significance at a local level by the State Heritage Office.

In its guidelines *Criteria for the assessment of local heritage places and areas. A practical guide to identifying, grading and documenting places and areas in local government inventories*¹ the State Heritage Office takes great care to not present definitive assessment criteria as it is aware that there are often mitigating circumstances at Municipal Inventory level due to the impact of cultural heritage significance of a place to local character and the community's sense of place.

Whereas the State Heritage Office uses phrases which allow flexibility such as 'is not normally included' or 'will generally be excluded', HHS uses rigidly defined phrases such as 'will be excluded' or 'will not be included'. The contrast in the wording and, by extension, their meaning and weight in the Proponent's report, are consequently detrimental and exaggerate the degree needed to be attained for local cultural heritage significance. (Refer HHS sections 3.2 – 3.6).

To use the alternative wording is misleading as it requires a higher level of significance to be attained than that which the State Heritage Office documentation offers as guidelines for Municipal Inventories.

As a result, the report conclusions are cast in an altogether different light, and even though the distinctions are subtle, they collectively imply that a higher degree of cultural heritage significance needs to be attained by *19 Perth Street* so as to remain in the Town of Cottesloe Municipal Inventory as a Category 2 entry.

This has a bearing on the outcome of the recommendations of the HHS report which are substantially drawn from recast criteria, the aggregate of which collectively support demolition.

¹ State Heritage Office (2012) *Criteria for the assessment of local heritage places and areas. A practical guide to identifying, grading and documenting places and areas in local government inventories*. (Perth: State Heritage Office, March 2012).

In 2005, Hocking Planning and Architecture recommended in the Review of the Municipal Heritage Inventory Category 2 Places and Evaluation Criteria, that *19 Perth Street* be upgraded to Schedule 1 in the Town Planning Scheme 2. It was one of only 26 places in Cottesloe recommended to be upgraded.

The principal reasons put forward for the current change of opinion focus substantially on the landmark value of the house and the changing fabric of Perth Street.

Aesthetic significance, including streetscape integrity

The Burra Charter indicates that the setting of a place should be retained and that diminution of it is not appropriate. However, this is in relation to the conservation of the place and when the opportunity to retain the original curtilage is present.

19 Perth Street still retains a commanding position in Perth Street. It is at the top of the hill and easily legible from the street due to its siting over 3 lots. That it may not be visible as a dominant landmark across the suburb does not diminish its commanding position within the street, and does not diminish the significance of *19 Perth Street* but rather enhances it as being a well-conserved example of a substantial turn-of-the-century timber residence in an imposing situation at the top of a hill, originally commanding a fine westward view.

Although there has been considerable contemporary and some double-storey development on the street, *19 Perth Street* provides a relief of scale and texture which is reinforced by its situation on the top of the hill even if the views to the west of it are now obstructed.

There is sufficient room to the west to read the façade, and the eastern curtilage is substantial and is also sufficient to read the original context and intent of the place.

As to the intent of 'context of site' within the Burra Charter - in relation to conservation, this property is already conserved so it does not bear on its significance. It may have been preferable to have the entire site as it was originally, but there is sufficient remaining for the building and its intent to be clearly legible.

The proximity of other construction, whilst often double storey and of unsympathetic materials, has all occurred within the original lot footprints of the residential subdivision. The development to the west does not necessarily constitute a sufficient impost to the reading of *19 Perth Street* to decrease its cultural heritage significance.

It is true that the western view is somewhat compromised; however, the house is still highly legible from the street, and the curtilage, although not as significant as may have been desirable on the western side, is sufficient to read the architectural expression and form of this elevation.

The curtilage to the east remains appreciable, and allows the building to be sufficiently read in the setting of the site.

As such the cultural heritage significance of *19 Perth Street* remains undiminished by its reduction of curtilage. The site values of *19 Perth Street* can be easily understood as required by the Burra Charter.

Streetscape integrity

19 Perth Street was constructed as part of the original residential subdivision of Cottesloe.

It is incorrect to say that its context within a residential area is changed because surrounding residences have been altered or rebuilt. To posit that *19 Perth Street* only has significance within a completely unaltered context is misleading. On that basis, nearly every place currently held to be of cultural heritage significance nationally and even internationally would be unable to be assessed as retaining significance. There are very few places that have 100% of their original land context intact.

Perth Street has undergone significant change but that, of itself, is insufficient to claim, as HHS does (page 15) that 'to retain No. 19 Perth Street is akin to retaining a token of an earlier age of development, along a degraded street.'. The streetscape is an eclectic mix of architectural styles over some 100+ years and is representative of architectural transitions throughout the 20th Century.

Rather than diminishing the cultural heritage significance of *19 Perth Street*, the complex array of different building styles in Perth Street enhance it by concentrating a focus on its turn-of-the-century characteristics and its relationship to 6 other remaining turn-of-the-century residences in Perth Street, including some of timber construction. All of these turn-of-the-century residences are deferential in scale to *19 Perth Street*.

That Perth Street also has 6 other extant turn-of-the-century residences reinforces the legibility of this relationship to the lay eye. It is the complexity of the street that reinforces the importance of *19 Perth Street* within its context.

Perth Street is still a residential street with the original land parcels legible in their context. That *19 Perth Street* occupies three lots distinguishes it from the rest of the street and continues to provide evidence of the social and historical importance of the place when it was built in relation to the other single lot residences on the street.

This has not been diminished over time and despite subsequent redevelopment Perth Street still retains its historical spatial relationships. *19 Perth Street* still dominates those spatial relationships as was the original intent. Its 'status' (HHS page 7) in the street is not eroded in this regard.

Historical and social significance

HHS report accepts that *19 Perth Street* has merit in isolation (conclusion page 15) but that its 'commanding position' has been gradually eroded over time. This appears to ignore the wider consideration of its historical and social significance.

The report places insufficient importance on the historical value of *19 Perth Street* in the context of the contribution *19 Perth Street* makes to Cottesloe's sense of place, nor of its importance to the community in its time, or over subsequent years.

1.2 of the Burra Charter (2013) defines cultural significance as aesthetic, historic, scientific, social or spiritual value for past, present or future generations. Cultural significance is embodied in the place itself, its fabric, setting, use, associations, meanings, records, related places and related objects.

19 Perth Street is representative of the establishment, growth and change of Cottesloe, and of the more overtly expressed social stratification at the time of its construction and irrespective of its varied residential use over time, it is an essential part of the historical development and social aspirations of Cottesloe.

Of particular note is the connection of *19 Perth Street* to the birthing industry as, with over 3000 births from around the state (supporting historical extracts from National Library of Australia), it is important in the history of Cottesloe and in Western Australian medical history. A few local births may have been immaterial; but the number and geographical range denote a significant impact on many lives in Western Australia. The choice of the site, with fresh sea air flowing over the landscape and the proximate sea-bathing is still a quintessential element of Cottesloe's sense of place.

Sense of Place

Buildings in Category 2 of the Municipal Inventory are considered to be highly important in terms of local heritage significance.²

TPSP12 contextualises its relationship with the Municipal Inventory:

'The places identified in Categories 1 & 2 of the Municipal Inventory contribute significantly to the character of Cottesloe, and Council is conscious that they form an integral part of the character, amenity and 'sense of place' of the suburb' (clause 1.3).

TSP12 objectives include *'To protect existing places of cultural heritage significance, and to maintain the character, amenity and sense of place of the suburb' (clause 2.1).*

² Town of Cottesloe http://www.cottesloe.wa.gov.au/Development-Planning_-Heritage_Protection-Municipal_Inventory_.htm accessed 10 June 2014 14:45 (+8:00 GMT).

HHS does not give weight to the contribution of *19 Perth Street* to Cottesloe's sense of place, nor of its importance to the community in contributing to that sense of place.

To propose that because the place is not on a main thoroughfare (page 10) it cannot contribute to Cottesloe's sense of place is to misread the complex interactions between the physical and remembered factors contributing to a community's authentic sense of place. It also ignores pedestrian appreciation as a form of local interaction with the streetscape of Cottesloe, both at the time *19 Perth Street* was constructed and for the original residents of *Perth Street*.

Sense of place is critical to the inclusion of places in an MI for it is the special and sometimes indefinable qualities of a locality that are memorable. Therefore, cultural heritage significance in a locality is the aggregate of the qualities of the area, not merely the qualities of a specific location. It is a particular and abiding connection with the experience of a town or city.

It is the broad collation of diverse elements and the remembered associations of them that create sense of place. Sense of place is not about current recollection; it is also about history. One cannot talk about sense of place without talking about history. Sense of place 'is the interaction of community, individual and history expressed through culture, memory and engagement to dynamically reference past experience and interaction.'³ The memories and history and appreciation and connection that the community feels to that aggregate translates in the human mind into a 'sense of place' and differentiates one locality from another.

Although the built fabric of *Perth Street* has changed significantly, sufficient other (6) turn-of-the-century buildings remain by which to render legible the way of life of the period and through which to contextualise *19 Perth Street*. It is precisely because *Perth Street* has undergone such significant changes that the retention of *19 Perth Street* contributes to the sense of place of Cottesloe by referencing a way of life and an urban morphology which is being lost through 21st Century development.

As such *19 Perth Street* is indicative of a former way of life: small scale residential workers' cottages dominated by a major house in a prominent position, where the scale, siting and lot size was the physical embodiment of the social hierarchies of the time.

That *19 Perth Street* is sited over 3 lots is not 'an anomaly' and therefore at odds with the general development pattern of the road' (HHS page 15) but indicates its prestige in the street and comparative social status to other large houses in Cottesloe.

³ Morel-EdnieBrown, Felicity Anne (2012), 'Wither *Genius Loci*?: The City, Urban Fabric and Identity in Perth', in Hernan Casakin and Fatima Bernado (eds.), *The Role of Place Identity in the Perception, Understanding, and Design of Built Environments* (Sharjah: Bentham Science Publishers Ltd), 275-299. page 280, 283.

This house was both imposing and aspirational. It sought to make a statement about the wealth and capacity of its owners to construct such a dwelling but it also was stating that such a structure was not confined to the other wards of Cottesloe where lot sizes were larger. By using 3 lots for *19 Perth Street* it was a statement of intent that this place was as significant in the social fabric of Cottesloe as any of the other grand houses closer to the ocean.

That *19 Perth Street* is of a single example represented in Perth Street does not, of itself, reduce its cultural heritage significance and in terms of local sense of place, its very singularity will enhance rather than diminish its relevance.

Its survival and the relationship to the other extant turn-of-the-century buildings in Perth Street of which there are 6 is a legible expression of the historical development of the street and by extension, the suburb. Subsequent upgrading of the residential building stock in Perth Street emphasises rather than diminishes this relationship.

Conclusion

Cottesloe has been blessed by excellent research and publication into the suburb.⁴ It is one of the pleasures of Cottesloe that one can walk and explore, and still retain a sense of that which has gone before.

Removal of *19 Perth Street* will reduce that consciousness.

I can ascertain no justifiable reason for downgrading of *19 Perth Street*'s heritage status either based on the arguments advanced by the Proponent or in consideration of its heritage standing and attributes.

I note that the Proponent has indicated a willingness to document the place. Although appropriate if demolition were to occur, such knowledge remains only for those who are aware that alternative evidence (documentary, photographic) exists. It removes the sense of place to the province only of the researcher and author.

There would no longer be a sense of arrival at the top of Perth Street which is currently given by virtue of the spaciousness and elegance afforded by *19 Perth Street* in the streetscape and the sense of the history and heritage of Perth Street, and part of Cottesloe's history would be lost to the residents of Perth Street and to the wider community.

In my opinion, a number of the statements regarding the diminution of cultural heritage significance by the Proponent are couched so that a negative assessment naturally follows from the words used for assessment, the consequence of which is to establish a higher level of significance to be attained for local cultural heritage of

⁴ Marchant-James, Ruth and Cownie, Stewart, *Heritage of pines : a history of the town of Cottesloe Western Australia*, Town of Cottesloe, Cottesloe, WA, 1977

significant places than that required by the State Heritage Office. Such an approach would, if applied to other heritage sites in the Town, result in widespread downgrading of buildings of cultural heritage significance.

It is my opinion then, that the arguments advanced by the Proponent demonstrating that *19 Perth Street* would not meet the threshold for entry are misleading as the Proponent is seeking to hold *19 Perth Street* to a higher level of cultural heritage significance than is required by Category 2 of the Town of Cottesloe MI or that of TPSP 12.

HHS concurs on page 14 of its report that *19 Perth Street* has cultural heritage significance for aesthetic and historical reasons; however, the report then hinges on this being in isolation, and in the full context, does not meet the threshold for cultural heritage significance for retention under Category 2 of Town of Cottesloe Municipal Inventory and the TPSP 12.

The community's sense of place is not dependent upon an intact or largely intact street of original building stock (HHP conclusion page 15) but on the location of that place within the broader social and historical milieu. In fact, it is often an isolated place that is a remnant of a former way of life, by virtue of its tangible presence, that brings to mind the history of an area, and the changes within it through the combination of memory and history which underpins a sense of place.

It is the very act of having the historical fabric that enables people to see, enjoy, question and understand the development of Cottesloe.

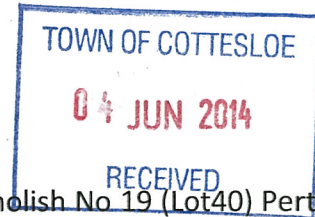
Recommendation

It is my opinion that, under the provisions of the Category 2 of Town of Cottesloe Municipal Inventory and the TPSP 12, there is no reasonable demonstration either by the Proponent or in fact, that *19 Perth Street* has a reduced local cultural heritage significance or that it fails to have an impact on Cottesloe's sense of place.

It is my opinion that there is insufficient reason to downgrade the cultural heritage significance of *19 Perth Street* and thus to remove the place from the Town of Cottesloe Municipal Inventory Category 2 to permit demolition.

Further research as to the state-wide historical significance of *19 Perth Street* as a birthing place may be worthwhile.

A. Ednie-Brown



Andrew Jackson
Manager Development Services

With great concern we understand that there is a Proposal to Demolish No 19 (Lot40) Perth Street Cottesloe.

I have been a resident in Perth Street for nearly 71 years and my Husband, Donald, about 75 years.

Both our parents owned land in the street, Hyde's at No 12 from 1926 and Beilken's from 1942.

The children from both families lived, went to school and grew to adulthood residing in the street as have our two children. Indeed my Husband's eldest brother was born at no. 19 when it was known as Nurse Loveland's Private hospital.

On Monday, "WA Day", at a family gathering we recalled stories of visits to Nurse Loveland for a range of minor cuts and bruises. Family members were saddened to hear that No 19 may be demolished.

We are often, in my family, reminded of the stories my mother used to tell about having very sleepless nights during the war years, repelling R & R sailors who confused No 9 (my family home) with No 19. Mother had seven children living there at the time and three were teenage daughters. Enough said.

I grew up (post war) playing with my best friend who, lived at No. 19. We collected the tail feathers of the beautiful peacocks which roamed the tennis court, and I spent many wonderful hours in the makeshift library which was a wonderland of stories and dreams.

The early 50's saw the property change when the tennis court was sold for a single story house to be built and subsequently three more blocks were sold for housing leaving the original building standing on three blocks.

We were delighted that, after many years of neglect, the house was carefully and lovingly restored by Judy and Greg Cole who went to considerable trouble and expense to maintain the integrity of the original home.

I was on a committee, Care for Cottesloe, when we looked at the Western side of the railway line, identifying the beautiful old homes with a view to establish a "Heritage Walk Trail" as people walk to the beach from the train station. How sad that no such trail exists for the East ward.

There are few Heritage listed buildings in the east ward e.g. Wanslea, North Cottesloe School, the Old Post Office (Shine Community Care) and the Fire Station on the Highway are ones people are most aware of. Whilst I am sure there are Heritage listed homes these are not readily identified. Other councils often have plaques on the Heritage Homes so people can view them when walking in the areas.

In Perth Street there are only a few remaining homes from the pre-war era. No 19 was on seven blocks with two more on the eastern side vacant, and the residents of the street often referred to the residence as the "Manor House".

The other remaining homes are No 5, No 12 (which was my Husband's family home until 1983), No 16 (which was my brother's home for a few years) Nos 28 and 30. Whilst over time these homes have all had renovations carried out the structure of all are still recognisable to the original façade. All other homes are more modern but compliment the ambiance of the street.

I believe it would very sad if the only memories we have of the remaining pre- war homes are pictorial accounts and probably very few pictures exist anyway.

We need to protect our heritage and be proud of the pioneering families and the buildings that they owned and occupied. So many have already been lost and, while we accept that progress is inevitable and necessary, we firmly believe that this property, with its long and colourful history is well worth preserving.

Dolores Hyde

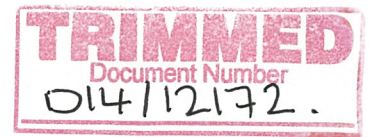
Dolores Hyde.
Cottesloe Citizen of the Year 2012
7 Perth Street, Cottesloe.

Donald Hyde

Donald Hyde.

June 4th 2014.





15 Perth Street,
Cottesloe 6011
28th May 2014.

Mr A Jackson
Manager Development Services
Town of Cottesloe.

Dear Andrew,

Re 19 Perth Street, Cottesloe

We feel very strongly that too much of our State's grand old buildings have been destroyed already.

After travelling overseas on several occasions we have been struck by the amount of buildings, homes etc. that have been retained and restored with care. Why do we in Western Australia continually feel the necessity to tear old places down?

The above property is a gracious building with an interesting history.

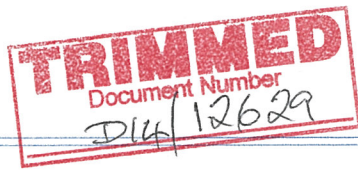
We do hope that your Council will give serious consideration to retaining this grand old property and place it on a heritage list in the not too distant future..

Hoping for a positive outcome.

Yours faithfully,



P&J Roberts



18A Perth St
bottesloe 6011
08.06.2014

Attention - Mr Andrew Jackson
Town of bottlesloe Development Services manager.

Dear Sir

Ref: DA 2896. 19 Perth St, bottlesloe 6011

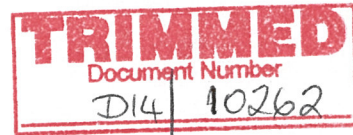
While I do not wish to upset Ms Rachel Wallace, who I consider a friend, I am concerned that Rachel can see no other solution but to demolish the dwelling at the above address.

I outline below why I believe this beautiful home should be preserved.

- (1) The fine wooden structure of this building has stood for around 114 years (built around 1900). It is well constructed and in excellent condition due to the diligence of its various owners over the years.
- (2) This type of building is no longer built, for a number of reasons, so once demolished, nothing like it will be seen again, which I believe is a great loss to our community, and our bottlesloe heritage of fine old buildings.
- (3) The historic value of this home (and especially this side of Burtin Avenue) has been recorded in the history of bottlesloe, showing it was a maternity hospital along with other community purposes, as well as a well-loved family home.
- (4) The home also has enough land to show off the beautiful home to advantage, hence could once again become a beautiful community building for the Town of bottlesloe (example, art gallery).

I do hope the bottlesloe council will do everything in its power to save this beautiful historic building, even if it's only because the architecture is rare these days.

Yours sincerely
Val Formby



Greg Jude

From: Greg Jude <gjude@westnet.com.au>
Sent: Monday, 5 May 2014 10:16 AM
To: 'spo@cottesloe.wa.gov.au'
Subject: 19 Perth Street Cottesloe
Attachments: scan0002.jpg; scan0001.jpg



Good morning Ed,

Further to our conversation last week, I have scanned a number of before, during and after photographs of our renovation/restoration of 19 Perth Street Cottesloe. There are too many to attach here so I will dropping a flash drive into the council offices today which contain photos and some other details pertaining to the property.

I would like to take this opportunity to object to the current demolition application and to support any application to strengthen its heritage status. To that end I've attached here a letter printed in the Post newspaper of 26 April from D.L Jones of Loma Street Cottesloe which provides some details of the previous uses of the property.

Please feel free to contact me if I can assist on any way in confirming the heritage value of this fabulous and significant property.

Kind Regards
Greg Jude
PO Box 191, Cottesloe WA 6911
9284 2906 0419960500

- USB KEY -

Elizabeth Yates

From: Debra L Jones [debrajones538@me.com]
Sent: Tuesday, 22 April 2014 2:15 PM
Subject: Demolition bid on Listed House at 19 Perth Street, Cottesloe

Categories: Green Category

The property at 19 Perth Street, Cottesloe should have its Heritage Listing upgraded to ensure preservation. Demolition of this property would be a travesty, given its contribution to the social history of the State.

From 1901, it has serviced the local community, the early farmers and mining families of the State of Western Australia, as a purpose-built maternity (and general) hospital at a time when the Public Health System did not exist. Women had their babies at home, or by employing a Nurse, in the period 1900-1940s.

In 1910, Maternal Mortality was 1 in 196 (according to the Official Year Book of the Commonwealth of Australia, No. 5 -1912).

The threshold of Mrs Loveland's Home at 19 Perth Street, Cottesloe, was crossed by those as far afield as Broome, Derby, Dowerin, Dandarragin, Armadale, Broome, Moora, Derby, Peel Estate Rockingham, Kojonup, Kookynie, Cowcowing, Kalgoorlie, Donnybrook, Bruce Rock, Woorooloo, Pinjarra, Dwellingup, Mullewa, Dandaragan, Bakers Hill, Harvey, Perenjori, Donnybrook, Williams, Mulline, Ravensthorpe, Beaconsfield, Waroona, Quairading and even Turkey Hill, Southern Cross. Consider the journey, before sealed roads.

Hundreds of births have been announced from this address (using the search term on National Library of Australia database, Trove newspapers yields 476 hits). Also consider the births that were not wanted, or advertised. Nurse Loveland acted as an adoption agent for those.

From the families of notable West Australian's, you might recognise:

Talbot-Hobbs, Sandilands, Waldeck, North (North Street), and Stuart (Australian politician, trade unionist, journalist, poet) : all delivered at 19 Perth St, Cottesloe.

(The Home also acted as a convalescent facility, a hospice and a general hospital.)

Nurse Loveland was a pioneering woman, trained as Nurse/Midwife. That she lived there, and had permission for a "Lying in Home" should alone be sufficient justification for Heritage attention, and that the address continued as a Hospital after her death, until the advent of the Public Hospital tax in 1945, harks to an era that we've forgotten.

D L Jones, PO Box 298, Cottesloe, WA 6911

Elizabeth Yates

From: Elizabeth Lindsay [Elizabeth@nuytsia.net.au]
Sent: Sunday, 27 April 2014 4:15 PM
Subject: 19 Perth Road, Cottesloe

To Whom It May Concern:

I do not live in Perth but I have just returned from spending a weekend in the city. As I drove around various suburbs, I was surprised to note how few heritage homes remain in the State.

Why does this state require a special application in order to have a place placed on state or national heritage lists?

It seems absurd that all buildings constructed more than a hundred years ago, are not automatically included as being part of the state and/or national heritage. This should be the default status, not an optional possibility.

There should be a statutory requirement that before any construction that is more than a hundred years old can be demolished, or significantly altered, the owners or developers must obtain special permission before proceeding.

Could we please prevent the continued vandalism of heritage in this state, starting with this house.

Regards,
Elizabeth Lindsay

--
Elizabeth Lindsay
m: +61 428 920 185

What I do today is important because I am giving up one day of my life for it!

Andrew Jackson

From: loveland@satlink.com.au
Sent: Thursday, 5 June 2014 12:59 PM
To: Ceo Cottesloe
Cc: Philip Angers; Katrina Downes; Peter Jeanes; Sally Pyvis; Jack Walsh; Jay Birnbrauer; Helen Burke; Robert Rowell; Andrew Jackson; Mat Humfrey
Subject: Objection to the application to demolish the dwelling at 19 Perth Street, Cottesloe.

Mr Carl Askew,
Chief Executive Officer,
Cottesloe Council,
Cottesloe, W.A.

Dear Sir,

I was appalled to view the news item published in the Post on 19th. April which indicated the possibility of the demolition of the former hospital operated by Mrs Elizabeth A. Loveland at 19 Perth Street, Cottesloe. I understand that objections to the demolition close by June 11 and I am submitting this formal objection.

When Mr and Mrs A. G. Loveland, my grand uncle and aunt, moved from Bendigo to Perth about 1900, George Loveland constructed the house which still stands proudly at 19 Perth Street. For decades the large house served as a family residence for their four children and also as a private hospital.

As a trained nurse Mrs Elizabeth Loveland operated the hospital until her death in 1928. This dedicated lady served the need for such a facility at a time when there was no state public health service for maternity and general hospital cases. She also acted as an adoption agent and provided a convalescent service.

Her example of service to the community inspired her only son Frederic to enlist in the 1st AIF and he served in the 48th battalion in France where he was wounded. He returned and died at Kojonup in 1947. (His grandson and family still farm in the Kojonup district).

A son-in-law, Pte. Leslie Skipworth, 10th. Battalion landed at Gallipoli on 25th. April, 1915. Her daughter Naomi Ross was the matron at Katanning hospital for many years.

Countless thousands of Perth and other W.A. families used the excellent services provided by this compassionate lady and her staff, which in later years included her daughter. Even after Nurse Loveland's death the hospital continued to operate for more than a decade, thus spanning two world wars.

To demolish such an important link with the culture and history of the municipality, state and nation would be a travesty!

The building itself has been maintained in excellent condition and remains as an outstanding example of Edwardian architecture. In private or public ownership it could continue to play an important role in Cottesloe and the wider community and it is hoped that the its nomination for State Heritage is successful.

I urge you to refuse this application to demolish this iconic building!

Yours truly,

John Loveland

Mornington, Victoria.

4 June 2014

Mr. Andrew Jackson
Manager Development Services
Town of Cottesloe
109 Broome Street
Cottesloe WA 6011





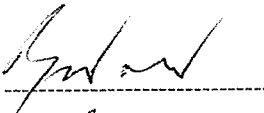
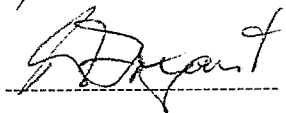
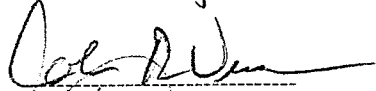
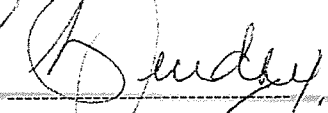
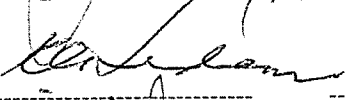
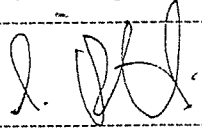
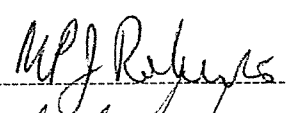
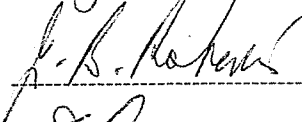
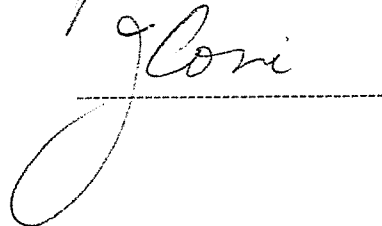
Dear Sir,

DA2896 – Proposal to Demolish No. 19 Perth Street, Cottesloe

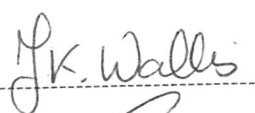
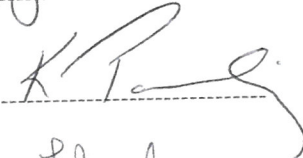
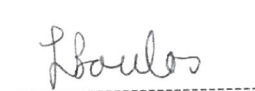
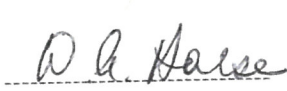

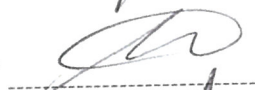
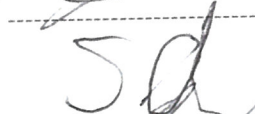
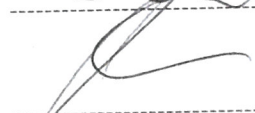


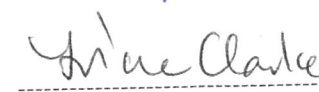
Further to your letter dated 27 May 2014, we would like to comment as follows:

1. An application to have 19 Perth Street listed with the State Heritage Office was lodged on 29 April 2014. That office considered the nomination at a meeting held on 30 May 2014 but has advised that the outcome will not be known until at least two weeks from that date. A copy of the application is attached.
2. Because the outcome of the meeting of the State Heritage Office will not be known until approximately 14 June, we would appreciate Council's delaying its decision until we have that report.
3. Since the application to demolish was lodged, a considerable amount of important information has been unearthed regarding the history of 19 Perth Street. We have been in touch with Mr. Greg Jude, the owner who carried out the renovations to the property. He is attempting to contact John Taylor, the architect for the 1990 renovations. Mr. Taylor is now based in the United Kingdom and has extensive experience in heritage architecture. We believe his brief was to conduct the renovations in a sympathetic manner to the original house. Attached are copies of plans and photographs for the renovations.
4. We understand a report has been prepared by Hocking Heritage Studio suggesting that the house could be demolished. Based on that report, we would like time to prepare a report from another heritage architect.
5. We appreciate that the streetscape of Perth Street has altered and it is a great pity that the original grounds have been developed but we feel that this building, which has contributed so much to the social and historical fabric of our community, should be preserved.

We the undersigned, support the comments made on Page 1, and wish to preserve and possibly heritage list 19 Perth Street Cottesloe:

Name	Signature	Address
ASHLEY RICHARDS		12 PERTH ST.
ALEX TOMASINI		15 PERTH ST
ANNE-MARIE NOBLE	A.M. Noble	98 NAPIER ST.
ROD NOBLE		98 NAPIER ST.
Richard Bryant		92A Napier St
CHRISTINE BRYANT	C. Bryant	92A NAPIER ST.
JOHN VENABIE		5 NAPIER ST.
LEE JENDRY		5 PERTH ST
KEN LEECH		8 PERTH ST.
STEVE PHILLIPS		14 PERTH
Rosmary Brunton	R.B.	23 PERTH
Peter Roberts		15 PERTH
JUDITH ROBERTS		15 PERTH ST.
Janette Coni		15A PERTH STREET

We the undersigned, support the comments made on Page 1, and wish to preserve and possibly heritage list 19 Perth Street Cottesloe:

Name	Signature	Address
JULIA K WALLIS		27 Shenton Rd Claremont
Karen Pauling		13 Perth Street
Lyndall Boulos		11 Perth Street
Aune Haise		20 Perth Street
CAMILLE GIBSON		22 PERTH STREET
SHERIK Boulos		11 Perth St,
STEWART GIBSON		22 PERTH STREET,
SUSAN ROBINSON		21 PERTH STREET
DOLORES HYDE		7 PERTH ST
DON HYDE		7 PERTH STREET
Tricia Clarke		90 Napier Street.



Town of Cottesloe

109 Broome Street Cottesloe WA 6011
PO Box 606 Cottesloe WA 6911
Telephone (08) 9285 5000
Facsimile (08) 9285 5001
Email council@cottesloe.wa.gov.au
Website www.cottesloe.wa.gov.au

Our Ref: 19 Perth Street

8 August 2014

Mrs C & Ms R Wallace
c/- 16 The Esplanade
PEPPERMINT GROVE WA 6011

Dear Mrs and Ms Wallace

19 Perth Street – proposed inclusion on Heritage List

Council's new Local Planning Scheme No. 3 (LPS3) commenced operation on 1 August 2014, and can be viewed on the Town's website. Part 7 - Heritage Protection of LPS3 requires the Town to create a Heritage List of places of cultural heritage significance worthy of conservation under the provisions of the Scheme. The Town has commenced preparation of the Heritage List and has identified 19 Perth Street for inclusion.

This letter is to notify you as the owners/occupiers of 19 Perth Street that the Town proposes to include that place on the Heritage List being prepared under LPS3, and to use the following description of the place on the Heritage List:

An elegant presence in the street and of historic importance as a hospital and brothel. The original section of this house has historical significance for being constructed on part of the original subdivision prior to 1901. A large timber-framed house built before 1901 with symmetrical front comprising a door and sidelights and flanking double-hung sash windows with flanking coupled sidelights. There is a major gable over the front door and surrounding bull-nosed verandah. It commenced life as a smaller cottage and has been enlarged at some time during its life. In 1905 owned by Alfred Loveland, labourer. Nurse Loveland and her daughter Naomi had four rooms of this house as a hospital at some time. Reputed to also have been a boarding house and a brothel.

The reasons for the proposed inclusion of 19 Perth Street on the Heritage List are:

1. The place is of higher-order local cultural heritage significance, being classified as Category 2 in the Town's Municipal Inventory (MI).
2. In 2005 the Town undertook a review of MI Category 2 places towards the Heritage List for LPS3. The study recommended that 19 Perth Street be retained as Category 2 and given higher protection by inclusion on Schedule 1 of the Town's then operative Town Planning Scheme No. 2 (wherein Schedule 1 was akin to a Heritage List).
3. The heritage place has been restored to a high standard and is in excellent condition, contributing to the character and amenity of the street.
4. Heritage advice provided to the Town supports that the heritage place should be retained and preserved.
5. In June 2014 Council considered and refused a planning application for demolition of 19 Perth Street.

You are invited to lodge a submission in this respect within 21 days of the date of this letter, to the Town at its address on this letter. Council will consider any submission and resolve whether or not to enter the place on the Heritage List, with or without modification.

You are also advised that an owner of a place which has been included on the Heritage List may apply to the State Administrative Tribunal (SAT) for a review of that decision of the Council.

The Town understands that you are aware of this matter in relation to your current application to the SAT for review of Council's refusal of your planning application to demolish 19 Perth Street.

Yours sincerely

A handwritten signature in black ink that reads "Andrew Jackson". The signature is written in a cursive, flowing style.

Andrew Jackson
Manager Development Services

Our Ref: 19 Perth Street

8 August 2014

Mrs C & Ms R Wallace
19 Perth Street
COTTESLOE WA 6011

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Yours sincerely

A handwritten signature in black ink that reads "Andrew Jackson". The signature is written in a cursive style with a large, stylized 'A' and a long, sweeping underline.

Andrew Jackson
Manager Development Services

Letter of Opinion in relation to 19 Perth Street, Cottesloe, Western Australia

The following Opinion is provided to the Town of Cottesloe for their advice only, and is based on information provided by the Town.

Town of Cottesloe is currently considering *19 Perth Street* for entry into the Heritage List under Town of Cottesloe Local Planning Scheme No.3 (LPS 3) Part 7. As a place listed in Category 2 of the Municipal Inventory, *19 Perth Street* is already considered to be highly important in terms of local heritage significance (Town of Cottesloe 2014b). This Letter of Opinion addresses whether *19 Perth Street* qualifies for entry into the Heritage List under LPS 3 Part 7.

The issues for consideration are:

- Current status;
- Requirements under the LPS 3 Heritage List;
- Identified values; and
- Whether the subject property meets the requirements under the LPS 3 Heritage List.

Current status

- *19 Perth Street* in the East Ward is listed as Category 2 on the Town of Cottesloe Municipal Inventory (MI) (Town of Cottesloe 2014b).
- Buildings in Category 2 of the Municipal Inventory are 'considered to be highly important in terms of local heritage significance'. The description of *19 Perth Street* in the Municipal Inventory is:

An elegant presence in the street and of historic importance as a hospital and brothel. The original section of this house has historical significance for being constructed on part of the original subdivision prior to 1901.

- In 2001, under the statutory planning scheme of the time, *19 Perth Street* was one of 26 places adopted under the Town Planning Scheme 2, Policy 12 (TPSP12) (Town of Cottesloe 2000) as warranting additional protection because of cultural heritage significance (clause 2.1). The objectives of clause 2.1 are 'to protect existing places of cultural heritage significance, and to maintain the character, amenity and 'sense of place' of the suburb'.
- In February 2005, the Review of the Municipal Heritage Inventory Category 2 Places and Evaluation Criteria recommended *19 Perth Street* be given higher protection by inclusion in Schedule 1 of TPS2 (Hocking Planning and Architecture 2005).
- In that review *19 Perth Street* was assessed as having both Aesthetic and Historic significance:

Aesthetic: The place has aesthetic significance as a well maintained Victorian Georgian style house of its era. It incorporates a number of classical and picturesque architectural influences, as well as earlier construction phases in its current form. It provides an elegant presentation to the street. Its added carport is sympathetic and not intrusive, with similar detailing and proportions (1.1).

Historic: the place has historic significance as an early house (pre-1902) with a variety of enlargements, alterations, and uses over its long life,

including as a boarding house, brothel, and hospital (2.1). The opportunity exists for place interpretation based on further research.

Requirements under the LPS 3 Heritage List

- The Town of Cottesloe Local Planning Scheme No.3 (LPS 3) (Town of Cottesloe 2014a) includes provisions for the establishment of a Heritage List under *Part 7 — Heritage Protection*.
- Clause 7.1.1 charges the Town to 'establish and maintain a Heritage List to identify those places within the Scheme area which are of cultural heritage significance and worthy of conservation under the provisions of the Scheme, together with a description of each place and the reasons for its entry.'
- Clause 7.1.6 of the LPS 3 states:
 - Note: 1. The purpose and intent of the heritage provisions are —
 - (a) to facilitate the conservation of places of heritage value; and
 - (b) to ensure as far as possible that development occurs with due regard to heritage values.
- In addressing whether a place is to be included in the Heritage List, the local government is to have regard to the existing Municipal Inventory of places of cultural heritage significance and to 'include on the Heritage List such of the entries on the municipal inventory as it considers to be appropriate' (clause 7.1.2 (a) (b)).

Identified values

Criteria for assessment of cultural heritage significance as they relate to local heritage significance are determined by the State Heritage Office in their guide: *Criteria for the assessment of local heritage places and areas. A practical guide to identifying, grading and documenting places and areas in local government inventories* (State Heritage Office 2012).

Clause 1.4 states:

A place or area will be of significance to the locality if it meets one or more of the criteria in section 2 under the headings of Aesthetic, Historic, Research or Social value.

Significance in this context is a question of value for the local government district, and not value for the State or the region.

A place should not be excluded from an inventory, or deemed non-significant, simply because there are similar examples in other local government districts (nor should it necessarily be excluded because there are similar examples within the local district).

The standards to meet the threshold for cultural heritage significance for a Municipal Inventory are not the same as that for the State Register of Heritage Places. In particular, the State Heritage Office takes great care to not present definitive assessment criteria as it is aware that there are often mitigating circumstances at Municipal Inventory level due to the impact of cultural heritage significance of a place to local character and the community's sense of place.

This is an important distinction to ensure that local values and character are given weight in the assessment of cultural heritage significance at a local level and is cognisant and respectful of the differentiated built form of different localities.

As such, a place may be of local cultural heritage significance and reach the threshold for local cultural heritage significance even though that place may not qualify for entry to the State Register of Heritage Places. It is necessary for only one criterion to be met to qualify for entry into the Heritage List.

Aesthetic value [significant in exhibiting particular aesthetic characteristics]

19 Perth Street is a large timber-framed house built before 1901. Constructed in a restrained Victorian Georgian style, it has a corrugated iron hipped roof with a central gable over the front door, surrounding bull-nosed verandah with turned posts and a symmetrical façade with a glass and timber front door with sidelights and flanking double-hung sash windows. The symmetry provides an elegant presentation to Perth Street. Additions to the rear of the place and a carport at the front are sympathetic and do not detract from its aesthetic appeal (Hocking Heritage Studio 2014: 2; Hocking Planning and Architecture 2005; Town of Cottesloe 2014b: place 315).

19 Perth Street occupies a commanding position at the top of the hill in Perth Street. The place is easily legible from the street and contributes to a sense of arrival at the top of Perth Street. Sited over 3 lots, the place exhibits a degree of grandeur by virtue of the spacious and elegance afforded by its generous setting.

Development to the west does not necessarily constitute a sufficient impost to the reading of *19 Perth Street* to decrease its cultural heritage significance. The curtilage, although not as significant as may have been desirable on the western side, is sufficient to read the architectural expression and form of this elevation. The eastern curtilage is substantial and is also sufficient to read the original context and intent of the place. The site values of *19 Perth Street* can be easily understood as required by the Burra Charter.

Although there has been considerable contemporary and some double-storey development on the street, *19 Perth Street* provides a relief of scale and texture which is reinforced by its situation on the top of the hill.

Rather than diminishing the cultural heritage significance of *19 Perth Street*, the complex array of different building styles in Perth Street enhance it by concentrating a focus on its turn-of-the-century characteristics and its relationship to six other remaining turn-of-the-century residences in Perth Street, including some of timber construction.

All of these turn-of-the-century residences are deferential in scale to *19 Perth Street* and the complexity of the street that reinforces the importance of *19 Perth Street* within its context.

The proximity of other construction, whilst often double storey and of unsympathetic materials, has all occurred within the original lot footprints of the residential subdivision so that despite substantial redevelopment Perth Street retains its historical spatial relationships.

19 Perth Street still dominates those spatial relationships, as was the original intent of its generous setting. Its status in the street is not eroded in this regard.

Historic value [significant in the evolution or pattern of the history of the local district]

Developed as part of the original subdivision of Cottesloe, the lot sizes of Perth Street are indicative of the small scale housing lots of pre-WWI residential development in East

Ward so as to provide affordable workers housing near railway transport and industry-based employment opportunities. Perth Street is still a residential street with the original land parcels legible in their context.

19 Perth Street is both imposing and aspirational. Its siting over multiple lots made a statement about the wealth and capacity of its owners to construct such a dwelling, but it also reinforced that such a structure was not confined to the other wards of Cottesloe where lot sizes were larger. *19 Perth Street* was (and is) a statement of intent that this place was as significant in the social fabric of Cottesloe as any of the other grand houses closer to the ocean.

Its subsequent history as a birthing place (Advertisement 1930), boarding house (Advertisement 1938) and suspected brothel 'my mother used to tell about having very sleepless nights during the war years, repelling R&R sailors who confused No. 9 (my family home) with No. 19' (Hyde 2014: 1) contributes to the colour and history of Cottesloe.

That *19 Perth Street* occupies three lots distinguishes it from the rest of the street and continues to provide evidence of the social and historical importance of the place when it was built in relation to the other single-lot residences on the street.

As such *19 Perth Street* is indicative of a former way of life: small-scale residential workers cottages dominated by a major house in a prominent position, where the scale, siting and lot size was the physical embodiment of the social hierarchies of the time.

Its survival and the relationship to the other extant turn-of-the-century buildings in Perth Street, of which there are six, is a legible expression of the historical development of the street and, by extension, the suburb.

Subsequent upgrading of the residential building stock in Perth Street emphasises rather than diminishes this relationship. The resulting streetscape is an eclectic mix of architectural styles over some 100+ years and is representative of architectural transitions throughout the 20th century and is highly representative of change and building development in Cottesloe.

Research value [demonstrable potential to yield information that will contribute to an understanding of the natural or cultural history of the local district]

19 Perth Street has the potential to reveal information about the birthing industry in Western Australia and the medical attitudes of the time to maternal health, morbidity, and mortality prior to the establishment of King Edward Hospital in 1916. The choice of the site, with fresh sea air flowing over the landscape and the proximate sea-bathing is rooted in the miasmatic theories of germ control still prevalent until the mid-1920s.

Of note is the connection of *19 Perth Street* to the birthing industry and its importance in Western Australia's medical history, particularly regarding the palliative and recreational aspects of ocean proximity at Cottesloe. Sea air and sea bathing were considered good for the health; and healthy sea-based recreational activities are still a quintessential element of Cottesloe's sense of place.

Social value [significant through association with a community or cultural group in the local district for social, cultural, educational or spiritual reasons]

The role of *19 Perth Street* as a birthing place has social significance. *Heritage of Pines*, published by the Town of Cottesloe in 1977, includes *19 Perth Street* as one of the birthing places of the Town (Marchant-James, Cownie 1977/1992: 43).

A few local births may have been immaterial; but with expectant mothers from around the state, as indicated in the historical extracts from the National Library of Australia (Jones 2014a), the number and geographical range denote a significant impact on many lives in Western Australia. There are cited amongst them, some of the most significant family names of the period, including Talbot-Nobbs, Sandilands, Waldeck, North and Stuart (Jones 2014b). By 1930, over 3000 births were claimed to have occurred (Advertisement 1930).

There has been a demonstrable interest in the value of the place to the community. The nomination of the place to the State Heritage Office, accompanied by 49 pages of primary evidence documenting the place, shows considerable dedication to establishing its social significance (Jones 2014a), which is, of itself, an indicator of the high regard in which the place is held.

Recent correspondences supporting the local heritage significance of the place cite:

- ‘...such an important link with the culture and history of the municipality, state and nation...’ (Loveland 2014).
- ‘We need to protect our heritage and be proud of the pioneering families and the building that they owned and occupied. So many have already been lost... we firmly believe that this property, with its long and colourful history is well worth preserving’ (Hyde 2014: 1).
- ‘...nothing like it will be seen again, which I believe is a great loss to our community, and our Cottesloe heritage of fine old buildings (Formby 2014).

A petition with 25 signatures from Perth and surrounding streets, cited ‘we feel that this building, which has contributed so much to the social and historical fabric of our community, should be preserved’ (Multiple signatories 2014).

Condition, Integrity and Authenticity

Although not required for assessment for local cultural heritage significance, the condition, integrity and authenticity of *19 Perth Street* has been maintained to a high standard.

In 2014, *19 Perth Street* was described as ‘constructed in 1901 and is an attractive Federation style timber frame and weatherboard cottage that has retained many of its original architectural features. The house has been substantially renovated and extended towards the rear but can still be read and interpreted as it was originally intended’ (Hocking Heritage Studio 2014: 2).

The place has been restored to a high standard and is in excellent condition, contributing to the character and amenity of the street.

Whether 19 Perth Street meets the requirements under the LPS 3 Heritage List

The distinguishing features of *19 Perth Street* have been substantially retained and the place exhibits considerable local cultural heritage significance in its aesthetic, historic and social values as summarised below:

- **Aesthetic** – *19 Perth Street* is representative of the built form of the original settlement of Cottesloe, a well maintained turn-of-the-century (C19/C20) timber house holding a dominant position in the street. It contributes by its built form, scale and coherent detailing to the streetscape of Perth Street.
- **Historical** – *19 Perth Street* is representative of the social and cultural development of Cottesloe and its relationship to industry, transport and theories of medical health.
- **Social** – *19 Perth Street* is representative of the birthing of women prior to the public health system and of high importance to the social fabric of the time by contributing to the safety of those who were born there. It is currently held in high regard by local residents, some of whom have gone to considerable trouble to express their appreciation of the place.
- **Research** – *19 Perth Street* is potentially representative of Western's Australia's medical history.

Its research value has potential to have considerable local cultural heritage significance with further investigation.

Given that *19 Perth Street* has already been assessed as having local cultural heritage significance sufficient for it to have been entered into Category 2 on the Town of Cottesloe Municipal Inventory Planning Scheme 2, Policy 12 (TPSP12), and recommended to be given higher protection by inclusion in Schedule 1 of TPS2, I can ascertain no justifiable reason for not retaining *19 Perth Street* at that level.

I believe that *19 Perth Street* has cultural heritage significance sufficient to meet the threshold for inclusion into the Heritage List under LPS 3 Part 7.

Sense of Place

19 Perth Street is currently listed in the Municipal Inventory:

The places identified in Categories 1 & 2 of the Municipal Inventory contribute significantly to the character of Cottesloe, and Council is conscious that they form an integral part of the character, amenity and 'sense of place' of the suburb (clause 1.3).

Likewise, TPSP12 sought '*to protect existing places of cultural heritage significance, and to maintain the character, amenity and sense of place of the suburb*' (clause 2.1).

It is therefore salient, given that the LPS 3 Part 7 Heritage List requires the Town to have regard to the existing Municipal Inventory of Places of Cultural Heritage Significance, to look at the contribution by *19 Perth Street* to Cottesloe's sense of place.

Sense of place is a complex interaction between the physical experience and remembered factors. It is the special and sometimes indefinable qualities of a locality that are memorable and it is the aggregate of the qualities of the area, not merely the qualities of a specific location that define a sense of place. The recollection of that

aggregate provides the context that differentiates one locality from another and creates a particular and abiding connection with the experience of a town or city.

Sense of place is not dependent upon an intact or largely intact street of original building stock but on the location of that place within the broader social and historical milieu. In fact, it is often an isolated place that is a remnant of a former way of life, by virtue of its tangible presence, that brings to mind the history of an area, and the changes within it through the combination of memory and history which underpins a sense of place.

However, sense of place is not only about current recollection – it is also about the past and that which is inherited. One cannot talk about sense of place without talking about history and heritage because sense of place is a broad collation of diverse elements and the remembered associations of them. Sense of place is the interaction of an individual, the community and history expressed through culture, memory and engagement to dynamically reference past experience and interaction.

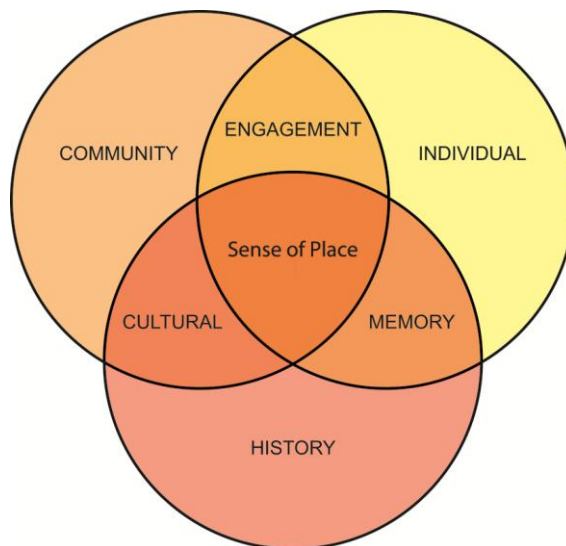


Figure 1: the interrelationships required to create a sense of place that is authentic and meaningful (Morel-EdnieBrown 2012).

Sense of place is important not only to the individual but, by diffusion and dissemination, to the broader community. A strong sense of belonging and connection to culture lead directly to good citizenship and community engagement at a local level.

The broad context *19 Perth Street* must, therefore, be given weight in terms of its cultural heritage significance to the Town, including its importance to the community in its time, and over subsequent years. Certainly, correspondence to the Town in relation to the recent proposed demolition shows that *19 Perth Street* is highly significant to residents of the Town.

As is exhibited by the response, *19 Perth Street* is held in high regard by local residents as being representative of Cottesloe's history and past way of life. The place contributes to Cottesloe's sense of place through its built form and aesthetic contribution to the streetscape of Perth Street, and its former use as a birthing place, boarding hotel and suspected brothel.

Concluding remarks

19 Perth Street is a well-conserved example of a substantial turn-of-the-century timber residence in an imposing situation at the top of a hill.

19 Perth Street is representative of the establishment, growth and change of Cottesloe, and of the more overtly expressed social stratification at the time of its construction and irrespective of its varied residential use over time, it is an essential part of the historical development and social aspirations of Cottesloe.

Although the built fabric of Perth Street has changed significantly, sufficient turn-of-the-century buildings (seven including *19 Perth Street*) remain by which to render legible the way of life of the period of its establishment as a residential street. It is precisely because Perth Street has undergone such significant changes that the retention of *19 Perth Street* contributes to the sense of place of Cottesloe by referencing a way of life and an urban morphology which is being lost through 21st century development.

That *19 Perth Street* is a single example of a large timber residence represented in Perth Street does not, of itself, reduce its cultural heritage significance and in terms of local sense of place, its very singularity in that streetscape enhances rather than diminishes its relevance.

The Burra Charter states that:

'Places of cultural significance enrich people's lives, often providing a deep and inspirational sense of connection to community and landscape, to the past and to lived experiences.'

They are historical records, that are important expressions of Australian identity and experience.

Places of cultural significance reflect the diversity of our communities, telling us about who we are and the past that has formed us and the Australian landscape.

They are irreplaceable and precious.

These places of cultural significance must be conserved for present and future generations in accordance with the principle of inter-generational equity. (Australia ICOMOS 2013: 1).

Where a place has been assessed and classified as being of significance, it is preferable that actions are orientated towards conserving, preserving and respecting places exhibiting cultural heritage values as part of 'system of handing down to future generations cultural references' (The International Council on Monuments and Sites (ICOMOS) 1985). As such it contributes directly to quality of life.

Places such as *19 Perth Street* contribute to Cottesloe's sense of place by connecting the community with the evolution of the suburb and giving them an understanding of their place as citizens within it.

It is the very act of having the historical fabric that enables people to see, enjoy, question and understand the development of Cottesloe. Cottesloe is renowned for having a distinct and protected sense of place. The proximity to the sea, the pines, the large fine homes and the undulating terrain all contribute to the suburb's sense of its distinctiveness from other suburbs in Perth.

Unfortunately, in urban environments, where there is pressure for demolition and development, it takes courage to retain heritage fabric and so preserve a community's understanding of its past and the context of its present.

Protection afforded to *19 Perth Street* by entry into the Heritage List will ensure that the values associated with the place currently can be preserved and enhanced for future generations of residents of the Town of Cottesloe.

Recommendation

I find no evidence to suggest that 19 Perth Street should not be considered for entry into the Heritage List proposed under LPS 3.

It is my opinion that *19 Perth Street* demonstrates considerable local cultural heritage significance and merits inclusion into the Heritage List of the Town of Cottesloe LPS 3 under the provisions of Part 7.

F. Morel-EdnieBrown

18 September 2014

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- Australia ICOMOS (2013), 'The Burra Charter. The Australia ICOMOS Charter for the Conservation of Places of Cultural Heritage Significance (revised)', (Burra, Australia: ICOMOS).
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- Heritage Council of Western Australia (2002), 'King Edward Memorial Hospital for Women', produced by State Heritage Office, (Perth: Government of Western Australia,, 20 December 2002).
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- Hyde, Dolores, (2014) *Letter* to Town of Cottesloe A. Jackson, (4 June 2014).
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