



Scale: 1:444  
Projection: GDA94 / MGA zone 50  
Date: Thursday, 29 November 2012

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TOWN OF COTTESLOE







South elevation. September 2012.

**HOUSE**  
**48 FORREST STREET**  
**COTTESLOE , Western Australia**

**HERITAGE ASSESSMENT**

**Prepared for the Owners**

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**October 2012**



## 1.0 INTRODUCTION

The property located at 48 Forrest Street, Cottesloe, on the north-east corner of the intersection with Broome Street is owned by Mr. and Mrs. Nasuti. The property is in the process of a required period of due diligence prior to the sale to a new owner.

The title data is portion of Cottesloe Suburban Lot 47 and being Lot 92 on Plan 339 and Lot 500 on Deposited Plan 302206.

The property comprises an original single-storey house, set back from both street boundaries, with substantial additions dating from 2008 onto the rear northern side of the original house, incorporating a basement wine cellar, and a large garage at the north-west corner of the lot attached to the additions. A single-storey separate residential apartment on an upper level is located in the north-east corner of the lot, connected to the main house.

The grounds are landscaped, principally with manicured lawn, some planting against the verandah of the original section of the house, boundary hedging to the two street fences and along the entire eastern boundary. The south-east section of the lot comprises a flat grassed area, used as an undersized tennis court, with two-tiered limestone retaining walls to the south boundary and a blockwork wall along the eastern boundary. A pergola has been introduced into the south-west corner of this area.

Site fencing to the Forrest and Broome Streets lot boundary is a replacement fence of limestone sawn-face blocks as a high wall to the northern section at Broome Street and as a low wall below limestone piers and wrought iron infill panels to the southern section of the Broome Street boundary, returning around at the corner and extending along the Forrest Street boundary. The north boundary is a combination of early and more recent high limestone block and rendered masonry walling.

This Heritage Assessment is a requirement of the Town of Cottesloe in conformity with an application for Development Approval necessary for proposed alterations and additions to the existing house which is included in the Municipal Inventory and the Heritage List as a Category 2 place. Any proposed changes to the physical characteristics of the existing house and its landscape setting are required to respect and protect the cultural heritage significance of the place. A detailed Heritage Assessment will identify the heritage values of the place in its current presentation in October 2012.



## 2.0 DESCRIPTION OF THE HOUSE

The existing house is constructed in rendered and painted brickwork with a pitched and gabled roof clad in orange Marseilles pattern terracotta tiles. The northern additions of 2008 and the separate apartment building are of similar construction and finish. Two prominent brick chimneys survive in the original section of the house, rendered and painted with Federation style mouldings. Remnant tuck-pointed brickwork survives at the eastern wall, now painted.

A substantial verandah in the Classical Revival style is in place to the west, south and east sides of the original section of the house. The roof above the verandah is flat, supported at the outer edges on precast Ionic columns and concrete beams, all rendered and painted. Above the beams, an ornamental masonry parapet is in place for the full extent of the verandah, incorporating precast balusters in panels between masonry piers and a moulded coping at the top. The parapet is rendered and painted. The verandah floor is a timber-boarded floor on a rock-face limestone block footing; a low-pitch timber-boarded ceiling has painted finish.

The plan form of the original section at the southern end of the house is symmetrical, with dominant verandahs around the south front and both sides, projecting bays at the south-west and south-east corners, a central gable beyond the verandahs, and a variety of bay windows, French doors and windows to the two sides. The front entrance in the south wall is, unusually, off-centre and set back within a rectangular arched opening. A circular window is in place adjacent to the front entrance at the western side.

Windows and doors are representative examples of timber casement sashes with fanlights over featuring leaded glass. The front door assembly comprises a panelled timber door with leadlight highlights and side lights, incorporating leaded glass.

Internally, floors are timber-boarded throughout with simple profile timber skirtings and architraves in the 1920s character. Doors are timber panelled, all joinery is now painted white. A decorative timber archway at the north end of the entrance hall is a representative Arts & Crafts element. The internal details appear to be in the 1920s style, but with some inconsistent details in the c. 1900 Federation style - plaster ceiling roses to the main bedroom and study, an archway in the central corridor expressed in Federation style mouldings with attached pilasters at the sides, and two dominant chimneys similarly of Federation style detailing.

Ceilings generally are plaster, generally lath and plaster or plasterboard replacements without cornices. The ceilings to the entrance hall and to the large living room at the south-west corner of the house have expressed timber beams with ceiling panels between - all now painted white.

Fireplaces survive in the three main rooms of the original section of the house. Origins of the fireplaces are difficult to validate stylistically since modifications are likely to have been carried out during the life of the house.

Paint colours throughout are white, to the original section and to the additions at the rear.

Beyond the north wall of the original house, the 2008 addition continues the earlier details but with substantial large spaces and twenty-first century detailing and fit-out.



## 8.0 SITE ASSESSMENT OF CULTURAL HERITAGE SIGNIFICANCE

For the determination of the cultural heritage significance of the house as assessed in 2012, the criteria, as set down by the State Heritage Office in *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*, are used as follows. These criteria are applied to the original southern section of the house. The 2008 additions and alterations are assessed to have no relevant heritage value.

### **Aesthetic Value** - Criterion 1

The place *is significant in exhibiting particular aesthetic characteristics.*

The place at 48 Forrest Street has aesthetic value for its dominant Classical Revival verandah details to the south, east and west side of the original part of the house.

The aesthetic value is enhanced by the landmark value of the building and the landscaped setting to both street frontages.

### **Historic Value** - Criterion 2

The place *is significant in the evolution or pattern of the history of the local district.*

The place at 48 Forrest Street has historic value for its close association with J. H. Barsden, Barrister, who was responsible for the presentation of the house in 1924, broadly as now viewed externally, and for its use as his family residence from 1924 until his death in 1943.

### **Research Value** - Criterion 3

3A. The place *has demonstrable potential to yield information that will contribute to an understanding of the natural or cultural history of the local district.*

There is assessed to be no information inherent in the fabric of the place at 48 Forrest Street.

3B. The place *is significant in demonstrating a high degree of technical innovation or achievement.*

The Classical Revival style of the southern verandah to the original section of the house at 48 Forrest Street demonstrates a rare and innovative quality in the design of the house.

### **Social Value** - Criterion 4

The place *is significant through association with a community or cultural group in the local district for social, cultural, educational or spiritual reasons.*

There is assessed to be a significant social association of the place at 48 Forrest Street, derived from the house being the residence of J. H. Barsden, Barrister.

The level of cultural heritage significance is determined further by the following criteria:

### **Rarity** - Criterion 5

The place *demonstrates rare, uncommon or endangered aspects of the cultural heritage of the local district.*

The southern verandah of the original section of the house at 48 Forrest Street is a rare stylistic element in residential buildings in the district, producing thereby an uncommon but significant level of cultural heritage.

### **Representativeness - Criterion 6**

The place *is significant in demonstrating the characteristics of a class of cultural places or environments in the local district.*

The dominant feature of the house at 48 Forrest Street is the rare southern verandah to the original section of the house. Such an architectural element provides landmark value to the place but is not characteristic of **contemporary** local residential developments.

### **Condition**

*The current state of the place in relation to the values for which that place has been assessed; graded Good, Fair or Poor condition.*

The original section of the house at 48 Forrest Street is in good to fair condition. Deterioration of the concrete beams to the southern verandah is a matter for urgent rectification.

### **Integrity**

*The extent to which a building retains the original function; graded High, Medium or Low.*

The house at 48 Forrest Street retains its original residential function at a high level of integrity.

### **Authenticity**

*The extent to which the fabric is in its original state; graded High, Medium or Low.*

The original southern section of the house at 48 Forrest Street retains its original state to a high level of authenticity.



## 9.0 STATEMENT OF CULTURAL HERITAGE SIGNIFICANCE

The original southern section of the house at 48 Forrest Street, Cottesloe, constructed or refurbished in 1924 for J. H. Barsden, Solicitor, and comprising a single-storey brick and tile residence on a large corner lot at the corner of Forrest Street and Broome Street, Cottesloe, Western Australia, has cultural heritage significance at a level of Considerable value, for the following reasons:

- the place has aesthetic value for its dominant Classical Revival verandah details to the south, east and west sides of the original part of the house;
- the place has landmark value arising out of its dominant architectural characteristics, set in a landscaped setting to both street frontages;
- the place has historic value for its close association with J. H. Barsden, Solicitor, who was responsible for the external presentation of the house in 1924, and for its function as his private residence;
- the place incorporates a rare stylistic element in the Classical Revival verandah at the southern section of the house, thereby reinforcing its uncommon and landmark values;
- the place has retained integrity and authenticity due to its single residential function since 1924 with substantial survival of its original state externally;
- the Norfolk Island pine trees to both street road reserve frontages of the property are listed on the Municipal Inventory of the Town of Cottesloe, and as a result the trees and the large road reserve setting add extra significance to streetscape values and context of the place;
- the property at 48 Forrest Street is bounded on both sides by other significant housing also on the Municipal Inventory of the Town of Cottesloe - 'Pine Court' at 96-98 Broome Street, and 'Oceania' at 52 Forrest Street - thereby reinforcing the significance of the place in an acknowledged heritage precinct.

The 2008 additions and alterations to the original 1924 house and grounds, the separate apartment in the north-east corner of the lot, and all boundary fencing are assessed to have no relevant heritage value.



## 10.0 HERITAGE OPINION

Documentary research into the history of the development of the house at 48 Forrest Street, Cottesloe, Western Australia, at the corner of Forrest Street and Broome Street, on Lot 92 and Lot 500 has produced a number of conflicting issues, some only of which can be assessed against the physical evidence to be discovered on site in October 2012:

- the original title, or an earlier title, should one have existed prior to the title dated 15 November 1923 when J. H. Barsden and his wife Annie acquired the property;
- the existence or not of a house on the lot prior to the works carried out by J. H. Barsden in 1924 in an Arts and Crafts style with a Classical Revival verandah at the south side; Federation style details survive, which may predate the 1924 works, or may be a stylistic carryover into the 1920s:
  - two Federation style chimneys
  - a Federation style moulded plaster archway in the passage
  - two Federation style plaster ceiling roses in the front bedroom and library
  - several projecting bay windows with grouped casement window sashes
  - the irregular recessed front door assembly beyond a rectangular archway in the main wall line, and off-centre to the main axis of the house
  - remnant tuck-pointed brickwork at the eastern wall;
- conflicting evidence in Post Office Directories for the period 1913 to 1949 relating to the order of property owners (or occupants?), postal numbers and the names of property owners (or occupants?);
- differences in the dates of development of the original section of the present house 1910, 1908-1915, 1924; and labelling of the present house as 'Oceania' for the J. H. Barsden and at 48 or 52 Forrest Street;
- differences in the naming of the house in publications and heritage listings - 'Oceania', 'Barsden's House', 'Barsden Residence', 'Barsdens House';
- variations in the styling of J. H. Barsden as 'Solicitor' and/or 'Barrister'; we now know that J. H. Barsden was admitted to the bar on 16 November 1897;
- inconsistencies in the description of the house in various documents.

Early photographs of the house, prior to the 2008 alterations and additions, have not been discovered, except for more recent photographs of 1979 in the Register of Classified Places document and of 1995 in the Register of the National Estate document. The documentation for the 2008 works is not conclusive.

In acknowledging the inconsistencies of documentary evidence and notwithstanding the possibility that the present house is an adaptation of an earlier house predating the 1924 transformation, it is my professional opinion that the original southern section of the house, including the verandah to the south elevation and returns to the east and west sides, is a place of Considerable cultural heritage significance which should be conserved generally in its current presentation. Some elements of the interior of the southern section of the house are of interest, but not validated with regard to the dates of origin.

The separate apartment in the north-east corner of the lot and the entire 2008 addition onto the north side of original house are assessed to have no relevant heritage value, notwithstanding that they are visually compatible externally with the original house. Similarly, all lot boundary fencing and the present landscape treatment are assessed to have no heritage value; the setbacks from both street

boundaries of the original section of the house and landscape treatment in principle to these setbacks, are assessed to contribute to the cultural heritage significance of the place.