



REGISTER OF HERITAGE PLACES - ASSESSMENT DOCUMENTATION

11. ASSESSMENT OF CULTURAL HERITAGE SIGNIFICANCE

The criteria adopted by the Heritage Council in September, 1991 have been used to determine the cultural heritage significance of the place.

11.1 AESTHETIC VALUE

Nulsen Haven is a fine example of a grand two storey Federation Queen Ann style residence from the turn-of-the-century. The significance of the building is increased by the high level of remaining original detail, both internally and externally. (Criteria 1.1, 1.2)

Nulsen Haven has a landmark quality in the City of Belmont due to its size, and orientation, which is enhanced by the Norfolk Island pines and the Canary Island date palms, in the grounds of the house. Occupying a prime site, the place is a dominant townscape element impacting on the vistas to and from Great Eastern Highway. The proximity of the house to the road, and the vistas thereto, are important in establishing and retaining the landmark quality of the house and its relationship to Redcliffe/Belmont. (Criterion 1.3)

The original croquet lawn and the trees have both individual and townscape landmark value derived from their prominence. (Criteria 1.1, 1.3)

11.2. HISTORIC VALUE

Nulsen Haven and its associated gardens illustrate a land use and way of life typical of the wealthy, educated, professional classes in Western Australia, at the turn of the century. (Criterion 2.1)

Nulsen Haven has a close association with the development of care and rehabilitation for 'mentally incurable' children in Western Australia. (Criterion 2.1)

Nulsen Haven has some local significance as a former RAF quarters associated with accommodation during World War Two. (Criterion 2.2)

Nulsen Haven has significance as an example of a grand turn of the century home, exhibiting in its design the affluence which accompanied the gold boom. (Criterion 2.4)

11.3. SCIENTIFIC VALUE

11. 4. SOCIAL VALUE

Since the 1960s, the place has had a close association with the Mentally Incurable Children's Association. (Criterion 4.1)

Nulsen Haven, and its landscape setting has local significance for the social activity which has centred on the house until the 1940s, when it was the place for local festivities and the headquarters of the meet for the Western Australian Hunt Club. (Criterion 4.1)

Nulsen Haven contributes to the sense of place in the Redcliffe/Belmont community. (Criterion 4.2)

12. DEGREE OF SIGNIFICANCE

12.1. RARITY

12.2 REPRESENTATIVENESS

Nulsen Haven is a fine example of a grand Federation Queen Anne style residence and exhibits the principal features of the style. (Criterion 6.1)

Nulsen Haven demonstrates features of the domestic life of the wealthy, professional class at the turn of the century. The design, orientation and the landscaping of the property are typical of the period and provide evidence of the original lifestyle and activities conducted on the site. (Criterion 6.2)

12.3 CONDITION

Nulsen Haven is in sound condition, notwithstanding that external maintenance of the fabric is overdue and a number of changes have been made to significant (original) details, including: the removal of the turret over the south-east corner of the building; the insertion of a steel fire-escape stair into the south verandah; the loss of timber decoration to the verandah; and, the construction of modern, out-of-character additions to the rear of the house.

Detailed considerations of condition may be found in the Conservation Plan by Bodycoat, R. Duncan Stephen & Mercers, Architects: 'Nulsen Haven, Redcliffe, WA. Conservation Plan' (prepared for the Heritage Council of Western Australia, June 1995).

12.4 INTEGRITY

Nulsen Haven has retained its integrity as a grand residence. The house is substantially intact and retains the original form and materials used in its construction. Despite the change of use in the 1960s from a domestic residence to government institution, the changes are not sufficiently intrusive to reduce the significance of the place. The loss of the tower to the south-east corner has not significantly diminished the grandeur of the place.

Integrity is addressed in detail in the Conservation Plan by Bodycoat, R. Duncan Stephen & Mercers, Architects: 'Nulsen Haven, Redcliffe, WA. Conservation Plan' (prepared for the Heritage Council of Western Australia, June 1995).

12.5 AUTHENTICITY

The fabric of the original house is close to its original state. There has been some refitting of the interior to accommodate modern services and there has been some loss of original detail. The grounds have been modified for different recreational purposes; however, overall, *Nulsen Haven* has a high degree of authenticity.

For more detail refer to the Conservation Plan by Bodycoat, R. Duncan Stephen & Mercers, Architects: 'Nulsen Haven, Redcliffe, WA. Conservation Plan' (prepared for the Heritage Council of Western Australia, June 1995).

13. SUPPORTING EVIDENCE

Attached are key sections of the supporting evidence prepared by Bodycoat, R. Duncan Stephen & Mercers, Architects: 'Nulsen Haven, Redcliffe, WA. Conservation Plan' (prepared for the Heritage Council of Western Australia, June 1995).

13.1 DOCUMENTARY EVIDENCE

For a detailed discussion of the documentary evidence, refer to the Conservation Plan by Bodycoat, R. Duncan Stephen & Mercers, Architects: 'Nulsen Haven, Redcliffe, WA. Conservation Plan' (prepared for the Heritage Council of Western Australia, June 1995).

13.2 PHYSICAL EVIDENCE

For a detailed discussion of the physical evidence, refer to the Conservation Plan by Bodycoat, R. Duncan Stephen & Mercers, Architects: 'Nulsen Haven, Redcliffe, WA. Conservation Plan' (prepared for the Heritage Council of Western Australia, June 1995).

13.3 REFERENCES

Bodycoat, R. Duncan Stephen & Mercers, Architects: 'Nulsen Haven, Redcliffe, WA. Conservation Plan' (prepared for the Heritage Council of Western Australia, June 1995).