



# 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

*Dilhorn* is an elegant and well composed example of a large Federation Queen Anne house and due to its location on a major intersection in East Perth and its substantial size in an area of predominantly single storey, modest dwellings, *Dilhorn* has status as a local landmark. (Criterion 1.1 & 1.3)

*Dilhorn* displays many innovative and distinctive aesthetic elements that are a hallmark of J. Talbot Hobbs' domestic buildings between 1890-1910 and develops his architectural themes. (Criterion 1.2)

### 11.2. HISTORIC VALUE

*Dilhorn* has historic value for its associations with the growth and evolution of the Perth metropolitan area following the gold rush of the 1890's and, in particular the settlement and suburbanisation of the inner suburbs. (Criterion 2.1)

*Dilhorn* demonstrates the way this early suburban development modified the existing site and illustrates attitudes to site planning and landscaping in the first quarter of the twentieth century for larger scale domestic architecture. (Criterion 2.2)

*Dilhorn* is associated with its first owner, William Thorley Loton, a prominent Perth identity who was involved in the commercial, cultural and political life of his times and with J. Talbot Hobbs, *Dilhorn's* designer, a prominent Perth architect, who was responsible for building many of Perth's grand homes at the turn of this century. (Criterion 2.3)

*Dilhorn* is an elegant and confident example of a substantial Federation Queen Anne style house. The house displays many innovative and distinctive aesthetic elements that are a hallmark of J. Talbot Hobbs' domestic buildings between 1890 - 1910 and develops his architectural themes. Many of these themes were adopted in a simplified form in the mass housing market over the following twenty years. (Criterion 2.4)

### 11.3. SCIENTIFIC VALUE

The house plan demonstrates the hierarchy of life and provides an understanding of human occupation in Australia and, in particular, of the way of life of an affluent family at the turn of the century. (Criterion 3.2)

#### **11. 4. SOCIAL VALUE**

The place has association with service personnel as it served as a military headquarters for various army divisions for over thirty years, and for the wider community when it housed the Army Museum from 1978 to 1995. (Criterion 4.1)

*Dilhorn* has association with the Perth Football oval, previously part of Loton's estate and was known as Loton's paddock, and Loton Park Tennis Pavilion and tennis courts built on the northern boundary of Perth Oval opposite *Dilhorn*. Loton sold the land to the Perth City Council in 1904 on the condition that the land was used for recreational purposes. (Criterion 4.1)

*Dilhorn* is located on a major intersection in East Perth. Its substantial size in an area of predominantly single storey structures has local landmark status that contributes to the communities sense of place. (Criterion 4.2)

## **12. DEGREE OF SIGNIFICANCE**

### **12. 1. RARITY**

*Dilhorn* demonstrates the distinctive way of life of the privileged classes in Perth's new inner suburbs following the gold rush of the 1890's. Similar houses exist elsewhere in Perth, but this building is rare for its authentic, intact state and quality of spaces and finishes. While *Dilhorn* has not been used for its original purpose for many years, its recent uses have required little modification and have allowed its domestic fittings and finishes to remain intact. (Criterion 5.1 & 5.2)

### **12. 2 REPRESENTATIVENESS**

*Dilhorn* is representative of Federation Queen Anne Style architecture and demonstrates the distinctive elements utilised by J. Talbot Hobbs in the domestic buildings he designed between 1890 - 1910. (Criterion 6.1)

*Dilhorn* demonstrates the distinctive way of life of the privileged classes in Perth's new inner suburbs following the gold rush of the 1890's. (Criterion 6.2)

### **12. 3 CONDITION**

The condition of *Dilhorn* is generally good, with the exception of various elements that may be considered to be in a state of neglect.

Detailed considerations of condition may be found in the Conservation Plan by Considine and Griffith's Architects Pty Ltd: 'Dilhorn, East Perth, Conservation Plan'. (prepared for the Commonwealth Government, Department of Defence, May 1996. )

### **12. 4 INTEGRITY**

The integrity of *Dilhorn* has been diminished by the changing use of the place, originally a private residence for the Loton family, then a boarding house and then in 1952 bought by the Department of the Army as a headquarters and museum.

For discussion of integrity of the place, refer to Considine and Griffith's Architects Pty Ltd: 'Dilhorn, East Perth, Conservation Plan'. (prepared for the Commonwealth Government, Department of Defence, May 1996. )

### **12. 5 AUTHENTICITY**

Externally and internally *Dilhorn* has a high level of authenticity with most of the original fabric intact.

For discussion of authenticity of the place, refer to Considine and Griffith's Architects Pty Ltd: 'Dilhorn, East Perth, Conservation Plan'. (prepared for the Commonwealth Government, Department of Defence, May 1996. )

### **13. SUPPORTING EVIDENCE**

Attached are key sections of the supporting evidence prepared by Considine and Griffith's Architects Pty Ltd: 'Dilhorn, East Perth, Conservation Plan'. (prepared for the Commonwealth Government, Department of Defence, May 1996. )

#### **13.1 DOCUMENTARY EVIDENCE**

For discussion of documentary evidence, refer to Considine and Griffith's Architects Pty Ltd: 'Dilhorn, East Perth, Conservation Plan'. (prepared for the Commonwealth Government, Department of Defence, May 1996. )

#### **13.2 PHYSICAL EVIDENCE**

For discussion of physical evidence, refer to Considine and Griffith's Architects Pty Ltd: 'Dilhorn, East Perth, Conservation Plan'. (prepared for the Commonwealth Government, Department of Defence, May 1996. )

#### **13.3 REFERENCES**

Considine and Griffith's Architects Pty Ltd: 'Dilhorn, East Perth, Conservation Plan'. (prepared for the Commonwealth Government, Department of Defence, May 1996.)