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

Belvedere addresses the corner of Marine Parade and Rosendo Street and contributes visual interest to the streetscape because of its unusual tower which is a landmark in the area. (Criteria 1.1, 1.3)

Belvedere comprises an important element in the streetscape of Cottesloe Beach and, as part of the wider Cottesloe precinct, an important element of the gracious old residential building stock for which the suburb is renowned. (Criterion 1.4)

11. 2. HISTORIC VALUE

Belvedere has significance as an example of a grand beachside home, exhibiting in its design and scale the affluence which accompanied the gold boom of the 1890s. (Criterion 2.3)

11. 3. SCIENTIFIC VALUE

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11. 4. SOCIAL VALUE

Belvedere contributes to the community's sense of place by being representative of the style of gracious, turn-of-the-century summer residences which were built by the well-to-do in Cottesloe Beach and which are representative of part of the historical foundation of the suburb. (Criterion 4.2)

12. DEGREE OF SIGNIFICANCE

12. 1. RARITY

Belvedere is distinctive in representing a type of large, limestone seaside residence, in large grounds, which is becoming increasingly scarce through redevelopment of sites. (Criterion 5.2)

12. 2 REPRESENTATIVENESS

Belvedere is representative of the style of beach residence built by the wealthy in Western Australia at the turn-of-the-century. (Criterion 6.2)

12. 3 CONDITION

Belvedere is in good condition. The house is freshly painted and general maintenance has been regular since the 1970s. The tower is sound, although some weathering of the stone is evident. The timber windows, balconies and doors of the tower need repair and repainting, both internally and externally at the top level.

12. 4 INTEGRITY

The removal of the original timber louvres and the painting of the external stone and brick work, while undesirable, has not diminished the cultural heritage significance of the place and it would be possible to reinstate them to original condition if required. The addition of a modern skillion kitchen/family room at the rear of the house and the alteration of the original kitchen to an ensuite and family bathroom, in the 1970s, has not removed any of the original structure and does not significantly alter the integrity of the place.

Belvedere has been used for residential purposes since the time of its construction, although not always as a single family residence. This use continues today. The original intention of the place is intact.

12. 5 AUTHENTICITY

The original fabric of the place is substantially intact, despite the relocation of rooms and some additions. It is unfortunate that the external limestone walls and brick quoins have been painted. *Belvedere* has a reasonable degree of authenticity.

13.   SUPPORTING EVIDENCE

13. 1   DOCUMENTARY EVIDENCE

Cottesloe was named by Governor Broome, in 1886. It soon became the gathering point for the wealthy of Perth, during the summer months as the beach is sheltered from the south-west winds in summer and protected by the various reefs and islands off the coast.[1] Although the Perth to Fremantle railway was opened in 1881, and provided an opportunity for the more permanent settlement of the area, the beach remained relatively unsettled with only six permanent residents living there in 1893.[2] In 1895, the Government granted £110 for improvements to the Perth to Fremantle Road, which passed through South Cottesloe, and a further £100 towards its maintenance, all of which hastened the growth of Cottesloe as a suburb and made the beach areas more accessible.

By 1897, the population of the Cottesloe area was approaching 1,500 permanent residents,[3] and an increasing number of prominent Perth people were building summer homes near the ocean. By the turn of the century, residents in South Cottesloe included: The Attorney General, Justice Burt; the prominent architect, Mr. J. Talbot Hobbs; Mr. J. C. G. Foulkes, MLA (*The Summit,* cnr. Avonmore Terrace and Salvado Street); the General Manager of the Bank of Western Australia, Mr. H. D. Holmes (*Le Fanu/Banksia*, 2 Salvado Street); and, the Chairman of the Perth Gas Company, Mr F. Crowder (*Abbeyfeale View*, cnr. Broome and Junction Streets).[4]

Belvedere is a single storey limestone residence constructed, in 1897, by a wealthy mining investor, J. J. Campbell.[5] Campbell managed a tin mine in Queensland and built *Belvedere* for his father, mother and siblings. Thomas Campbell, (J. J. Campbell's father) was later to become a member of the Cottesloe Roads Board and, subsequently, a Cottesloe Councillor in the first Council.[6] The place was used as a family residence until the 1930s when it was let out as a boarding house for men. In 1974, the house was put on the market as a development site but purchased by Loretta and Tom Pell, who restored, and renovated, the house for family use.[7]

13. 2   PHYSICAL EVIDENCE

Belvedere is sited in large grounds on the hill overlooking the ocean in Cottesloe. The house is in close proximity to *Le Fanu* (c1895) and *Burt's Summer Residen*ce (1896). At the time of construction the grounds of the house extended to the ocean front terrace (Marine Parade). The land in front of the house has subsequently been sold and developed for housing. The area that

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[1]   James, R. M. *Heritage of Pines: A History of Cottesloe* (Town of Cottesloe, Cottesloe, 1977) p. 23.
[2]   F. A. Moseley quoted in James, p. 15.
[3]   Clarke, M., *A History of Cottesloe* p. 7.
[4]   James, pp. 21-22; Stannage, C. T. *The People of Perth. A Social History of Western Australia's Capital City* (Perth, 1979) p. 282.
[5]   Wises' Western Australian Postal Directory (1898) (1897); *Belvedere* is also spelt as *Belvediere* in some cases. "Cottesloe's tower landmark for auction" *Post* 15 March 1994 p. 37.
[6]   Clarke, pp. 30-32.
[7]   "Ocean and Harbour Panorama" *Post* 24 April 1983.

remains has been made into a full size, tennis court. The grounds are surrounded by a limestone and iron wall.

Belvedere is a single-storey residence, with basements constructed of limestone with brick quoins to the openings in the Federation Queen Anne style.[8] The dominant feature of the house is a prominent, eleven metre high three-storey square tower with mullioned windows on all sides and from which can be obtained views of the coast from every angle. Cantilevered balconies project from the southern and northern sides of the tower, although there are differences in the internal fabric of the tower which suggest that the western side may also have originally had a balcony. The roof of the tower is of corrugated iron and is topped by a finial.

The roof of the house has a medium pitched roof with a bullnose verandah, supported by turned timber posts, to the north, south and west facades. The verandah originally featured wooden louvres, similar to those found in Queensland, and which may have been influenced by J. J. Campbell's experience of that state. The lower portion of the verandah is currently enclosed with asbestos sheeting to a height of approximately one metre. There no longer remains any evidence of the original balustrade. The rear portion of the verandah has been enclosed with timber framed windows above this partition to form a sunroom which adjoins a 1974 skillion extension at the rear.

Belvedere comprises four bedrooms, two bathrooms, a dining room, lounge room and study and a kitchen cum family room, storeroom, and a maid's room. The entry to the house is from Rosendo Street, through a fine leadlight door on the southern facade. A long, wide passage divides the house. The formal rooms are on the western side, the first of which (lounge) has a bay window to the west and the fourth of which (dining room) has french doors which give direct access to the verandah. Original features include three metre high ceilings, ceiling roses, sash windows, arches, deep skirting boards, and mantelpieces.[9] Access to the tower is via the first room on the northern side which incorporates a jarrah staircase. The staircase rises for two flights to the top of the tower. There is a room at the first floor of the tower which has south and north facing windows.

Access to the western garden is from the verandah via a flight of white marble steps. The balustrades of the steps are of rendered limestone and join the basement area of the house, which is head-height and constructed of limestone piers with infill panels of lattice work.

In the 1930s, the place was adapted for use as a boarding house for men. The rooms were left intact but the verandahs were filled in and eight small kitchens built with light partitioning. In 1974, renovations to the house included the demolition of the kitchens and the reinstatement and repair of the timber verandahs, and repairs to the front door.[10] A skillion extension of modern red brick, timber lined in pine and with a cork tiled floor, was made to the back of the house to incorporate a modern kitchen cum family room.

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[8]   Apperly, R., Irving, R., Reynolds,P. *A Pictorial Guide to Identifying Australian Architecture. Styles and Terms from 1788 to the Present.* (Angus and Robertson, North Ryde, 1989) pp. 132-135.
[9]   *Post* 24 February 1982; 16 March 1994, HCWA inspection.
[10]   National Trust Assessment Exposition, March 1975.

Windows overlook the rear and west of the property over the small garden adjacent to a full size tennis court. There is direct access to the garden from steps at the rear. An ensuite and family bathroom was made, without major structural changes, from the original kitchen on the northern side of the house. The interior of the house was painted. The exterior limestone walls of the house were painted cream and the brick quoins chocolate brown.

Little has been done to the house in the way of changes since this time. The tennis court has been astro-turfed at some stage.

13. 3   REFERENCES

National Trust Assessment Exposition, March 1975.

Australian Heritage Commission Data Sheet.