



REGISTER OF HERITAGE PLACES - ASSESSMENT DOCUMENTATION

11. ASSESSMENT OF CULTURAL HERITAGE SIGNIFICANCE

The criteria adopted by the Heritage Council in November 1996 have been used to determine the cultural heritage significance of the place.

PRINCIPAL AUSTRALIAN HISTORIC THEME(S)

- 4.1.2 Making suburbs
- 8.12 Australian homes

HERITAGE COUNCIL OF WESTERN AUSTRALIA THEME(S)

- 306 Domestic activities

11.1 AESTHETIC VALUE*

Three Cottages are valued aesthetically because they are representative of both Colonial and late Victorian/Federation style. The buildings include such features as high-pitched hipped roofs, ceiling roses, elaborate molded stucco decoration to prominent chimneys. (Criterion 1.1)

The architectural character is indicative of building styles in vogue at the time of the original construction in the 1860s and the later additions of the 1890s. (Criterion 1.2)

The site contributes to the aesthetic quality of the landscape which is, at present, transforming from the former residential use to commercial and light industrial uses. (Criterion 1.3)

Collectively, the buildings form a significant streetscape in an area that is rapidly losing its older dwellings due to the changing uses of the Town such as restaurants, small businesses, clubs, hostels and housing for backpackers and low-income residents. (Criterion 1.4)

11.2. HISTORIC VALUE

The cottages conform to practices evident in domestic building constructed in other districts at the same time such as York and Greenough. As an early group of modified residential buildings, they are historically significant.. (Criterion 2.1)

The cottages are a rare surviving example of such modification and as an expression of living standards in the 19th century. (Criterion 2.2)

* For consistency, all references to architectural style are taken from Apperly, Richard; Irving, Robert and Reynolds, Peter *A Pictorial Guide to Identifying Australian Architecture: Styles and Terms from 1788 to the Present*, Angus & Robertson, North Ryde, 1989.

Three Cottages are important in the history of the Town, and the Northbridge district in particular. The buildings are important in a social history context through their association with earlier inhabitants of the City, the original owners and their tenants. (Criterion 2.3)

11. 3. SCIENTIFIC VALUE

Three Cottages are of scientific and technical value in progressing an understanding of building designs, techniques and materials dating from an 1860s & 1890s residential district of the City. (Criterion 3.1)

11. 4. SOCIAL VALUE

Three Cottages are significant through their continuous use as residential buildings from the 1860s to the 1980s and for their association with the development of the City. (Criterion 4.1)

The Group is important in contributing to the community's sense of place, to an understanding of the social, cultural and economic life of the Town in the 19th Century and to its potential to promote community interest, cultural appreciation and eco-tourism in the context of a special historic place. (Criterion 4.2)

12. DEGREE OF SIGNIFICANCE

12. 1. RARITY

Three Cottages constitute a rare surviving original group of early housing in the Northbridge district of the City of Perth, WA and display a particular characteristic of adaptation and change and a continuous residential use from the 1860s to the 1980s. (Criterion 5.1)

12. 2 REPRESENTATIVENESS

Three Cottages are important in demonstrating the standards of living and the characteristics of 19th century residential buildings, both in style and materials, constructed on the edge of the Town. The buildings record the development of the site and the architectural styles at the two principle times of construction, the 1860s and the 1890s. (Criterion 6.1)

12. 3 CONDITION

Three Cottages were fully restored in 2000 and are in very good condition.

12. 4 INTEGRITY

Three Cottages have a moderate degree of integrity. Built for residential purposes and then abandoned for a significant length of time, they have been restored for office use.

12. 5 AUTHENTICITY

Three Cottages have been restored with careful consideration given to recycling original material and removing any elements that did not match the original character and 'fabric' of the buildings. Therefore, the site has retained a high degree of authenticity.

13. SUPPORTING EVIDENCE

Attached are key sections of the supporting evidence prepared by Ronald Bodycoat, Architect, 'Three Cottages, Aberdeen Street, Northbridge' prepared for the Ministry for Planning in December 1997.

Key sections used: 2.0 Analysis of Cultural Heritage Significance- 2.1 Documentary Evidence (p4-5), 2.2 Physical Evidence (p5-120), 2.3 Discussion and Comparison (p13).

13.1 DOCUMENTARY EVIDENCE

For a discussion of the Documentary Evidence refer to Ronald Bodycoat, Architect, 'Three Cottages, Aberdeen Street, Northbridge' prepared for the Ministry for Planning in December 1997.

13.2 PHYSICAL EVIDENCE

For a discussion of the Physical Evidence refer to Ronald Bodycoat, Architect, 'Three Cottages, Aberdeen Street, Northbridge' prepared for the Ministry for Planning in December 1997.

13.3 COMPARATIVE INFORMATION

For a Comparative Analysis refer to Ronald Bodycoat, Architect, 'Three Cottages, Aberdeen Street, Northbridge' prepared for the Ministry for Planning in December 1997.

13.4 REFERENCES

Ronald Bodycoat, Architect, 'Three Cottages, Aberdeen Street, Northbridge' prepared for the Ministry for Planning in December 1997.

13.5 FURTHER RESEARCH

Further research and archival recording could be carried out in the following areas to extract data relevant to the social history and development of the *Three Cottages*:

the records of newspapers and archival depositories;

oral histories of people associated with the district;

recent social history studies of Northbridge and East Perth; and,

archaeological records from investigatory digs in the Northbridge and East Perth areas including on the site of *Three Cottages*.
origin of the colonial sections (1860's) of the cottages