



## 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

#### HERITAGE COUNCIL OF WESTERN AUSTRALIA THEME(S)

- 104 Land allocation & subdivision

#### 11.1 AESTHETIC VALUE\*

*Kulahea* has aesthetic value as a well designed example of a substantial, rough cast render and tile house executed in the Inter-War Old English style. The well-appointed interior of this building, including some of the original fittings, contributes to the aesthetic value of the place. (Criterion 1.1)

#### 11.2 HISTORIC VALUE

*Kulahea* is associated with the development of Cottesloe as a prestigious suburb primarily as a result of its beachside location and the large amount of wealth generated by the State's gold boom in the 1880s and 1890s. In the late 1890s and 1900s, a number of Western Australia's prominent families such as the Burts and the Norths built elaborate residences and holiday cottages in the area. (Criterion 2.2)

*Kulahea* was designed by the significant Western Australian architect George Temple Poole, who was Chief Architect of the Public Works Department from 1885 to 1896, and is one of a number of private residences designed by Poole, including his own homes *Wingfield* and later *Tagel* as well as *Catledge*, the large stone mansion designed especially for his friend F. D. North CMG, father to Charles Frederic North for whom *Kulahea* was designed. (Criterion 2.3)

*Kulahea* is associated with prominent solicitor and politician Hon. Charles Frederic North MLA, who served as Mayor of Cottesloe from 1923 to 1925 and was elected as the independent representative for Claremont in State Parliament from 1923 to 1956. He also served as Government Whip from

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\* 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.

1930 to 1933 and was elected as Speaker of the Legislative Assembly in 1947. Charles North resided at *Kulahea* during his lifetime. (Criterion 2.3)

### 11. 3. SCIENTIFIC VALUE

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### 11. 4. SOCIAL VALUE

*Kulahea* is valued by the Western Australian community, as demonstrated by its listing by the National Trust of Western Australia and its inclusion on the Cottesloe Municipal Inventory. (Criteria 4.1 & 4.2)

## 12. DEGREE OF SIGNIFICANCE

### 12. 1. RARITY

*Kulahea* has value as the only known surviving private house designed by George Temple Poole, a prominent West Australian architect of the late Nineteenth and early Twentieth Century. (Criterion 5.1)

The place is uncommon as an almost intact example of a substantial, well detailed and fitted out, Inter-War Old English style house that bears many of the characteristics and motifs of the earlier Federation Queen Anne style. (Criterion 5.1)

There are several good examples of the Inter-War Old English style around Perth but *Kulahea* is unique as an expression of the personal eclectic design style of George Temple Poole. (Criterion 5.1)

### 12. 2 REPRESENTATIVENESS

Although constructed late in this period, *Kulahea* is representative of the substantial residential buildings constructed in Cottesloe in the late Nineteenth and early Twentieth Century. (Criterion 6.1)

### 12. 3 CONDITION

It would appear that over the life of this building, only the most necessary maintenance has been carried out and now some building fabric is in poor condition and it could deteriorate beyond repair unless action is taken in the near future. Areas of particular concern are the external timberwork, particularly windows and roof timbers, and the roughcast render. Also, the limestone foundations need to be repointed, and much of the leadlighting is in fragile condition. Generally the exterior of the place is in fair to poor condition but the interior is in fair condition.

### 12. 4 INTEGRITY

*Kulahea* remains in use as a dwelling and it is still owned by the family for whom it was originally built. As it would appear that the status of this place is unlikely to change within the immediate future, the long term viability of the place appears to be sustainable. The integrity of *Kulahea* is high.

### 12. 5 AUTHENTICITY

Apart from the minor changes made to convert the place into two flats in 1957, and the gradual loss of some original fabric due to limited maintenance, *Kulahea* has remained largely unaltered since its construction in 1922. The

bathrooms and WCs have been refurbished but some original sanitary ware and tiling remain. Built-in furniture such as window seats, book shelves, kitchen cabinets and fireplaces remain largely intact, as are some original light fittings. Generally the authenticity of the place is moderate to high.

No original outbuildings or structures have survived.

### 13. SUPPORTING EVIDENCE

The documentary evidence has been compiled by Kristy Bizzaca, Historian. The physical evidence has been compiled by Gena Binet, Kelsall Binet Architects.

#### 13.1 DOCUMENTARY EVIDENCE

*Kulahea*, a two-storey brick residence constructed in the Inter War Old English style, is located on Lot 120 Forrest Street, Cottesloe; Lot 120 formerly being Lots 72 and 73 of Cottesloe Suburban Lot 50.

In September 1886, Governor Sir Frederick Napier Broome suggested the name 'Cottesloe' for the crown land that was about to be subdivided between Perth and Fremantle. This name was taken from the title Baron Cottesloe of Swanbourne and Hardwick bestowed upon Thomas Fremantle, brother of Captain Charles Fremantle, in 1874.<sup>1</sup>

Although the route for the Perth-Fremantle Road, which was eventually constructed by convict gangs in the 1860s, lay through the Cottesloe area, very little settlement had taken place up until the early 1890s. This remained the case even after Governor Broome had opened the Eastern Railway, Fremantle to Guildford railway line, in 1881 thus allowing for more permanent settlement of the area. By 1893, there were still only six fixed residents in Cottesloe.<sup>2</sup>

Growth of the area was greatly contributed to in 1895 when the Western Australian Government granted £100 to the improvement of the Perth-Fremantle road and £100 toward its ongoing maintenance. This made Cottesloe, and also Buckland Hill and Mosman Park, more accessible for both residents and holidaymakers.<sup>3</sup>

It was largely as a result of the wealth generated by the State's gold boom in the 1880s and 1890s and its beachside location that Cottesloe developed as a prestigious suburb. In the late 1890s, the elaborate residences and holiday cottages of the State's prominent families were constructed in the emerging town.<sup>4</sup> Among those who built holiday homes or lived in Cottesloe were; Attorney General Justice Burt at his cottage *Tukura* (1896), General Bank Manager of Western Australia H. D. Holmes at *Le Fanu* (1897), and F. D. North CMG at his residence *Catlidge* (now demolished).<sup>5</sup>

Lots 72 and 73, the location of *Kulahea*, were portions of Cottesloe Suburban Lot 50 owned by Sir John Forrest and Alfred Robert Waylen in 1898.<sup>6</sup> Under

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<sup>1</sup> Ruth Marchant James, *Heritage of Pines: A History of Cottesloe*, Town of Cottesloe, Second Edition, 1992, pp. 3 & 15.

<sup>2</sup> Ibid, pp. 10; *In Retrospect 1897 – 1907*, Brochure by F. A. Moseley, St Columba's Manse, cited in Marchant James, op. cit., p. 15.

<sup>3</sup> Ibid, p. 12.

<sup>4</sup> Ibid, pp. 7 & 15.

<sup>5</sup> Ibid, Chapters 7 & 18.

<sup>6</sup> Certificate of Title, Vol. CLIII, Fol. 68.

The Trustees Act 1900, Lots 72 and 73 were vested in Sir John Forrest and Charles Frederic John North on 4 May 1915.<sup>7</sup>

The North and Forrest families had close associations with each other primarily through being related by marriage. Frederick Dudley North arrived in Western Australia on 5 February 1886. The next year, in 1887, he married Flora Hamersley, the youngest daughter of one of the State's pioneering families and sister to Lady Margaret Forrest.<sup>8</sup> His success in the Public Service and, it has been alleged, his connection to the Forrest family, saw him become the Secretary to the Premier Sir John Forrest from 1891 to 1901 and later appointed Under Secretary and Permanent Head of the Colonial Secretary's Department in 1902.<sup>9</sup> Frederick Dudley North was also the founder of the Cottesloe Golf Club and left his Cottesloe residence to the organisation for use as a clubhouse.<sup>10</sup>

His eldest child, Charles Frederic North, was born in Perth in 1887. He spent the early years of his education at Perth High School, St George's Terrace. After which time he travelled to England first attending his father's old school, Rugby, and then Oriel College at Oxford.<sup>11</sup> Charles Frederic North was admitted to the Bar as a Barrister and Solicitor in 1913. During World War One, he served as a Captain with the Royal Air Force.<sup>12</sup>

On 12 July 1919, Lots 72 and 73 were vested in Charles North and John Forrest, of Forrest Chambers, St Georges Terrace.<sup>13</sup> On 3 October that same year, the property was again vested, this time in Charles North and George Eustace Dudley North ADC.<sup>14</sup>

Sole ownership of Lots 72 and 73 was transferred to Charles North on 25 October 1922.<sup>15</sup> The year 1922 is the first time that Charles North, solicitor, is recorded as having resided at Forrest Street, Cottesloe.<sup>16</sup>

No evidence has yet been found regarding the construction of Charles North's residence in Forrest Street.<sup>17</sup> However, it is known that the architect

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<sup>7</sup> Certificate of Title, Vol. CLIII, Fol. 68

<sup>8</sup> Marchant James, *Heritage of Pines*, op. cit., p. 105; Ruth Marchant James, 'The Illustrious Norths and their Perth Descendants', in RWAHS, *Early Days*, Vol. 9, Pt. 5, 1987 pp. 100 & 110. Lady Margaret Forrest and her sister Flora North had a very close relationship and the two families spent a great deal of time together. The Forrests were often visitors of F. D. North's home *Catlidge* and later of Charles North's *Kulahea*. (See previous references from Marchant James.)

<sup>9</sup> Marchant James, *Heritage of Pines*, op. cit., p. 105; Marchant James, 'The Illustrious Norths and their Perth Descendants', op. cit., p. 110.

<sup>10</sup> Marchant James, *Heritage of Pines*, op. cit., p. 106

<sup>11</sup> Marchant James, *Heritage of Pines*, op. cit., p. 116; Marchant James, 'The Illustrious Norths and their Perth Descendants', op. cit., p. 111.

<sup>12</sup> *Ibid*, p. 116; *Leading Personalities of Western Australia*, Paterson Brokensha, Perth, 1950, p. 127.

<sup>13</sup> Certificate of Title, Vol. CLIII, Fol. 68.

<sup>14</sup> Certificate of Title, Vol. CLIII, Fol. 68.

<sup>15</sup> Certificate of Title, Vol. CLIII, Fol. 68.

<sup>16</sup> *Wise's Post Office Directory*, 1922.

<sup>17</sup> *WA Mining, Building and Engineering Journals*, 1922. Battye Library does not appear to have any copies of the journal for 1921. Other sources searched include: *The Western Chronicle*, 1923; *The Claremont-Cottesloe Herald*, 1922 - 1923; *The West Australian*, January - December 1922.

responsible for the Forrest Street residence, *Kulahea*, was George Temple Poole.<sup>18</sup>

Poole is probably best known for his work during his time as Chief Architect of the Public Works Department from 1885 to 1896. He is attributed to the design of many public buildings throughout the State, including the Perth Mint (1897) and the Perth Observatory (1896).<sup>19</sup> Poole designed a number of private residences both during and after his resignation from the Public Works Department. Numbered among these were a house for solicitor Fred Curran and his own residences, *Wingfield* and later *Taget*, all of which have since been demolished.<sup>20</sup>

*Kulahea* was located next to Charles North's father's large stone mansion *Catlidge*. Poole had designed *Catlidge* for F. D. North circa 1900<sup>21</sup>. It would appear that *Kulahea* is now the only known surviving private residence designed by the prominent architect.<sup>22</sup>

The name *Kulahea* is believed to be a play on the words describing the place's location; that is, it is 'cooler here'.<sup>23</sup>

Following his father, who had been the last Chairman of the Cottesloe Road Board in 1907 and had later served as Mayor for the municipality from 1913 to 1916<sup>24</sup>, Charles North entered politics. He became a local Councillor in 1921 and was later elected Mayor of Cottesloe serving from 1923 to 1925.<sup>25</sup> In 1923/1924, North was elected as the representative for Claremont in State Parliament, a position that he held until 1956. North also served as Government Whip from 1930 to 1933 and was elected as Speaker of the Legislative Assembly in 1947.<sup>26</sup>

When Lady Margaret Forrest died in 1929, her sister's home at 6 Forrest Street was planned to have been the point of departure for her funeral cortege.<sup>27</sup> These plans changed and it was actually from *Kulahea* that the procession left for Karakatta Cemetery.<sup>28</sup>

A sewerage plan of the area surveyed in August 1934 shows the buildings on site. *Kulahea* appears to be situated primarily on Lot 72, with a garden and weatherboard garage located to the east of the residence on Lot 73. A number of structures including a revolving clothes line and galvanised iron shed are located at the rear of the property. A water tank and galvanised iron structure are shown attached to the north-western corner of the house, adjacent to the rear verandah. The house has four separate entries; two on the eastern side of the building, one to the west, and the main porch entry. A timber picket fence with a pergola (lynch gate) was located on the Forrest Street elevation.<sup>29</sup>

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18 Marchant James, *Heritage of Pines*, op. cit., pp. 116 – 117; Oldham, R. & J., *George Temple-Poole*, Western Heritage Part 2, UWA Press, 1980, p. 126.

19 Oldham, op. cit., Chapter 8.

20 Ibid, p. 152.

21 Ibid, p. 120

22 Ibid, p. 126.

23 Phone Conversation with Ruth Marchant James, 26 April 2000.

24 Marchant James, *Heritage of Pines*, op. cit., p. 33.

25 Ibid, pp. 33 & 116 – 117.

26 Ibid, p. 117; *Leading Personalities of Western Australia*, op. cit., p. 127.

27 *West Australian*, 15 June 1929, pp. 1 & 18.

28 Marchant James, 'The Illustrious Norths and their Perth Descendants', op. cit., p. 112.

29 Municipality of Cottesloe Sewerage Plan, PWD 1522, Sheet No. 1217, Surveyed August 1934.

In 1936, North's address is listed as house number 2 Forrest Street in Wise's Post Office Directory.<sup>30</sup>

From circa 1952, the address of Kulahea is listed as house number 4 Forrest Street.<sup>31</sup>

After the marriage of Charles North's daughter in 1957, *Kulahea* was divided into two flats. At this time, partitions were installed, alterations occurred to the staircase to allow for private access, and a small kitchen was installed on the first floor.<sup>32</sup> Rachel Mary 'June' Denny (nee North) and her husband, Garth Denny, resided at the flat on the first floor and Charles North in the one located on the ground floor.<sup>33</sup> After June Denny remarried in 1968, she continued to reside in the first floor flat with her second husband, Thomas Nolan Cassidy.<sup>34</sup>

The additions and alterations carried out at this time appear to have been the only major work done to *Kulahea* since its construction in 1922. Family history has it that Charles North placed more value on the land and, as a result, very little work was done to the residence.<sup>35</sup>

'Kalahea' was recorded by the National Trust of Australia (WA Branch) on 6 March 1979.<sup>36</sup>

On 29 September 1979, Charles North died. The executor of his will, Thomas Nolan Cassidy, of 4 Forrest Street, became the proprietor of Lots 72 and 73 on 15 August 1980.<sup>37</sup> That same day a new Certificate of Title was issued. Muriel Elvira Joan Parr and Rachel Mary June Cassidy were registered as the owners of the property as joint tenants in common.<sup>38</sup>

June Cassidy's address on the Certificate of Title is listed as 4 Forrest Street and she continued to occupy the first floor. Her son, David Denny occupied the ground floor unit from 1980 to 1985, then her daughter, Julie Drysdale, lived there from 1985 to 1993. Subsequently, the downstairs area was used as a rental property for around six years.<sup>39</sup>

In February 1993, 4 Forrest Street was subdivided. Lot 72 became Lot 120 and increased in size from 625 square metres to 794 square metres. Lot 121, formerly Lot 73, comprised of the remainder land being 460 square metres.<sup>40</sup>

A new Certificate of Title was issued on 18 February 1993. However, only Lot 120 was registered in the ownership of Muriel Parr and June Cassidy.<sup>41</sup> Lot 121 was sold and, in 1994/1995, a residence designed by Longley and

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30 *Wise's Post Office Directory*, 1936.

31 WA Legislative Assembly Electoral Roll, Cottesloe, 31 May 1952. There are no persons named North listed at the address in the electoral rolls dated 14 May 1949 and 20 November 1950.

32 Site Inspection, 28 March 2000.

33 Letter from owner, Julie Drysdale, to HCWA dated 1 September 2000.

34 Ibid.

35 Site Inspection, 28 March 2000.

36 HCWA Database; National Trust Files: Cottesloe 16.

37 Certificate of Title, Vol. CLIII, Fol. 68.

38 Certificate of Title, Vol. 1572, Fol. 064.

39 Letter from owner, Julie Drysdale, to HCWA dated 1 September 2000.

40 Certificate of Title, Vol. 1572, Fol. 064; Certificate of Title, Vol. 1953, Fol. 594.

41 Certificate of Title, Vol. 1953, Fol. 594.

Associates Architects was built for John Woodward. The address for this residence is 4A Forrest Street, Cottesloe.<sup>42</sup>

On 23 June 1995, June Cassidy became the sole proprietor of *Kulahea*.<sup>43</sup> During the mid 1990s, as the result of the constant vandalism of the original picket fence and lynch gate, a cyclone fence was erected.<sup>44</sup>

June Cassidy died on 20 April 1999. Ownership of *Kulahea* was subsequently transferred to David North Murray Denny and Julie Elizabeth Drysdale on 16 July 1999.<sup>45</sup>

In April 2000, *Kulahea* remains in the hands of descendants of original owner the Hon. Charles North MLA. David Denny lives in the upstairs unit with his family, while Julie Drysdale lives in the downstairs unit with her family.<sup>46</sup>

### 13. 2 PHYSICAL EVIDENCE

*Kulahea* is located in Forrest Street, which runs east-west across the suburb linking the railway line to Cottesloe Beach. The street has wide grass verges planted with mature Norfolk Island Pine trees.

The site is located at the western end of Forrest Street 100 metres from Cottesloe Beach. The development along the beachfront road of Marine Parade is characterised by modern commercial premises such as restaurants, cafes and food outlets and medium to high density residential buildings and short term accommodation. At the intersection of Marine Parade and Forrest Street is a single storey brick commercial building now operating as the Tropicana Café and next to it stands the three storey Lido Flats, these face brick structures with flat asbestos roofs dating from the 1960s. *Kulahea* stands between the Lido Flats and a substantial two storey rendered brick duplex from the 1990s. To the east of the duplex is a large complex of grouped housing units from the 1970s. As Forrest Street climbs further up the hill away from Marine Parade, the built development changes towards lower density residential properties, typically single storey bungalows that pre-date the Second World War.

On the southern side of the street, directly opposite *Kulahea*, is the *Sea View Golf Course Club*, a wide expanse of parkland sparsely planted with a mixture of native and exotic trees.

#### The Site

*Kulahea* stands on a roughly rectangular site that is approximately 460sqm in area. Besides the house there are no other buildings or structures on the site. The ground level slopes down from Forrest Street to the site boundary where five steps lead down from the front gate to the garden. The site itself is almost flat. This change in level suggests that the height of the street has been raised over time.

A right of way paved with bitumen runs along the western and northern boundaries of the site. The front fence and the fences lining the edges of the right of way are all constructed from 1500mm high metal pool fencing, allowing the service courts, bins and parking areas of the surrounding buildings to be visible from the garden.

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42 Town of Cottesloe Files: 4 Forrest Street.

43 Certificate of Title, Vol. 1953, Fol. 594.

44 Letter from owner, Julie Drysdale, to HCWA dated 1 September 2000.

45 Certificate of Title, Vol. 1953, Fol. 594.

46 Letter from owner, Julie Drysdale, to HCWA dated 1 September 2000.

The front half of the garden has been planted with buffalo grass and retains remnants of low granite retaining walls and garden bed borders from an earlier garden scheme. A collection of succulents, cacti and Jade Trees line the front fence and along the fence on the western boundary there are mature examples of Erithryna “Coral Tree”, Oleanders and more Jade Trees. A row of mature Erithryna “Coral Tree” line the rear boundary of the site.

A concrete path leads from the front gate to the terrace at the front of the house. It would appear that the door leading onto this terrace was originally the front door to the house but now the main entry is on the eastern side of the house and opens into the dining room. A path paved with a combination of clay bricks and concrete slabs leads from the front terrace to this side entrance. The path is lined with garden beds planted with cannas and banana plants, and geraniums in pots.

A gate on the north-western corner of the site provides vehicle access from the right of way onto the site. The rear of the site is paved with concrete slabs to form an area for car parking and clothes drying. This paved area is about 0.5m to 1m below the ground level of the adjacent right of ways, again suggesting that ground levels in the area have risen since the construction of *Kulahea*.

### **External form and style, and details of the building**

*Kulahea* is an asymmetrically composed two storey Inter-War Old English style<sup>47</sup> building with limestone foundations, rough cast render on brickwork walls and a 35 – 40 degree pitch terracotta tile roof. The roof eaves have been lined with fibrous cement sheeting.

The simple gable end that faces south towards the street is enlivened with a rectangular timber vent and a series of bay windows and an oriole window. The former front door is approached via a small terrace that is elevated four above the surrounding ground. A low, roughcast render balustrade wall with a brick cap surrounds the terrace. A porch that has been enclosed with timber louvres and a pair of French doors protects the front door. Above the porch, supported on timber brackets is a half timbered oriole window with a gable roof. On the ground floor to the west of the oriole window is a rectangular bay window with a terracotta tile skillion roof. Directly above this bay window is a slightly projecting window. All the windows on this facade have leadlight panes, although some panes have been replaced with plain glass. The leadlight pattern is a simple grid with small floral embellishments in coloured glass located in the lower section of the sash.

Slightly projecting casement windows are used throughout the house. The timber window frame stands approximately 150mm proud of the walls and its top edge is protected with a steeply pitched capping clad with bituminous paper. Under the window sill there is a corbel header course. The interior reveals of these windows are lined with timber panelling and have a deep timber sill.

The east facade of the house has a central projecting wing with a gable roof. On the south side of this projecting wing a set of steps lead up to an entry porch with a lean-to tile roof and a panelled door. Like the rest of the building, this porch has limestone foundations, roughcast rendered brickwork and a tile roof. This entry served the upper floor flat when *Kulahea* was divided into two flats. Next to these steps is another flight of steps that

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<sup>47</sup> Apperly, Richard, Irving, Robert, Reynolds, Peter *A Pictorial Guide to Identifying Australian Architecture: Styles and Terms from 1788 to the Present* Angus & Robertson, North Ryde, 1989.



lead down to the cellar under the house. The cellar door is a framed tongue and groove timber door.

On the north side of the projecting wing is a second entry porch that was used as the entry to the lower floor flat when *Kulahea* was divided but now serves as the main entry to the house. Part of the porch has been partitioned off to form a toilet. Unlike the brick porch on the south-east, this porch has timber stud frame walls with roughcast render on timber laths. The render on the walls of this room is in poor condition and in places the laths are showing through. There are large patches of cement render on the north side of the room and around the aluminium toilet window suggesting that this wall has been altered since its construction. The external door to the porch has been removed leaving only the frame. The steps to the porch are cement rendered brickwork, however, the timber stringer of the original timber steps has been retained. The timber floor stumps of the porch are exposed and cement rendered brick piers have been built between them possibly because the stumps were failing.

On the east side of the projecting wing there are large windows on the upper and lower floor that would have originally overlooked the garden on the adjacent lot (this lot has since been sold off and developed). The lower floor window has a timber sunshade with a tiled roof. The upper floor window has a different frame and sill detail to the windows in the rest of the building suggesting that it was installed at a later date.

The north facade of *Kulahea* is a simply composed two storey rectangular masonry wall with a single storey timber framed verandah at ground level. The tiled roof is hipped with a central gambrel with a timber vent and the eaves are lined with fibrous cement sheeting. The ogee profile gutters are badly rusted and only portions of the timber trims remain fixed to the timber fascia boards. There are several cast iron vent pipes attached to this wall but they have rusted through.

The northern verandah extends for the full length of the north facade. It has a tiled, lean-to roof of moderate pitch with half timbered and roughcast render spandrels. This roof undulates slightly in places and it has no gutter. While the verandah is now fully enclosed, it would appear that originally the eastern two-thirds were open. The western third of the verandah has timber framed walls that are half timbered with rough cast render on laths. This section has a slightly projecting casement window with stained glass motif that is typical of this house. The eastern section of the verandah has a roughcast rendered balustrade with plain glass timber casement windows above and a spandrel of fibrous cement sheeting. These windows and the spandrel appear to be a later addition. Some of the northern floor stumps of the verandah have recently been replaced with brick piers.

The west façade of *Kulahea* has a large roughcast render gable at the northern end. The eaves are lined and the bottom corners are partly boxed in. Part of the eaves of the gable are lined with lath and plaster but most of the plaster has now deteriorated exposing the laths, this is probably how all the eaves were originally treated. This is the weather wall and some of the roughcast render has delaminated revealing the brickwork under. The wall vents on this façade have plain galvanised iron covers. All the windows on this have tiled timber hoods to protect them from the weather and the afternoon sun.

A small one storey wing projects from the north-western corner of the building, it is approximately half the width of the gable. This wing has a medium pitch lean-to roof with wide eaves that protect the large casement

window from the afternoon sun. A small porch and raised terrace is tucked into the south side of this projecting wing. A half flight of timber stairs leads up to the terrace that provides access to the bathroom and the kitchen porch. The terrace has a concrete floor and it is sheltered by timber pergola clad with clear Alsynite sheeting but it has no walls. The porch screens the kitchen door from the sea breezes and winter storms, it has a tiled lean-to roof with a fibrous cement sheet spandrel and a balustrade of roughcast render on brickwork with timber framed windows above. The windows are glazed with sheets of obscured glass but marks on the frames are evidence that fixed glass louvres were fitted at an earlier date. The roughcast render to the end wall of the porch has been broken off around the plumbing pipes; some are recent PVC pipes.

To the south of the porch there is a 3-sided oriole window with a tiled, timber hood over. The hood is supported with timber brackets and the underside is boxed in with fibrous cement sheeting. The oriole window is supported on timber brackets and under it is a small cellar window that has been boarded up with sheets of Masonite.

### **Internal layout and details**

The porch that opens onto the front terrace was originally the main entrance to *Kulahea* but it is currently not in use. However, for ease of discussion this description of the interior begins with this porch and progresses through the building to the rear and upper floor.

The porch has a granolithic concrete floor with a mat well and a low lath and plaster ceiling. It would appear that the porch was originally open as the roughcast render external wall finish continues into this room and the external walls have balustrades of rough cast render brickwork. The porch has been enclosed with fixed timber louvres and a set of timber framed French doors with obscured glass. Inside the porch there is an early timber meter box with an obscured glass door. The front door is a substantial 8 pane, 5-panel timber door with the original combined brass letter slot and doorknocker. The glass panes in the door appear to have been replaced with composite sheeting of some sort.

The front door opens into the narrow hall that has a floor of 85mm wide jarrah boards and a lath and plaster ceiling with no cornice. The timber panelled wall enclosing the space under the staircase forms the east wall of the Hall and the staircase wraps around over the Hall so that the timber panelled underside of the half landing and the upper flight of the stair form part of the ceiling of the Hall. Beside the front door there is a recess under the staircase that contains coat hooks and a built-in umbrella stand on one wall, a cupboard door leading to the under stair space and a small window on the east wall. The window has deep reveals lined with varnished timber panelling, a typical detail throughout the building. Timber doors, each with five horizontal panels, lead from the Hall into the Lounge and Dining Room areas; these doors are typical of those used throughout the house. The Hall is quite dark as the timber floor boards, panelling, doors, window frames and staircase are all of dark clear varnished wood and there is limited natural light.

The staircase arrangement is very unusual and would appear to be the result of minor alterations carried out when *Kulahea* was subdivided. Two steps lead up from the Hall to the staircase but they butt awkwardly against the winders of the staircase that lead up from the adjacent porch on the south-east of the building. The winders of the staircase were altered when the South East Porch

became the entry to the upper floor flat and also at this time a timber framed stud wall was erected to block off the Hall from the staircase. Later this stud wall was removed; the scars are still evident on the wall. It is likely that the two steps in the Hall and were constructed after this time. A pair of timber half height swing doors have been installed at the base of the stairs

The South East Porch has a tiled concrete floor, typical timber skirting boards, a fibrous cement sheet ceiling with a cove cornice and a typical window with deep timber panelled reveals. The staircase is clear-finished jarrah with a central strip of linoleum sheeting. The handrail is a simple round timber section held out from the wall on brass brackets.

The Lounge is a large spacious room that is adjacent to the Hall. The finishes in this room are typical of those used throughout the house and they include, a T&G jarrah floor, 220mm high moulded timber skirting boards, 5 panel clear finished doors, plastered brick walls with a moulded timber picture rail and a lath and plaster ceiling with no cornice. However, it also has some special treatments that appear to be original including a bay window and an oriole window, both of which have their original timber panelled reveals and built-in window seats. This room also has a fireplace with a clear finished timber surround and mantle piece with two wall lights with painted shades mounted on either side. The interior of the firebox appears to have its original green tiles and there is a timber surround to the edge of the hearth. There are also original timber cupboards and shelves built-in on either side of the chimney breast.

The cellar would appear to be located under the Lounge and the Hall but access was not gained to this room.

A door from the Lounge leads into the Dining Room. The Dining Room is unusual as it has a 'T' shaped plan, a concrete floor laid with carpet and a ceiling with rounded corners and no cornice. However, this room has typical door and window types, picture rails and moulded skirting boards. The large window that would have originally looked over the adjacent tennis court has had all of its leadlights replaced with plain sheets of clear glass. On the wall adjacent to this window is a niche that may originally have been a doorway with a fanlight that opened into the south-east porch. This door may have been similar to the one on the other side of the room that opens into the north-east porch. The fanlight to this door has been boarded up. This room also has a doorway that leads into the enclosed verandah at the rear of the building. The door to this doorway has been removed but the leadlight sidelight is still intact. The leadlight glazing on the door was damaged, so, for the safety of the owner's children, the door has been stored. Opening off the Dining Room is the Kitchen and Bedroom 1.

The Kitchen appears to be largely intact. This room has a T&G jarrah floor, plastered brick walls with a moulded timber picture rail, cast plaster wall vents and a lath and plaster ceiling with no cornice. On one wall there is a large fireplace opening that houses a Metters 'Early Kooka' combined gas hotplate and oven on a small concrete plinth and next to the chimney breast there is an original built-in kitchen cabinet with a plate rack above. The cabinet has ledged and braced T&G doors and a more recent stainless steel sink. Above the sink and inside the chimney firebox the walls are clad with small format 'brick' tiles. On the opposite wall is an original built in dresser. A door leading into the adjacent bedroom has been bricked up. The Kitchen also has a typical casement window with deep panelled reveals and beside it is a narrow 1 pane, 3 panel door leads out onto the south-west porch. The

glazed pane of the door has been boarded up. Unlike the rest of the house, most of the timberwork in this room has been painted.

Adjacent to the Kitchen is Bedroom 1. The finishes in this room are typical of those used throughout the house and they include, a T&G jarrah floor, 220mm high moulded timber skirting boards, 5 panel clear finished doors, plastered brick walls with a moulded timber picture rail and a lath and plaster ceiling with no cornice. This room also has an oriole window with original timber panelled reveals and built-in window seat. This room also has a high level window with obscured glass and a door that open into the Bathroom. The floor has been carpeted. This room is quite dark as it receives only borrowed light through other rooms.

The Bathroom can only be reached through Bedroom 1 or from an external door that open onto the south-west porch. The treatments in this room are not typical, the floor is concrete and has no skirting board, the ceiling is lined on the rake with no cornice and most internal timberwork is painted. The walls are tiled to 1500mm with white 'brick' tiles with a decorative band; the sill of the window is also tiled. The original free standing vitreous china pedestal basin stands beside the window but the bath has been replaced with a large tiled shower recess. All copper pipe work is surface mounted, the basin has old brass taps.

The verandah at the rear of the building appears to have been enclosed at a later date to form a Sleepout. At the western end of the Sleepout is the Verandah Room, a small stud framed room that appears to be original. The formerly external walls of the house and the Verandah Room have been left unaltered showing that originally the half timbering was clear finished. The timber floor of the Sleepout has been carpeted, the new walls have been lined with fibrous cement sheeting and a ceiling of fibrous cement sheeting with cover strips has been installed.

The interior of the Verandah Room has stud framed walls with fibrous cement sheet cladding with clear finished timber cover battens and a plastered brick wall that adjoins the main body of the house. There is evidence of damp in the plastered brick wall where it adjoins the shower recess wall in the Bathroom. This room has a ceiling of fibrous cement sheeting with a clear finished timber cornice and a typical door but the casement window has no reveals.

The staircase in the Entry Hall is the only way to reach the upper floor of *Kulahea*. This staircase, as described earlier, rises upwards to a half landing and then returns back towards the first floor. A timber panelled wall, the height of the first floor balustrade, divides the two legs of the stair. As elsewhere in the house, the walls of the Stairwell are of plastered brickwork with timber picture rails and there are moulded skirting boards on the landings. The ceiling of this room is not flat but raked with a central flat section. The shape of the ceiling is symmetrical in section and it appears that while part of the ceiling lines the underside of the roof, part of it is false to create the impression of a single gable roof that has been lined on the rake. This pitched ceiling is typical of the rooms on the upper floor of *Kulahea*. The walls on the upper floor are quite low, approximately 2500mm, but the pitched ceiling substantially increases the ceiling height making them feel more spacious.

In the Stairwell there is a room that opens off the half landing and also a small cupboard on the landing at the top of the stairs. The cupboard has a low T&G ceiling at picture rail height, a T&G floor, a small timber skirting, built-in timber shelves, a small window and a recessed sliding door.

The room that opens off the half landing, Kitchen 2, forms the roof of the Entry Porch below. Kitchen 2 has most of the finishes typical of this house including T&G jarrah floor, 220mm high moulded timber skirting boards, 5 panel clear finished doors and plastered brick walls with a moulded timber picture rail. The ceiling is typical of the pitched ceilings on the upper floor but it is much higher as the floor is set at the half landing height. Kitchen 2 has a bay window but the window seat was removed and a built-in kitchen cabinet installed when the house was divided into two flats. The kitchen cabinet has a stainless steel sink and drainer, some ledged T&G doors and some 1 panel timber and plywood doors. There is a small hatch that opens into the adjacent room, Bedroom 2. The door has been removed.

Bedroom 2, the main bedroom, opens off the landing at the top of the stairs. This large room exhibits the finishes typical to this house as well as a fireplace and built-in shelves. The firebox of the fireplace is boarded up but the original timber surround and mantle piece are intact as well as the timber hearth surround. The chimney breast of the fireplace is flush with the wall of the room and projecting bookshelves have been constructed around the timber surround. On either side of the shelves are typical 5 panel timber doors to cupboards with built-in shelves. The false pitched ceiling of Bedroom 2 is typical of those on the upper floor except for the large, clear finished jarrah truss that spans across the centre of the room. An early ceiling fan and a pull cord for a light are suspended from this truss.

The other room that opens off the landing at the top of the stairs is Lounge 2. Opening off this room is Bedroom 3 and a small passage that leads to Bedroom 4, WC 2 and Bath 2. The finishes in Lounge 2 are not typical of *Kulahea* suggesting that this room has been modified at some time since its construction. The carpeted timber floor has no skirting and the walls and the raked false ceiling are coated with textured paint. Unlike elsewhere, the windows do not have timber panelled reveals but only a roughcast render finish, the sills are not timber but concrete and the bolt mechanism that secures the slightly projecting windows in place is exposed. Also the north and south windows have fixed leadlights but their frames show that originally they held fixed glass louvres. There is a swan neck light fitting, usually used in exterior locations, fixed above the east window. It is possible that the eastern part of this room was originally an open porch that overlooked the adjacent tennis court and it was enclosed to form a larger living area when the house was subdivided into two flats. Unfortunately no documentary evidence has been uncovered that describes the extent of the works undertaken at that time so we are unable to determine why this room is different to the rest of the house.

Although considerably smaller in size, Bedroom 3 and Bedroom 4 both have the same finishes as Bedroom 2 as well as the same raked false ceiling. The only difference is that both these rooms have been wallpapered between the skirting board and picture rail. Bedroom 3 has a fireplace with a timber surround and mantle piece, a tuck-pointed firebox, a timber hearth surround and a chimney breast that is flush with the wall of the room. Both Bedrooms 3 and 4 have cupboards with standard 5 panel doors. The ceiling and walls on the western side of these rooms are stained; this is evidence of falling damp. The wallpaper in Bedroom 3 is in very poor condition.

WC 2 and Bathroom 2 both have late twentieth century mosaic tile floors, no skirting boards and textured paint on the walls. The doors and windows are original but have been painted and most original fixtures have been

removed. Bathroom 2 has an original timber picture rail and a vitreous china basin with stainless steel legs and towel rail.

### **Subsequent alterations**

Generally, apart from the changes made to convert the place into two flats in 1968, and the gradual loss of original fabric due to limited maintenance, *Kulahea* has remained largely unaltered and many of the original fittings and finishes have remained intact.

Changes carried out to convert the place into two flats include blocking up the opening between the Stairwell and the Entry Hall (this has since been reopened); re-configuring the stairs so that winders return into the South-East Porch rather than the Entry Hall; blocking up the opening between the South-East Porch and the Dining Room; and, blocking up the opening between the Kitchen and Bedroom 1.

In 1977 the swimming pool fence was erected on the boundaries of the property. Other changes that have been carried out in the late twentieth century include refurbishment of WC 1, WC 2, Bath 1 and Bath 2, including laying new mosaic tiles on the floors and installing some new sanitary fittings; enclosure of rear verandah; removal of glazed door to rear verandah (stored in back yard); lining of roof eaves with fibrous cement sheeting; replacement of some glass door panes and fanlight panes with composite board; and, replacement of some leadlight glass panes to windows with clear glass

### **Appearance and condition of the building to date.**

Generally the interior of the place is in fair condition but the exterior of the place is in fair to poor condition. It would appear that over the life of this building, only the most necessary maintenance has been carried out and now some building fabric is in poor condition and it could deteriorate beyond repair unless action is taken in the near future. Areas of particular concern are the external timberwork, particularly windows and roof timbers, and the roughcast render. Also, the limestone foundations need to be repointed, and much of the leadlighting is in fragile condition. The condition of the timber floor structure and roof timbers should also be checked as there is some evidence of deterioration in places, for example to the floor structure and roof timbers of the rear verandah and the north-east porch.

## **13.3 COMPARATIVE INFORMATION**

The architectural style of *Kulahea* comes out of the late nineteenth and early twentieth century interest in reviving vernacular English architectural styles from around the time of Henry VIII. In England this interest evolved into the Queen Anne Revival style and this in turn influenced the development of the Federation Queen Anne style in Australia. The Inter-War Old English style is a later and less historically accurate form of these styles. According to the date of its construction, *Kulahea*, should be categorised as an Inter-War Old English style house, however, it also contains elements of the Federation Queen Anne and Federation Arts and Crafts styles from which the Inter-War Old English style evolved.

The picturesque asymmetry, half timbering to the upper floor and casement windows with leadlights with Art Nouveau motifs, that are evident in *Kulahea* are typical of both the Inter-War Old English and the Federation Queen Anne styles. However the detailing, design and use of materials exhibited at *Kulahea* does not have the 'scenographic' quality sometimes found in the Inter-War Old English style. Also, the often highly decorative face brickwork typical to

both the Inter-War Old English and the Federation Queen Anne styles is not evident at *Kulahea* rather it exhibits the roughcast rendered brickwork of the Federation Arts and Crafts style. The use of oriole and bay windows is also typical of this style. Perhaps the reason that *Kulahea* does not fit neatly into any historical style is because George Temple Poole's design style was dated and his architectural influences and were from an earlier era.

There are several good examples of the Inter-War Old style around Perth but *Kulahea* is unique as an expression of the personal eclectic design style of George Temple Poole.

### **Comparative works by the same architect**

George Temple Poole was born on 29 May 1856 in Rome, Italy. After being educated at Winchester College in England, Poole went on to join the Hampshire Regiment where he studied architecture, civil engineering and mechanical engineering. In June 1885, he was appointed as the Superintendent of Public Works of the Imperial Service in Western Australia.<sup>48</sup>

Poole's appointment as Chief Architect from 1885 to 1896 coincided with the discovery of gold in Western Australia and the subsequent gold rush building boom. Poole is attributed to the design of many public buildings throughout the State including those in such towns as Roebourne, Cossack and Rottneest. In the Perth Central District, Poole was the architect of the Perth Mint (1897), the Perth Observatory (1896), the Treasury Building (the Government Offices) (1890), and the former Perth Boys' School (1896).<sup>49</sup>

George Temple Poole returned to the Public Works Department in 1900 as architect to the Coolgardie Water Supply. He is also associated with the foundation of the Western Australian Institute of Architects, the Town Planning Association, and various buildings which he designed in private practice: among them a number of private homes of which *Kulahea* in Forrest Street, Cottesloe is believed to be the only survivor.<sup>50</sup>

Of the buildings that Poole designed for the Public Works Department (1885-1897), those bearing the most similarity to *Kulahea* are three local post offices, Beaconsfield Post Office (1896), North Fremantle Post Office and Quarters (1892) (now demolished) and Pinjarra Post and Telegraph Office and Quarters (1896). All three of these buildings are strongly influenced by the Federation Queen Anne Style and their asymmetrical planning, steeply pitched gable roofs, half timbering to parts of the upper floor and small porches are reminiscent of *Kulahea*. However these buildings are different in that they have the robust solidity of public buildings and do not exhibit the more delicate domestic elements such as leadlight windows which are evident at *Kulahea*. Also they do not share some of the stylistic motifs that became popular in the Inter-War period such as roughcast rendered brickwork and casement windows. Interestingly, these buildings were constructed much earlier than *Kulahea* (1922) but the similarities in their design and construction suggests that Poole continue to develop certain themes and architectural styles throughout his long career.

Poole designed a number of private residences both during and after his resignation from the Public Works Department. Numbered among these

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<sup>48</sup> Oldham, op. cit., pp. 1 – 7.

<sup>49</sup> Ibid, Chapter 8.

<sup>50</sup> Ibid, p. 136 & Chapter 9.

were a house for solicitor Fred Curran and his own residences, *Wingfield* and later *Tagel*<sup>51</sup>; all of which have since been demolished.

Photographs of *Tagel* show that it has many characteristics in common with *Kulahea*. Constructed in 1918, only four years before *Kulahea*, *Tagel* is also a substantial example of an *Inter-War Old English* house that exhibits many of the stylistic elements of *Federation Queen Anne Revival*. The composition of the building is asymmetrical with steeply pitched gable roofs, rough cast render masonry walls, bay windows and small porches rather than verandahs. Both *Tagel* and *Kulahea* share the motif of the slightly protruding casement window with a corbelled brick sill.

#### 13.4 REFERENCES

Ruth Marchant James, *Heritage of Pines: A History of Cottesloe*, Town of Cottesloe, Second Edition, 1992.

Ruth Marchant James, 'The Illustrious Norths and their Perth Descendants', in RWAHS, *Early Days*, Vol. 9, Pt. 5, 1987, pp. 100 – 112.

#### 13.5 FURTHER RESEARCH

Battye Library does not appear to have any of the *WA Mining, Building and Engineering Journals* for 1921. A search was completed of the journal for 1922, which starts on 14 March 1922, however no information was found.

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<sup>51</sup> Ibid, p. 152.