



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.

11.1 AESTHETIC VALUE*

Cottage, Old Balcatta Road has aesthetic significance for its simple form, symmetrical plan and elevation, exposed stonework, brick quoining to window and door openings and general design quality. (Criterion 1.1)

Cottage, Old Balcatta Road makes a contribution to its setting which retains elements of the former semi-rural character of the area around the Old Balcatta Road. Its proximity to the remnants of rural subdivision around Carenup Swamp reinforces its relationship to the cultural landscape of the surrounding area. (Criterion 1.3)

11.2. HISTORIC VALUE

Cottage, Old Balcatta Road is of historic significance representing the history of early settlement of the lakes area. The cottage was constructed at a period when the area remained sparsely settled and was considered remote from the main areas of settlement close to Perth. (Criterion 2.1)

Cottage, Old Balcatta Road is located on land owned by George Walpole Leake, the father of the third Premier of Western Australia from 1901 to 1902. Leake owned the land from 1868 to 1886; however, it is unlikely that the cottage was constructed during this period. The cottage was probably constructed by Bernard Duffy, who owned the land from 1886 to 1917 and was a prominent settler in the area. (Criterion 2.3)

11.3. SCIENTIFIC VALUE

Cottage, Old Balcatta Road is of scientific significance for its potential to yield information through archaeological investigation which may provide evidence of the life of the residents of the cottage. The areas around and under the cottage are relatively undisturbed and therefore likely to yield information. (Criterion 3.2)

* 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.

11. 4. SOCIAL VALUE

Cottage, Old Balcatta Road is of social significance to residents of the locality and in particular to members of the Northern Suburban Historical Society Inc for its representation of the early settlement of the area. (Criterion 4.1)

As one of the earliest structures extant in the locality, the cottage remains as a reminder of the history of settlement in the lakes area. As such it contributes to the sense of place of the local community. (Criterion 4.2)

12. DEGREE OF SIGNIFICANCE

12.1. RARITY

Comparative study shows that the cottage is a rare example of a nineteenth century structure extant in the lakes area. The cottage however, is not rare in the wider context of metropolitan Perth and Fremantle or the State. (Criterion 5.1)

Cottage, Old Balcatta Road represents the changing land use of the area and in particular represents the period characterised by the development of market gardens in the area. (Criterion 5.2)

12.2 REPRESENTATIVENESS

The cottage is a representative example of a simple, four-roomed cottage with a hipped corrugated iron roof, front verandah and central front door, typical of cottages constructed in Western Australia in the mid to late nineteenth century. (Criterion 6.1)

The cottage represents the way of life of ordinary people in the rural areas on the outskirts of Perth in the late nineteenth century. (Criterion 6.2)

12.3 CONDITION

Cottage, Old Balcatta Road is in poor condition as a result of neglect and the fact that it has remained unoccupied for a considerable time. The roof shows evidence of failure of fixings and rust. The front verandah has been lost with only remnants of fabric to indicate its original structure and form. Internally, the fabric shows evidence of considerable deterioration. The lathe and plaster ceilings have failed in some areas and there is evidence of damp to internal walls. The floor boards and internal joinery show some evidence of deterioration.

12.4 INTEGRITY

Having been unoccupied for a considerable time, the place has a low degree of integrity.

12.5 AUTHENTICITY

The building retains considerable original fabric including external walls, roof structure, floors, ceilings, door and window frames. Not all window and door frames are matching which may indicate changes to the fabric of the building over time or that some recycled elements were used at the time of construction. The bricks to the chimneys do not appear to be original. The place has a high degree of authenticity.

13. SUPPORTING EVIDENCE

Attached are key sections of the supporting evidence prepared by Heritage and Conservation Professionals, 'Cottage, Old Balcatta Road, Carine: Conservation Plan', for the Northern Suburban Historical Society Inc, March 1998.

13.1 DOCUMENTARY EVIDENCE

For a discussion of the documentary evidence, refer to Heritage and Conservation Professionals, 'Cottage, Old Balcatta Road, Carine: Conservation Plan', prepared for the Northern Suburban Historical Society Inc, March 1998.

13.2 PHYSICAL EVIDENCE

For a discussion of the physical evidence refer to Heritage and Conservation Professionals, 'Cottage, Old Balcatta Road, Carine: Conservation Plan', prepared for the Northern Suburban Historical Society Inc, March 1998.

13.3 REFERENCES

Heritage and Conservation Professionals, 'Cottage, Old Balcatta Road, Carine: Conservation Plan', prepared for the Northern Suburban Historical Society Inc, March 1998.

13.4 FURTHER RESEARCH
