



## 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\*

*Trafalgar House* is a substantial, well composed example of a traditional bungalow with verandahs embellished with elements of the *Federation Queen Anne* style, and is sited on a large landscaped block that dates from the early period of the development in this area. (Criterion 1.2)

As a substantial, well composed residence from the early part of the twentieth century, *Trafalgar House* has a landmark quality on Barsden Street and contributes to the aesthetic qualities of the street and the suburb of Cottesloe. This landmark quality is enhanced by the elevated position of the house, the strong formal quality of its entrance and symmetrically arranged façade, the size of its surrounding gardens and the surviving limestone and wrought iron front fence. (Criterion 1.3)

*Trafalgar House* forms an important part of the streetscape of Barsden Street, a small street that has a high proportion of houses from the late nineteenth and early twentieth centuries. Also, together with the late nineteenth and early twentieth century houses in Forrest Street and John Street, *Trafalgar House* forms part of an historic precinct of heritage buildings in central Cottesloe. (Criterion 1.4)

#### 11.2 HISTORIC VALUE

*Trafalgar House* 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

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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.

families such as the Burt's and the North's built elaborate residences and holiday cottages in the area. (Criterion 2.2)

*Trafalgar House* was the residence of William Oswald Liddell, manager of Hoskins Foundry and Kalgoorlie Foundry, for whom the place was constructed in 1914/1915 and who resided there up until his death in 1950. Hoskins Foundry was a major Western Australian engineering company from the late 1800s and became Vickers Hoskins in the 1960s. (Criterion 2.3)

From the time of the purchase of the property in 1952 up until its sale in 1998, *Trafalgar House* was the residence of the Commanding Officer of the Royal Australian Navy in Western Australia. (Criterion 2.3)

### 11. 3. SCIENTIFIC VALUE

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### 11. 4. SOCIAL VALUE

The place is highly valued for its contribution to the historic character of the area and, as a result, contributes to the local and wider communities' sense of place. This is illustrated by its inclusion in the Town of Cottesloe Municipal Inventory, as well as its classification by the National Trust. The social value of the place was further illustrated by the amount of community concern regarding the preservation of *Trafalgar House* that was expressed at the time of its sale by the Defence Housing Authority. (Criteria 4.1 & 4.2)

## 12. DEGREE OF SIGNIFICANCE

### 12. 1. RARITY

The place is unusual as an example of a substantial house from the early development of the area that has survived on a large, landscaped suburban block. (Criterion 5.1)

### 12. 2 REPRESENTATIVENESS

*Trafalgar House* is a substantial, single storey example of a traditional bungalow with encircling verandahs and embellished with elements of the *Federation Queen Anne style*. (Criterion 6.1)

Although a late example, *Trafalgar House* is a good example of the substantial residential buildings constructed in Cottesloe in the late nineteenth and early twentieth century following the prosperity created in this State by the 1890s Gold Boom. (Criterion 6.1)

### 12. 3 CONDITION

The buildings and grounds of *Trafalgar House* are all in good condition, except for the timber framed Single Garage located on the north-west corner of the site, which is in fair condition.

It would appear that the current good condition of *Trafalgar House* is largely due to the high level of ongoing maintenance carried out at the place while it was the residence of the Commanding Officer of the Royal Australian Navy in Western Australia.

#### 12.4 INTEGRITY

As the place is still being utilised for its original purpose, a private home, *Trafalgar House* has a high level of integrity.

As *Trafalgar House* is located in a residential suburb, its current residential use is viable and easily sustainable.

#### 12.5 AUTHENTICITY

The front part of *Trafalgar House* is largely intact, including external elements such as the front fence, gate, entry steps and front (east) elevation and the interior of the easternmost rooms such as including the Hall, Corridor, Lounge, Dining Room and Bedroom 4. However, *Trafalgar House* becomes progressively less authentic as it moves towards the rear of the building. The southern verandah has been enclosed, the brickwork on the south and north facades has been painted and the rear (west) façade been altered considerably during the 1950s. Only the window openings have been modified in Bedrooms 2 and 3 but the Kitchen and Bathroom 1 have been completely refurbished and Bedroom 1 and the Family Room were largely constructed in the 1950s.

The grounds of *Trafalgar House* still contain important original landscape elements such as the front fence, gate and formal entry steps, as well as remnant original plantings such as the Canary Island Date Palms, the Camphor Laurel tree and the purple bougainvillea. While modified by later planting schemes, the gardens still retain the large expanses of lawn with perimeter planting which characterised gardens of the Federation era. The grounds of *Trafalgar House* have a moderate degree of authenticity.

The brick and tile Double Garage (1952), the former Servant's Quarters (1952) and the timber framed Single Garage (c. 1930s) are all largely unaltered and hence they have high authenticity in themselves but low authenticity in the context of the place as a whole.

### 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

*Trafalgar House* comprises the substantial, single storey, brick and tile house named "Trafalgar House" (1915), the front fence and gate (1915), the Single Garage (1930s), the Double Garage (1952) and the former Servant's Quarters (1952). These buildings are located on a large double block in Barsden Street in the centre of the coastal suburb of Cottesloe. William Thomas Oswald Liddell developed the site in 1915 and it remained in the possession of his family for 37 years until it was sold in 1952 to the Commonwealth of Australia. The Chief Naval Officer in Western Australia then occupied the place for 46 years until its sale in 1998 to the current owners, Stephen and Anthea Dobson.

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 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 encouraging more permanent settlement of the area. By 1893 there were still only six residents in Cottesloe.<sup>2</sup>

Development of the area was greatly stimulated 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>

The wealth generated by the State's gold boom in the 1890s and its beachside location assisted Cottesloe's development as a prestigious suburb. In the late 1890s, some 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); H. D. Holmes, General Bank Manager of the Western Australia, at *Le Fanu* (1897), and F. D. North CMG (later Colonial Secretary) at his residence *Catlidge* (now demolished).<sup>5</sup> Cottesloe continued to develop as a prestigious suburb well into the twentieth century.

In the Town of Cottesloe Rate Book for 1913/1914, W. T. O. Liddell, of Hoskins Foundry in Murray Street, Perth, was listed as the owner of Lots 11 and 12 Barsden Street; there is no occupier listed in either of these entries.<sup>6</sup> In 1914/1915, Liddell was listed as the owner as well as the occupier of these lots, indicating that *Trafalgar House* had been built at this time.<sup>7</sup>

Barsden Street, Cottesloe is first recorded in *Wise's Post Office Directory* in 1915. In this year, W. T. O. Liddell, manager of Hoskins Foundry, is shown as the only resident in the street.<sup>8</sup>

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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> Town of Cottesloe Rate Book 1913/1914, State Records Office, Cons. 5996/9. State Records Office does hold any copies of the Town of Cottesloe Rate Books dating from 31 December 1909 to 1 November 1913. The 1909 Rate Book for the area does not appear to have a listing for Barsden Street, this would substantiate the lack of an entry for the street in *Wise's Post Office Directories* prior to 1915. Town of Cottesloe Rate Book 1909, State Records Office, Cons. 5996/8; *Wise's Post Office Directories*, 1914 & 1915.

<sup>7</sup> Town of Cottesloe Rate Book 1914/1915, State Records Office, Cons. 5996/11.

<sup>8</sup> *Wise's Post Office Directory*, 1915. The Hoskins Foundry (later Vickers Hoskins Pty Ltd) began as George's Black Swan Foundry in 1895, by 1899, the company was known as G & C Hoskins and won the contract for the locking bar water pipes for the Coolgardie Water Scheme. A major contributor to the industrial development of Western Australia, Hoskins Foundry Pty Ltd went on to manufacture machinery for the mining industry and to design, cast and machine heavy-duty haulage winches for the coal industry, as well as manufacture and assembly rolling stock for the Western Australian Government Railways. Hoskins Foundry

Liddell was born and educated in Victoria, arriving in Western Australia in 1895. He was employed by the Kalgoorlie Foundry in 1900 and in 1908 was appointed a manager, eventually becoming managing director of the company. Liddell was also a director of 'Sand Queen-Gladstone, Sheton, Murchison Mining and Finance and other gold mines'. Liddell was a top sportsman and was considered to be one of the State's best amateur judoists. He was a member of the Royal Freshwater Bay Yacht Club as well as a member of Hannans Club in Kalgoorlie.<sup>9</sup>

In the Town of Cottesloe Rate Book for 1916/1917, Liddell's name was recorded as the new owner of Lot 13 Barsden Street.<sup>10</sup> The Certificate of Title shows that on 27 May 1918 the property came into the ownership of the family with Liddell's wife, Clarice Ruby Liddell, registered as the proprietor.<sup>11</sup>

Liddell is the only person listed at Barsden Street, Cottesloe from 1915 to 1920. In 1920, Mrs Avonia Arnold is shown to reside in the street.<sup>12</sup> From this time, the street gradually developed with the construction of more residences.

A sewerage plan of the area surveyed in August 1934 shows the buildings on site. *Trafalgar House* is shown as a brick building situated in the middle of a three block property (Lots 11, 12 and 13). Verandahs are shown on the east, west, south, and a portion of the north side of the building. The south-western corner of the verandah was enclosed by this time. A brick paved area is located at the rear of the residence. On the western boundary of the site, in direct alignment with the main building, is a rectangular weatherboard structure and adjoining brick closet. Other outbuildings include a galvanised iron structure with adjacent galvanised iron garage, and an elevated tank.<sup>13</sup>

The fence entry on the Barsden Street boundary and elaborate stair entry to the house are both detailed on the sewerage plan. Landscape features also shown on the plan include approximately twenty palms planted symmetrically on either side of the residence.<sup>14</sup> In 2000, three of these palms survive to the south of the residence.

In 1936, Liddell's address is recorded for the first time as house number 15 Barsden Street in *Wise's Post Office Directory*.<sup>15</sup> On 13 January 1937, Clarice Ruby Liddell and William Thomas Oswald Liddell were listed as joint tenants in common of Lot 13 Barsden Street.<sup>16</sup> Clarice Liddell died on 19

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was also involved in the construction of infrastructure for the East Perth, South Perth and Bunbury Power Stations. (*Australian Manufacturer*, Vol. 11, No. 2124, 15 December 1956, pp. 33 - 34.)

<sup>9</sup> *Men of Western Australia 1936 - 1937*, V. H. Colless, Perth, 1937, Plate 137.

<sup>10</sup> Town of Cottesloe Rate Book 1916/1917, South Ward, State Records Office, Cons. 5996/14.

<sup>11</sup> Certificate of Title, Lot 13, Vol. 684, Fol. 16. This Certificate of Title shows that Elizabeth McCallum of Attfield Street, Fremantle, was the owner of the property prior to Clarice Liddell.

<sup>12</sup> *Wise's Post Office Directories*, 1915 - 1920.

<sup>13</sup> Municipality of Cottesloe Sewerage Plan, PWD 1522, Sheet No. 1222, Surveyed August 1934.

<sup>14</sup> Municipality of Cottesloe Sewerage Plan, PWD 1522, Sheet No. 1222, Surveyed August 1934.

<sup>15</sup> *Wise's Post Office Directory*, 1936. It should be noted that the Town of Cottesloe Rate Book for the South Ward in 1932/1933 records Liddell's address in Barsden Street as house number 13 Barsden Street. Town of Cottesloe Rate Book 1932/1933, South Ward, State Records Office, Cons. 5996/49.

<sup>16</sup> Certificate of Title, Lot 13, Vol. 684, Fol. 16.

February 1941 and William Liddell became the sole proprietor of this property.<sup>17</sup>

Circa 1939, Liddell constructed 'Cranbrook Flats', a building comprising four apartments, adjacent to his Barsden Street residence on Lot 11.<sup>18</sup> In 1942, Leonard Liddell is recorded as having resided at 'Cranbrook Flats'.<sup>19</sup>

After William Liddell's death on 11 August 1950, probate of his will was granted to his executors, Leonard Oswald Liddell and Olga Muriel Stubbs. Mrs Stubbs was registered as the sole proprietor of the Barsden Street property on 21 November 1950.<sup>20</sup> This change in ownership is reflected in the Town of Cottesloe Rate Books from 1948 to 1951 which list W. T. O. Liddell as the owner and occupier of house number 15 and owner of the adjacent flats. Liddell's name appears to have been crossed out after his death and 'O. M. Stubb' [sic] was recorded as the new owner.<sup>21</sup> During Mrs Stubbs' ownership of 15 Barsden Street, the place was used for rental purposes.<sup>22</sup>

On 15 October 1952, ownership of 15 Barsden Street was transferred to The Commonwealth of Australia, and later to the Defence Housing Authority.<sup>23</sup>

The purchase of the house coincided with the increased use of facilities at the Fremantle Naval Centre, HMAS *Leeuwin*, as a result of the establishment of a midshipmen's school c. 1952.<sup>24</sup> According to the National Trust (WA), it was while HMAS Leeuwin administered the place that it became known as *Trafalgar House*, for its associations with the history of naval forces and specifically with the Battle of Trafalgar.<sup>25</sup>

From the time of the purchase of the property in 1952 up until its sale in 1998, *Trafalgar House* was the residence of the Commanding Officer of the Royal Australian Navy in Western Australia (also recorded as the Chief Naval Officer or Commodore). As such, it was the venue of various formal and social functions associated with the role of the Commodore.<sup>26</sup>

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17 Certificate of Title, Lot 13, Vol. 684, Fol. 16.

18 *Wise's Post Office Directories*, 1938 & 1939. It is interesting to note in later *Wise's Post Office Directories* 'Cranbrook Flats' is sometimes listed as house number 15 Barsden Street, with Liddell also listed at this same house number. See *Wise's Post Office Directories*, 1940 & 1941.

19 *Wise's Post Office Directory*, 1942.

20 Certificate of Title, Lot 13, Vol. 684, Fol. 16.

21 Town of Cottesloe Rate Books 1948 - 1951, Central Ward, State Records Office, Cons. 5996/113.

22 Mrs Stubbs is not listed in the WA Legislative Assembly Roll for either 20 November 1950 nor in the Roll dated 31 May 1952. In fact, in the Town of Cottesloe Rate Books from 1951 to 1954, W. T. O. Liddell was still recorded as the occupier of 15 Barsden Street. Town of Cottesloe Rate Books 1951 - 1954, Central Ward, State Records Office, Cons. 5996/117.

23 Certificate of Title, Lot 13, Vol. 684, Fol. 16. In the 1951 to 1954 Rate Books, the name of Mrs Stubbe [sic] was removed from the Rate Book entry and the 'Commonwealth of Australia Naval Staff Office Fremantle' was listed as the owner and occupier of 15 Barsden Street. See Town of Cottesloe Rate Books 1951 - 1954, Central Ward, State Records Office, Cons. 5996/117. Lot 11, the location of 'Cranbrook Flats' remained in the ownership of Mrs Stubb [sic].

24 *The Post*, 7 - 8 March 1998.

25 The name 'TRAFALGAR HOUSE' is shown on the entry gate in the photograph attached to the September 1978 National Trust Assessment. National Trust of Australia (WA) Assessment Form, 'Trafalgar House', 18 September 1978.

26 National Trust of Australia (WA) Assessment Form, 'Trafalgar House', 18 September 1978; *The Post*, 7 - 8 March 1998; *The Post*, 28 - 29 March 1998.

From 1954-1957, *Trafalgar House* was listed as house number 13 Barsden Street and 'Cranbrook Flats' at house number 15.<sup>27</sup> It has not been determined when the address of *Trafalgar House* again changed to 15 Barsden Street.<sup>28</sup>

Physical evidence shows that a number of modifications have been carried out to *Trafalgar House*, the majority of which appear to date from the 1950s when the place was owned by the Defence Housing Authority. In this period, the west and south-western portion of the verandah were removed and a brick addition containing a bedroom and family room constructed. Other works carried out at approximately this time include the enclosure of the southern verandah and the conversion of the large double hung sash windows leading onto this verandah to doors.<sup>29</sup> In the ensuing years, the grounds of *Trafalgar House* were terraced and landscaped, this work included the construction of a pergola and a barbecue area to the south of the house. These works resulted in the loss of most of the original palm trees on the south side of the building. Now only a few of these trees remain on site.<sup>30</sup>

At some stage, a small brick building was constructed to the south-west of *Trafalgar House*. Although the date of construction of this building is unknown, the place was used from 1952 as a servants' quarters. A newspaper article stated that: 'there were separate servants' quarters where the commodore's valet kept his naval regalia in tip top starched and pressed condition.'<sup>31</sup> The double garage located on the Barsden Street site boundary is of similar construction and probably dates from the same time.

In September 1978, *Trafalgar House* was recorded by the National Trust of Australia (WA Branch). The place was classified on 6 March 1979.<sup>32</sup>

Judging from the materials and the colours used, it would appear that during the 1980s a new bathroom was constructed on the southern verandah, and the existing rear bathroom and kitchen were renovated. The floor vented air-conditioning system may also have been installed at this time.<sup>33</sup>

In 1995, *Trafalgar House* was included in the Town of Cottesloe's Municipal Heritage Inventory and allocated to Category 1, which recommended that the place be considered for possible entry into the State's Register of Heritage Places.<sup>34</sup>

In January 1995, a development application was submitted to the Town of Cottesloe for additions to *Trafalgar House*. Designed by architects Casella and Associates, the proposed works comprised the 'extension of the existing residence to incorporate new bedrooms, bathrooms, laundry, family room as well as refurbishment of some of the existing residence'.<sup>35</sup> The estimated cost of the additions was \$210, 000.<sup>36</sup> The Town of Cottesloe granted approval to

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27 Town of Cottesloe Rate Book 1/11/1954 - 30/10/1957, Central Ward, State Records Office, Cons. 5996/121.

28 It is known that at the time of the preparation of the National Trust assessment, in September 1978, the address of the place was 15 Barsden Street. National Trust of Australia (WA) Assessment Form, 'Trafalgar House', 18 September 1978.

29 Site Inspection, 14 April 2000

30 Site Inspection, 14 April 2000

31 *The Post*, 7 - 8 March 1998.

32 National Trust of Australia (WA) Assessment Form, 'Trafalgar House', 18 September 1978.

33 Site Inspection, 14 April 2000

34 Erickson & Taylor with Philip Griffiths, 'Town of Cottesloe Municipal Heritage Inventory', prepared for the Town of Cottesloe, 1995, p. 44.

35 Letter and submission dated 19 January 1995, Town of Cottesloe Files: 15 Barsden Street.

36 Ibid.

the development application in February 1995. However, the works were never carried out and planning consent expired in February 1996.<sup>37</sup>

By March 1998, due to the restructuring of defence forces in Western Australia, *Trafalgar House* was considered to be surplus to requirements and it was determined to dispose of the property by way of public auction. Newspaper reports stated that the restructuring had resulted in the navy becoming the senior service in the State. This meant that the Commanding Officer of the Royal Australian Navy, Commodore Kable, could reside in Gun House. (This residence had been constructed circa 1910 for the Commanding Army Officer, but was made ready in 1998 for use by Commodore Kable.)<sup>38</sup>

When the sale of the property became public knowledge, there was much community concern over the future of *Trafalgar House* and, in particular, of possible demolition and redevelopment of the site. It was in direct response to these concerns that Mayor of Cottesloe, John Hammond, referred *Trafalgar House* to the Heritage Council of Western Australia pursuant to Section 9 of *The Heritage of Western Australia Act 1990*. This referral was considered at the Register Committee meeting held on 27 March 1998 and the place was subsequently added to the Heritage Council's assessment program.<sup>39</sup>

It should be noted that, in an effort to assist the Register Committee's deliberations, officers of the Heritage Council inspected the site on 18 March 1998. At this time, staff noted that the place had been subject to restoration works carried out in the 1980s.<sup>40</sup>

Prior to the auction, the owners of the adjacent 'Cranbrook Flats' applied to remove land from the 15 Barsden Street property to provide driveway access to the apartments. (The land had not been excised at the time of the sale of the property to the Commonwealth of Australia in 1952.) This application was approved as reflected in the new Certificate of Title issued on 15 June 1998.<sup>41</sup>

On 15 June 1998, Stephen John Dobson and Anthea Glen Dobson, both of 13 Barsden Street, Cottesloe, were registered as the proprietors of *Trafalgar House*.<sup>42</sup> Since this time, the place has served as a rental property.<sup>43</sup>

In June 2000, it is believed that the owners are committed to the conservation and adaptation of *Trafalgar House* for use as their private residence. The place is currently tenanted.<sup>44</sup>

## 13. 2 PHYSICAL EVIDENCE

### *Siting*

Barsden Street is a small residential street located in the middle of the beachside suburb of Cottesloe. The street is only one block in length, running north-south between Forrest Street and Jarrad Street. *Trafalgar House* stands on the western side of Barsden Street. The western side of the street is elevated above the road and has a very narrow grass verge planted with

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37 Town of Cottesloe Files: 15 Barsden Street.

38 *The Post*, 7 – 8 March 1998; *The Post*, 28 – 29 March 1998.

39 *The Post*, 7 – 8 March 1998; HCWA File: P7468; National Trust Files: Cottesloe 27.

40 HCWA File: P7468.

41 *The Post*, 28 – 29 March 1998; Certificate of Title, Pt 45, Vol. 2135, Vol. 571.

42 Certificate of Title, Lot 13, Vol. 684, Fol. 16; Certificate of Title, Pt 45, Vol. 2135, Fol. 571.

43 HCWA File: P7468.

44 HCWA File: P7468.



Coral Trees and a concrete slab footpath. The eastern side of the street is lower than the road level and it has a slightly wider verge with Peppermint trees, *Agonis flexuosa*, street trees.

The residential development in this street is characterised by single storey Californian Bungalow houses with a few Federation era houses located nearer Forrest Street and a few larger recently constructed houses. Midway down the street, and adjacent to *Trafalgar House*, there is a large three storey block of Inter-War era flats. Most of the blocks appear to have originally been generous quarter acre blocks but most of these have been subdivided with infill housing being constructed at the rear. *Trafalgar House* is the most substantial of the pre-Second World War houses in the street and it stands on the largest block. Only the Inter-War era flats and some of the recently constructed two storey houses are larger in scale than *Trafalgar House*.

Barsden Street, together with Forrest and John Streets, forms a precinct of residential development that dates largely from the early part of the twentieth century.

### ***Relationship of buildings on site***

*Trafalgar House* stands on the north side of a large rectangular site that stretches from Barsden Street on the east to the right of way that bisects the suburban block on the west. Unusually, part of the north wall of *Trafalgar House* stands on the site boundary. This probably occurred because the original 3-block site was subdivided after the construction of the house, to allow for the construction of the Inter-War era flats. A 900mm high chain link fence marks the remainder of the northern boundary.

On Barsden Street there is a grand front fence and formal entry to *Trafalgar House*. The fence has a 900mm (approx.) high masonry base with 1800mm high piers with cast iron infill panels. The base of the wall and the piers are constructed from rusticated square cut random coursed limestone and the rendered pier caps have run mouldings. The cast iron fence panels have pailings with 'fleur de lis' motif tops. The wall steps back to form a semi-circular paved 'lobby' for the entry gate. This semi-circular area is raised one step above the height of the adjacent footpath, and has been paved with red clay bricks laid in a herringbone pattern. The entry gate matches the cast iron fence panels, a plain galvanised iron letter box has been fixed to the back of the gate. Brass letters have been fixed to the piers flanking the gate spelling out the words "TRAFALGAR" and "HOUSE".

The house is set well back from the street and a concrete slab 'stepping stone' path links the front gate to the grand set of steps that lead up to the verandah of the house. The gate, path and steps are all located on the central axis of the symmetrically designed house. The front garden consists of a large expanse of Buffalo grass lawn with narrow garden beds around the edges. The garden bed lining the front fence is planted with a collection of roses. There is a large Frangipani standing in a bed on the north side of the steps leading up to the verandah, and Cannas have been planted on the south side.

At the southern end of the Barsden Street site boundary, one bay of the front fence has been removed for a double width driveway that leads to the garage. The garage, which provides accommodation for two cars, is set back approximately 8m from the site boundary.

As the topography of this site slopes from Barsden Street in the east to the right of way in the west, the site has been terraced to create several large flat gardens. Behind the Double Garage, there are two ashlar limestone retaining

walls that run from the south-east corner of the building to the southern boundary of the site. These walls form a narrow garden bed that separates the front garden from the southern garden. The planting in this bed, which includes three mature Canary Island Date Palms and several olive trees, forms a dense screen that gives the southern garden a private and enclosed feeling. The Canary Island Date Palms would appear to be surviving elements from an earlier garden scheme; a large number of these palms are shown on the 1934 M.W.S.S. & D.D. plan for Cottesloe.

The southern garden is a large, roughly square, expanse of grass with perimeter planting. On the southern boundary there is a mature Camphor Laurel tree and some eucalyptus trees. Beneath these trees is a small timber framed pavilion with a pyramid shaped, colour bond clad roof. The Pavilion (c. 1990s) shelters a gas barbecue built into a brick plinth.

An Arbour (c. 1950s) with steel posts and timber beams runs from the south-west corner of the House to the southern boundary of the site. Behind the Arbour is a 2.5m high timber-lap fence. The Arbour has been covered with shade cloth but most of the area underneath has been paved with a narrow bed of ferns planted along the east side of the fence.

In the south-west corner of this site, screened from the main garden by the timber-lap fence, is a large vegetable garden. The beds are lined with timber sleepers and paths have been formed between them with concrete slabs. This garden is overgrown with weeds and would not appear to be currently in use.

To the north of the vegetable garden is the brick and tile former Servant's Quarters (c. 1952) that now accommodates the Laundry. In the north-west corner of the site is the Single Garage (c. 1930s), a fibrous cement clad structure that opens onto the rear right of way. A courtyard has been formed by the rear fence, the Utility Outbuilding, the Single Garage and the rear of the House. This area has been paved with red clay bricks laid in a herringbone pattern. Garden beds line the perimeter of this area and climbing roses have been trained along the rear fence. A large, free-standing, purple flowering bougainvillea stands to one side, possibly marking the site of an earlier outbuilding.

## **TRAFALGAR HOUSE (c. 1915)**

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

*Trafalgar House* is a substantial, single storey, brick and tile bungalow designed in the Federation Queen Anne style.<sup>45</sup>

While the house is asymmetrical in plan, the façade presents a strong symmetrical composition to the street. In the centre of the façade there is a niche with a gothic arch and a run moulding to the bottom edge. The niche is flanked by arched windows each with a 3 pane casement sash and fanlight. On the corners of the building are bay windows that are set at 45 degrees to the geometry of the house. The bay windows each contain a set of 5 pane French doors with a fanlight above and timber framed flywire doors.

The walls of the building are red terracotta brick with white tuck pointing with rendered details. There are two rendered string courses, one set at window sill height and the other at door head height. The window sills decorative niche are also rendered.

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<sup>45</sup> Apperly, Richard, et. al., op. cit.

The hipped terracotta tile roof to the building has a pitch of approximately 30 degrees and there is a small gambrel at the apex. There are gables on the northern and southern corners of the building above the bay windows. The gables and gambrel have timber barge boards and barge caps and the eaves are lined with timber battens. There are several chimneys visible from the street. These have tuck pointed brick shafts and rendered caps with run mouldings.

A verandah runs the full length of the façade and continues along part of the northern and southern sides of the building. The roof of the verandah is continuous with the main roof but it is pitched at a lower angle. A cyma recta (ogee) profile painted plain galvanised iron gutter sits upon the notched ends of the verandah rafters. The underside of the verandah roof has been lined on the rake with fibrous cement sheeting with half round battens, and the floor has tongue and groove boards. The verandah has substantial turned timber posts and a timber balustrade with a moulded handrail. On the central axis of the front façade there is a gable that projects slightly forward from the verandah. Like the other gables to the main roof, this gable has timber barge boards and barge caps, and the eaves are lined with timber battens. However, it also has moulded stucco decoration applied to the face of the gable. Below the gable is a timber arched valance.

Due to the topography of the site, the front verandah is considerably higher than the surrounding garden. The verandah wall is constructed from squared random rubble limestone with black tuck pointing. A flight of concrete steps, positioned on the central axis of the façade, leads up to the verandah. These steps flair outward in a wide curve at the base and they have a limestone balustrade wall with a rendered capping. At the base of each balustrade there is pier with a moulded capping surmounted by a large urn, and at the top of the balustrade is a large reclining lion. A metal pipe rail handrail runs up the centre of the steps. The elevated position of the verandah provides a good view of the street and the surrounding trees.

In the centre of the northern façade of the building there is a projecting bay with a bay window. The brickwork and rendered details of the projecting bay and that at the western end of the façade have all been painted. The eaves are not lined with battens.

The northern verandah terminates against the eastern side of this bay and the front door is tucked away in this corner. It is somewhat unusual that the front door to this house is not located on the central axis of the façade where the niche has been positioned, but is rather on the northern side of the building. This configuration would appear to be original because behind the niche is an internal wall. The front door has one large pane and two panels, a brass letter slot / door knocker and a wrought iron flywire door. The door is flanked by one pane, one panel sidelights and above it is a three pane fanlight, the central panel of which has a hopper sash. All the glass in this door is standard clear glass. On the eastern wall of the projecting bay, adjacent to the front door, there is a full height double hung sash window to provide access to the verandah. The northern verandah has been enclosed with timber lattice to provide privacy from the block of flats that is located next to the site.

On the southern side of *Trafalgar House*, the verandah terminates against the projecting bay on the south-west corner of the building. This bay has one centrally located, horizontal format window and a simple eaves detail. The walls have limestone foundations and plain stretcher bond brickwork with

terracotta brick vents, but no rendered strings or any other detail. The brickwork has been painted.

The southern verandah has been fully enclosed with windows and stud framing clad with fibrous cement sheeting. In the centre of the enclosed verandah there is a door with three timber steps that lead down to the ground. To the east of this door there is a large eighteen pane timber window with horizontal format hopper sashes, and to the west there is a small aluminium sliding bathroom window and a six pane fixed timber window.

At the rear of the house there are two projecting bays with an enclosed verandah between them. The southern bay has plain brickwork with no embellishments but the northern bay has two rendered strings, one at window sill height and one at door head height. The northern bay also has two small double hung sash windows with rendered projecting sills, a different style of terracotta brick wall vent and tuck pointed brickwork.

The former verandah at the rear of the building has been enclosed with brickwork with a plane of aluminium sliding windows above and a glazed timber door with a security screen flywire. None of the original verandah posts appear to have survived. The roof of the former verandah is continuous with the main roof of the house but it is pitched at a lower angle.

A metal framed porch has been constructed to screen the back door from the sea-breezes and winter storms. The west wall of the porch has fixed aluminium glazing with a panel of trim deck metal cladding below. The north and south walls are open. The flat roof is clad with trim deck or similar profile steel sheeting. The floor is paved with brick.

### ***Internal Layout and Details***

While the front elevation and gate and grand steps are symmetrically arranged around a central axis, the internal layout of *Trafalgar House* is asymmetrically planned. The front door is located at the end of the southern side verandah. This door leads into the wide north-south running Hall and an archway at the rear of the Hall opens into the east-west corridor that runs towards the rear of the house.

The finishes in the Hall are typical of the public areas of the House and are generally of a high quality. The plastered brick walls have a 250mm high painted moulded timber skirting, a moulded picture rail and a complex cast plaster cornice. The cornice is embellished with an egg and dart moulding and an entwined vine leaf motif. The lath and plaster ceiling has a diamond shaped cast plaster rose with a central rose motif. The brass chandelier appears to date from the late Twentieth Century. The timber floor has been carpeted and two metal grills have been cut into it for air conditioning purposes. The archway between the Hall and the Corridor has a run render moulding and is supported on brackets with egg and dart motifs.

At the front of the house there are two generous formal rooms, the Lounge and the Dining Room. A wide archway that is similar in detail to that in the Hall links these two rooms. The level of finishes in these rooms is also similar to that in the Hall but the detail differs. The cast plaster cornices have entwined foliage and dentil motifs, the ceiling roses are round and there are cast plaster wall vents located above the moulded plaster picture rails. Both rooms have fireplaces with identical surrounds and mantelpieces. The fireboxes have a flat Tudor arch opening with run mouldings and imitation stonework quoins. The hearths are laid with narrow bricks and the mantelpieces are a timber shelf set on timber brackets. One fireplace has a gas

heater set in the opening. On the north-east corner of the Lounge and the south-east corner of the Dining Room there are matching bay windows set at 45 degrees to the geometry of the house. These bays have a set of 1 pane, 1 panel French doors with a 1 pane fanlight above and they open onto the front verandah. The Lounge and the Dining Room also have several 3 pane casement windows with semi-circular fanlights above. These rooms also have carpeted timber floors with vents cut into them for air-conditioning.

The finishes in the Corridor are simpler than the Hall, as was considered appropriate at this time for private family areas of houses. It has a simpler cast plaster cornice with a motif of swags of flowers no ceiling rose. There are some cast plaster wall vents located above the picture rail. The internal doors are all 4 panel timber doors with recent stainless steel hardware. At the western end of the corridor is a 2 pane, 2 panel door with a fanlight, this door was probably originally an external door.

There are three bedrooms opening off the east-west corridor. The large bedroom on the northern side, Bedroom 4, appears to have originally been intended as another formal family room. The other two bedrooms on the southern side of the corridor, Bedrooms 2 and 3, open onto the southern verandah.

Bedroom 4 has a similar level of finish as the Hall, Lounge and Dining Room but again the detail differs. The cast plaster cornice has an egg and dart motif surmounted by a doric frieze and the ceiling rose is round. There is a large bay window in the north wall with a pair of double hung sash windows with a timber window seat with a panelled back and arms below. A full height double hung sash window opens onto the side verandah by the front door. There is a fireplace on the east wall but the timber surround, mantelpieces and gas heater appear to date from the late Twentieth Century. Built-in timber cupboards with a shelf above have been installed either side of the chimney breast. These cupboards with their 'stuck on' mouldings and reproduction handles appear to contemporaneous with the fireplace surround and mantelpiece.

Like the Corridor, Bedrooms 2 and 3 have shallower run plaster cornices but they have also have small ceiling roses with a floral motif. These rooms both have the same moulded timber skirting boards, architraves and run plaster picture rails as used elsewhere in the House. Bedroom 3 is slightly larger and contains a fireplace with the same flat Tudor arch opening with run mouldings and imitation stonework quoins that are in the Dining Room and Lounge. A gas heater has been installed in the firebox. Built-in timber robes have been installed on either side of the chimney breast in Bedroom 3 and there is a single small built-in robe in Bedroom 2. Both rooms have doors that open onto the south verandah. The 1 pane glazed timber doors appear to date from the late Twentieth Century but it they have been set into an earlier, larger frame and a fanlight has fitted above. It is possible that these opening may have originally contained full height double hung sash windows like that in Bedroom 4. The fanlight appears to have been made from parts of these earlier windows.

The southern verandah has been fully enclosed with fibrous cement sheet clad timber framing to form three rooms. At the eastern end there is a Playroom that is entered from Bedroom 3; this is the largest of the 3 rooms. The brickwork of the formerly external wall has been painted, the underside of the roof has been lined with fibrous cement sheeting with battens and the timber floor has been carpeted. This room has a door leading out into the garden and a large bank of horizontal format hopper windows. At the

western end of the enclosed verandah is a small lobby room into which opens doors from Bedrooms 1 and 2. A bathroom has been constructed between these two rooms and sliding doors on either side of the bathroom makes it accessible from either side of the enclosed verandah and hence Bedrooms 1, 2 and 3. Bathroom 1 has a flat gyprock ceiling, a tiled concrete floor, tiled walls, a built-in vanity cabinet with basin and a shower with a glazed aluminium screen.

At the end of the east-west corridor is the Family Room. To the north of the family room is the Kitchen, the Pantry and Bathroom 1 and to the south is the main bedroom, Bedroom 1. The back door to the house is located in the west wall of the Family Room.

The western third of the Family Room has a lower ceiling and is probably a later extension. The west wall of this room has sliding aluminium windows and a glazed timber door, all internal doors are 4 panel timber doors. The original part of the room has plastered brick walls with a cast plaster picture rail, 130mm high timber skirting boards and a cast plaster cornice. The extension has matching skirting boards and cornices, the cornices would appear to date from the time of the extension. The floor has been clad with cork tiles throughout. Above the pantry door is a small tongue and groove board door providing access to a storage area. The pantry would appear to contain the original timber shelves.

The Kitchen has been fitted out with circa 1970s built-in kitchen cabinets and the walls have been tiled to 1800 mm high. The chimney breast and timber mantle piece are intact but the firebox is empty. There is a pair of 1 pane double hung sash windows with obscured glazing. The floor has been clad with cork tiles and the plastered brick walls have a 90mm timber bullnose skirting board. The ceiling has a plain cove cornice, this probably dates from the time when this room was refurbished.

The Bathroom that opens off the family room is subdivided by a brick wall with an arched opening. In the first section of the room, the larger section, there is a bath, toilet and vanity bench with basin and in the second section there is a large shower with an aluminium sliding screen. There is a small 1 pane double hung sash window in each section. The walls of this room have been tiled to 1800 mm high and it has a tiled concrete floor. The ceiling has a plain cove cornice like that in the Kitchen.

Bedroom 1 would appear to have been substantially modified in recent times. The south wall of this room has a large horizontal format window and the east wall has a glazed timber door with a fanlight above that leads onto the southern verandah. The plastered brick walls have splayed timber skirting boards and architraves, a picture rail, cast plaster wall vents and a simple cornice similar to that in the Family Room. The timber floor has been carpeted. There is a large built-in robe that runs the full length of the west wall of the room.

### ***Subsequent alterations***

Installation of timber lattice to the northern verandah when the site was subdivided and the adjacent block of flats were constructed.

Addition of the name "Trafalgar House" to front gates and possibly the cast plaster lions at the top of the steps.

Enclosure of the southern verandah and modification of the windows to Bedrooms 2 and 3 to doors with fanlights.

Construction of the Former Servant's Quarters and the Double Garage on Barsden Street.

Removal of the western and south-western corner of the verandah for the construction of a new bedroom, Bedroom 1, and the extension of the family room.

Construction of the bathroom on the south verandah and the refurbishment of Kitchen and Bathroom 2.

Installation of under-floor air-conditioning

Construction of the pergola and barbecue area, and the landscaping of the southern verandah.

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

The condition of the interior and exterior of the house would appear to be good.

**SINGLE GARAGE (c. 1930s)**

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

This simple timber framed building has brick foundations and a concrete floor. The walls are clad with fibrous cement sheeting and the low pitch skillion roof is clad with corrugated galvanised iron. There is roller door facing the right of way and a ledged and braced, tongue and groove board door to the south wall.

***Subsequent alterations***

The roller door would appear to be a recent alteration.

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

Some of the brick foundations are fretting, possibly due to rising damp from a garden bed that has been built against the eastern side of the building.

**DOUBLE GARAGE (c. 1952)**

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

This garage is a red face brick structure with two roller doors facing the street and a flush panel timber door on the north elevation. The hipped roof is clad with 'autumn blend' terracotta tiles and it has a gambrel clad with fibrous cement facing the street.

***Subsequent alterations***

This building would appear to be of fairly recent origin and is largely unaltered.

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

The Double Garage is in good condition.

## **FORMER SERVANT'S QUARTERS (c. 1952)**

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

This building is very similar in style and construction to the Double Garage. It also is a red face brick structure with a hipped, tiled roof with gambrels facing east and west. The former Servant's Quarters has aluminium framed windows and flush panel doors. The concrete plinth to the building is visible.

### ***Internal Layout and Details***

The former Servant's Quarters contains a store, a WC and basin, a bench with a stainless steel kitchen sink and drainer and an 'L' shaped room that now accommodates laundry equipment in one corner. The walls are face brickwork and the ceiling is fibrous cement sheeting. Part of the concrete floor has been tiled and part has been laid with carpet.

### ***Subsequent alterations***

This building would appear to be of fairly recent origin and as such is largely unaltered.

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

The former Servant's Quarters would appear to be in good condition.

## **13.3 COMPARATIVE INFORMATION**

The architectural style of *Trafalgar House* is part of a long tradition of vernacular bungalow design with a perimeter verandah, which has been embellished with elements of the Federation Queen Anne style. The house has corner bays that project diagonally, turned timber verandah posts and a filigree balustrade, rusticated stonework and tuckpointed brickwork with rendered strings; all Federation Queen Anne style characteristics. However, this substantial, single storey, suburban house does not exhibit the picturesque asymmetrical compositional arrangement of the Queen Anne style which usually derives from the asymmetrical planning of the house and is exhibited in the form of projecting wings with prominent gables and varied roof shapes. *Trafalgar House* instead has a strongly symmetrical front façade that conflicts with the asymmetrical planning of the interior and suggests that the designer adopted the elements of the style but not the compositional arrangement.

There are good examples of substantial Federation Queen Anne style houses in the Cottesloe and Peppermint Grove area including the former Burt Family Residence in Rosendo Street and Minawarra in Leake Street. There are, however, more examples of houses such as *Trafalgar House* which utilise only the decorative elements of this style to embellish a simple perimeter verandah house type to give it a more contemporary appearance.

## **13.4 REFERENCES**

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



### **13.5 FURTHER RESEARCH**

No evidence was found in various copies of the *WA Mining, Building and Engineering Journals* from 1912 to 1915 held at Battye Library. There are a number of entries for the construction of residences at Cottesloe; however this information was not detailed so as to determine if the item was referring to the construction of *Trafalgar House*.

No evidence was found relating to the dates of development work carried out to the property. This is an area of further research.

#### **SITE PLAN**

Not to Scale.

#### **GROUND FLOOR PLAN**

Not to Scale.