



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

Belle View is significant aesthetically as a fine example of an elegant and substantial Victorian Regency residence. The planning of the house and the detailing of the principal rooms illustrates a sophistication of design not commonly found in rural or residential buildings of the time. (Criterion 1.1)

The aesthetic significance also relates to the stables at *Belle View* which demonstrate well thought out approaches to the design of utilitarian buildings. (Criterion 1.1)

Belle View contributes to the qualities of its rural landscape, creating a pastoral setting within the urban boundaries of the metropolitan area. (Criterion 1.3)

The collection of buildings at *Belle View* is significant in forming a precinct that illustrates a late 19th Century lifestyle and the nature of early farming practices. (Criterion 1.4)

11.2. HISTORIC VALUE

Belle View and the former *Helena Farm* represent a continuous association with many of the changes which have occurred in the development of agricultural practises in Western Australia since European settlement. These relate to both farming and pastoral activities, and later, associated saleyard, abattoir and live sheep trade industries. (Criteria 2.1 & 2.2)

Belle View is important for its associations with planned urban development in the creation of the suburb of Bellevue adjacent to Midland which, by contrast, grew in an ad hoc fashion with the development of the railways. (Criterion 2.2)

Belle View and the former *Helena Farm* have close associations with both Governor Stirling and his original land grant, *Woodbridge*, and explorer, pastoralist, politician and developer, Edward Robinson. (Criterion 2.3)

The *Belle View* stables illustrate a high level of technical and innovative achievement in farming practices in the late 19th Century of which few examples remain. (Criterion 2.4)

11. 3. SCIENTIFIC VALUE

Belle View, and particularly its stables, are significant for their potential to provide an understanding, and to further knowledge, of farming practices and innovations from the mid to late 19th Century. (Criteria 3.1 & 3.2)

The stables at *Belle View* are of such integrity and design as to have the potential to reveal an understanding of animal husbandry of the time, particularly in relation to the configuration of stalls, mangers, feed hatches and the use of 'blackboy' floors. (Criterion 3.1)

Belle View has continuous associations with local farming and industry; in particular, the saleyards, live sheep trade and the former abattoirs and their connections back to regional farming and pastoral activities. (Criterion 3.2)

The design of the *Belle View* stables, and use of materials, such as the 'blackboy' floors, reveal a level of technical innovation and achievement of a past era which is not fully understood today because of changed and obsolete practices. (Criterion 3.3)

11. 4. SOCIAL VALUE

Belle View and the former *Helena Farm* are one of the remaining tangible links with the politically and socially influential group known as the 'Nor'Westers'. Families such as the Harpers, Brockmans, Hammersleys, Morrisons and Robinsons, built substantial houses on large properties and through membership of parliament, local government, freemasonry, and intermarriage, became an important element in Western Australia's decision making process. (Criterion 4.1)

Because of their location in the metropolitan area, *Belle View* and the former *Helena Farm*, together with the nearby *Clayton Farm*, provide the community with links to the earliest land grants of Western Australia in 1829; former rural lifestyles; and illustrate the evolution of development in the State. (Criterion 4.2)

12. DEGREE OF SIGNIFICANCE

12. 1. RARITY

Belle View, its barn and stables, are a rare surviving group of farm buildings located within the metropolitan area, and remain very much in their original context and setting. (Criterion 5.1)

The *Belle View* stables are a rare surviving example that illustrates the design, a way of life, process, and the functioning of farm activities no longer practised. They demonstrate a standard of innovation and achievement, with a high level of integrity and authenticity that is now rarely found, not only in the metropolitan area, but throughout the State. (Criterion 5.2)

12. 2 REPRESENTATIVENESS

Belle View is representative of a well designed Victorian Regency residence, built at a time prior to the prosperity of the gold boom which saw the first major growth period of quality housing built in WA. (Criterion 6.1)

The stables at *Belle View* are representative of past transport and farming practises which were dependant on the use of horses. (Criterion 6.1)

Belle View is representative of successful achievement, in being built with profits from early north-west pastoral activities and in advance of the prosperity, and building boom that followed the discovery of gold in WA. (Criterion 6.1)

Belle View is highly representative of an affluent farming and residential lifestyle of the mid to late 19th Century, which also saw the quality of the establishment carried through to the more utilitarian aspects of the farm as illustrated by the surviving stables. (Criterion 6.2)

12. 3 CONDITION

Belle View is in very good condition notwithstanding partial demolition work on the brick house. Prior to this the verandah roofing was the most apparent aspect of degradation, and the roof sheeting overall has deteriorated badly. Internally, the removal of marble fireplaces had been the main area of abuse, but now the stripping out of some floors, skirtings and windows has caused some damage and diminished its good condition. Overall the walls appear structurally sound and the demolition work, at this stage, is considered to be reversible. The weatherboard stables are in an exceptionally good state of repair considering their age.

12. 4 INTEGRITY

Despite a degree of dilapidation, *Belle View* has, until recent months, been occupied as a residence. The integrity of the place is very high and capable of continued residential and compatible uses once restored and maintained. Similarly the integrity of the stables is very high.

12. 5 AUTHENTICITY

The authenticity of *Belle View* is very high and, despite the commencement of recent demolition, most of its original materials are intact. Samples of most materials removed have been retained, and others were to have been stored for protection for the duration of the conservation order. Samples and photographs of removed materials exist to an extent to allow accurate restoration. The stables building is very authentic and virtually all original materials totally intact. There are still remains of old 'blackboy' trunk floors and original timber mangers, troughs and boarding.

13. SUPPORTING EVIDENCE

This assessment has been compiled by Bruce Callow & Associates Pty Ltd, with supporting documentary evidence compiled by historian Shan Callow, with assistance from Barbara Dundas, historian. The physical evidence has been compiled by Bruce Callow, architect.

13.1 DOCUMENTARY EVIDENCE

Belle View is the predominant element of the former *Helena Farm*, which also comprises the stables and barn (n.d.), the main house *Belle View* (1887), a second house (n.d. c. early 1950s) and metal clad machinery sheds (n.d. contemporary). The main house (1887), is a single-storeyed brick and corrugated iron house constructed for Edward Robinson and his wife Sophia.

Belle View was part of Swan Location 16, Governor James Stirling's *Woodbridge* grant which originally covered 4,000 acres (1,619ha), stretching from the Swan River at Guildford, east to Greenmount Hill. In 1883, Henry Brockman purchased the location and subdivided it. In October 1886, Edward Robinson purchased the 750 acres (303.5ha) of Swan Location 16, then known as *Helena Farm*.¹ This followed the sale of his pastoral interests in the north-west stations *Mount Florence*, *Langwell* and *Croydon* near Roebourne to his nephew William Edward Robinson.² In 1887, Edward built *Belle View*, a substantial residence of local clay bricks made on the property. This replaced a mud brick cottage (n.d. c.1840s), built west of the surviving barn and stables and visible in aerial photographs before 15 August 1974.³ Adjacent to the existing eight roomed house and attached off the south-west corner of the verandah, was a building containing the kitchen, maid's rooms, servant's dining room, laundry, a 20 loaf capacity baker's oven and underneath, a cellar and smoke room.⁴ Also, out to the south-west, an underground brick tank/well with an exposed domed cover, collected water for the house from its roof.⁵

The building of *Belle View* and the development of the property proceeded against a background of four major influences in the development of Western Australia. Firstly, moves intensified towards responsible government, which, when granted in 1890, affected the colony's direct decision making and capital raising capacity. Secondly, after 1885, when gold was located in the Kimberley, there was a general confidence boost in the broader economy. Thirdly, the construction of several privately financed railway systems, including the Eastern Railway (1881-1885), the Great Southern Railway (1886-1889) and the Midland Railway (1886-1894), impacted both on the State and the locality around *Belle View*. Finally, the population increase resulting from

¹ Certificates of Title, Vol. 17 Folio 108, and Vol. 20 Folio 203, DOLA; Metropolitan area aerial photographs, 1948-1974, Central Map Agency, DOLA; Elliot, I. *Mundaring a History of the Shire* Mundaring Shire, Mundaring, 1983, p. 221.

² Seabrook, J. M. 'John Seabrook of Brookton House' in *Early Days*, Journal of the Royal Western Australian Historical Society, Vol. 9, part 1, 1983, p.101.

³ Elliot, I. op. cit., p. 221; Metropolitan area aerial photographs, WA1465 and 1523, DOLA.

⁴ Elliot, I. op. cit., p. 221; Goodchild, Jack Transcript of oral history tape, Battye Library OH 2603/5, 2 March 1995, Shire of Swan, p. 5; telephone interviews with Elsie, Joe and Doris Goodchild, May 1997.

⁵ Metropolitan area aerial photographs, op. cit., 1948, 1953; telephone interview with David Dick of Clayton Farm Helena Valley, 3 May 1997

these developments, combined with a preceding downturn in development in South Australia and then the Eastern States, provided both the skilled labour and demand base to fuel growth and confidence.⁶ Additionally, in nearby Midland Junction, the final relocation in 1904/5 of the Government railway workshops from Fremantle and the activity associated with the Goldfields Water Supply scheme, encouraged Edward Robinson to subdivide and sell or lease the northern sections of his land for brick making and residential subdivision of Bellevue.⁷

Edward Robinson was born in Brompton, East Suffolk, England in c.August 1839, and arrived in the colony on board *Success* on 22 March 1843, with his mother Margaret and four siblings. His father William, a veterinary surgeon, had died on the voyage out.⁸ In c.1846, soon after his mother married widower John Seabrook, the family of eleven including Edward and his older brother William Albert, moved from Guildford to Brookton, south of Beverley.⁹ Edward had no formal education and after working for his step-father as a labourer, accompanied Henry Maxwell Lefroy on two expeditions. The first, in c.1860, traced the Williams River from its source near what is now Narrogin, and through to the Peel Inlet. The second, between May and July of 1863, and sponsored by the York Agricultural Society, went east to the vicinity of present day Kalgoorlie, searching for suitable pastoral areas. Waterholes shown to the men by local Aborigines and recorded on maps of this and subsequent journeys by Charles Hunt, John and Alexander Forrest, and Ernest Giles were useful in the Eastern Goldfields in the early 1890s.¹⁰

In the 1860s and 1870s, the enterprising Edward and his step-brother John Seabrook jnr of *Winarlin* near Moorambine, north-east of what is now Pingelly, operated a weekly wagon freight service to and from Perth, via Beverley and York. In 1864, following his journey with Charles Hunt east to Lake Lefroy, he joined his brother William on 2,000 acres (809ha) at *Sunning Hill*, south-west of what is now Brookton. In 1873, Edward and others were responsible for funding the construction by builder W. Atkins, of St. Patrick's Anglican Church at Moorambine.¹¹

In 1872-73, coinciding with poor seasons in the Great Southern¹², Edward, exchanged his share of the lease on *Sunning Hill* and some stock, for his brother William's lease on *Mount Florence*, 75 miles (121kms) south-east of Roebourne. In late 1876, Edward assisted John Seabrook jnr to move about

⁶ Crowley, F. K. *Australia's Western Third* Macmillian, London, 1960, pp.82-83; Watson, Lindsay *The Railway History of Midland Junction* L. & S. Drafting, Shire of Swan, Swan View, 1995, p.18.

⁷ Dundas, Barbara 'Social Differentiation in Midland Junction- a comparative study of two residential suburbs from 1895 to 1945' M. Phil Urban Studies Dissertation, UWA, 1996 pp. 16-19, 41-43, & appendix information; Crowley, F. K. op. cit., pp. 126-128, 135.

⁸ Erickson, R. *The Bicentennial Biography of West Australians pre 1829-1888* vol. IV R-Z UWA Press, 1988, p.2648; Bolton, G. C. and Black, D. *Biographical Register of Members of Parliament of Western Australia* vol. 1. 1870-1930, p.169.

⁹ Seabrook, J. op. cit., p.90-91; 'A pioneer settler the late Mr. Edward Robinson', *Western Mail* 14 February 1913, p.47, columns a and b.

¹⁰ Cowan, Dircksey 'Eastwards From York Lefroy Expedition of 1863' in *Early Days*, vol. 1 October 1938, p.50; Henn, P. U. 'Memoirs of Henry Maxwell Lefroy 1818-1879' in *Early Days* vol. 1 December 1942, p.23; Crowley, op. cit., p.86.

¹¹ *Early Days* vol. 9 part 1 1983, cover and p.117; Seabrook, J. M. op. cit., pp. 94-95.

¹² Crowley, F. K. op. cit., pp. 60-62.

2,000 sheep from *Winarlin* to John's newly acquired property *Croydon*, near *Mount Florence*. He left part way through the nine month journey to marry 41 year old widow Sophia Pennel Badcock (nee Wells) at St Patrick's Anglican Church, Moorambine, on 15 March 1877.¹³ Subsequently they lived at *Mount Florence*, leaving the Roebourne area in 1886, when Edward sold his leases in *Mount Florence*, *Langwell* (acquired 1881) and the recently purchased *Croydon*, to his nephew William Edward Robinson.¹⁴

By purchasing a large land holding and building a substantial house in the Guildford/Midland Junction area, Edward Robinson mirrored other influential 'Nor'Westers' such as Harper, Brockman, Hammersley and Morrison.¹⁵ He remained at *Belle View* from 1887 until 1909 when his wife Sophia died and he moved into the newly constructed *Melita*. This and the nearby Church of the Good Shepherd, also built in 1909, were located on land which he appears to have originally set aside as a cricket oval, east of the adjacent Bellevue School.¹⁶ In late 1902, he was responsible for the donation to the Education Department of a quarter acre block for the construction of the Bellevue Primary School.¹⁷ Whilst at *Belle View*, Robinson's involvement in the community extended to his work as a Justice of the Peace, membership of the Freemasons, MLC for North Province (16 July 1894 - 27 July 1896), and member of the Greenmount Road Board (1908 - 1913).¹⁸ In 1906, he is reported as addressing the Bellevue section of the Labour Party on the importance of the local brickmaking and related industries to Bellevue.¹⁹

The *Belle View* property has been described as a model of its era.²⁰ Its outbuildings, and in particular the stables, were an important part of this and other similar establishments. This reflected the pivotal position played by the horse in transport and production on Western Australian farms in late 19th and early 20th century. Further research is required before an accurate construction date can be ascertained for both the stable and barn. There have been suggestions that the *Belle View* stables manger details and 'blackboy' trunk floor resemble those in the c.1860s-1870s, former stables in Meadow Street, Guildford and those at *Spring Park*, Caversham.²¹

Members of the Goodchild family, whose parents John (Jack) and Nellie worked for Edward Robinson before his death on 31 January 1913, and who subsequently lived in the 1887 house until John's death in 1959, remember a railway system to feed stock on the river flats, a thick plumbago hedge around the house, extensive outbuildings including stables, barn and a dairy. They also recall a 'flume' system of wooden troughs to reticulate water from a bore to irrigate stock and gardens.²² The extent of activities on the property

¹³ Erickson, R. op. cit.; Bolton, G. C. and Black, D. op. cit.; Seabrook, J. M. op. cit., pp.96-97.

¹⁴ Seabrook, J. M. op. cit., p.101.

¹⁵ Dundas, B. op. cit., p.17.

¹⁶ Dundas, B. op. cit., p.42, plan of Bellevue subdivision c.1905; Elliot, I. op. cit., p. 221.

¹⁷ *Swan Express* 14 October 1902.

¹⁸ Elliot, I. op. cit., p.221; Bolton G. C. and Black, D. op. cit.; 'A Pioneer Settler-Death of Mr. Edward Robinson' *Swan Express* 7 February 1913, p.3.

¹⁹ *Swan Express* 18 August 1906.

²⁰ Elliot, I. op. cit., p.221.

²¹ Barbara Dundas of Guildford, research material.

²² Telephone interviews with Joe and Doris Goodchild May 1997; *Swan Express* 24 February 1906.

can be summarised by offerings for sale at an auction after Edward's death, including pigs, cattle, horses and farm implements.²³

In 1921, Elder Smith purchased the property, then known as Bellevue Holding Paddocks, from Edward's surviving executor Percy Robinson, a nephew living at nearby *Undercliffe*, and retained both John Goodchild and his brother Joe as stockman and manager respectively.²⁴ In the 1920s, Elders and Goldsborough Mort & Co Pty Ltd were responsible for the purchase of extensive amounts of land adjacent to the Helena River where stock were held in transition to and from the Midland saleyards, various abattoirs and wholesale butchers, and later, the live sheep trade. During the mid 1960s, Elders began to sell off their paddocks including nearby *Clayton Farm*.²⁵ They sold the *Belle View* property in 1987, and since then it has had several owners who have rented out the house, and used or leased the surrounding land for stock. At present, the 1887 house is vacant, but there appear to be stock in the paddocks.

The importance of the *Belle View* property lies both in its links with Edward Robinson, and as an example of various agricultural systems spanning more than a century. In addition, many of the significant 'Nor'Westers' houses on similar rural lots, such as *Wexcombe*, *Waterhall*, and *Pyrton*, no longer exist.²⁶ With nearby *Clayton Farm*, it forms an important historic link to the original land grants of 1829.

13. 2 PHYSICAL EVIDENCE

Belle View sits high on the bank above the wide flood plain of the Helena River. It is located on a large urban farm holding (approximately 100 hectares or 250 acres), fronting Wilkins Street to the north on the boundary between the Shires of Swan and Mundaring. The property also fronts Katherine Street to the east, the Helena River to the south and the Roe Highway, to the west. The land is zoned Rural Landscape Living under the Shire of Mundaring's Town Planning Scheme No. 3. The lot now comprising the property is the balance of a larger landing holding, the northern part of which was subdivided for the suburb of Bellevue.

The house is approached from the north, down a 180m avenue of flame trees from Wilkins Street. The entry to the drive is opposite Pascoe Street which is on the east side of the Bellevue Primary School. Towards the end of the drive, on the right (west) is a weatherboard stables which may pre-date the house. Adjacent, and to the south, is a corrugated iron clad barn thought to be of a similar age to the stable.

The old stables are very well detailed and constructed of timber frame and weatherboard. The weatherboards are plain lapped boards, showing varying degrees of weathering, and with the odd board replaced by a later feather-edge profiled board. The rectangular building is oriented so that the long axis runs east-west. The structure is supported on a central row of columns and

²³ Swan Express 14th March 1913, p. 4, column b.

²⁴ Elliot, I op. cit., pp.218-221.

²⁵ David Dick 3 May 1997.

²⁶ Information provided by Barbara Dundas of Guildford; Bourke, M.J. *On the Swan: a history of the Swan District of Western Australia* UWA Press, Perth, 1987, pp.248 & 285.

framed wall acting as a king post to trusses that reach out to an outer support beam and columns down the long perimeter. Corrugated, galvanised iron roof sheeting bears insignias on the underside of 'Avon Bristol' and 'Wolverhampton Corrugated Iron Co.'. The stalls face the north and are fitted with timber boarded mangers and troughs, jointed with metal tongues so as to prevent feed trickling out. Protected under the sloping front edge of one of the mangers are the remnants of a 'blackboy' trunk floor designed to protect horses' hoofs. Evidence of several of these types of floors is said to have existed in and around Guildford, Midland and the Swan Valley, but examples are rare.²⁷ Feed hatches on hinged doors opening from the south (barn) side allowed access to the mangers. The north side has several stalls, possibly where horse drawn vehicles would have been stored, and saddle/harness racks are still present. The stables are still very sound and authentic, and serve to demonstrate the quality of the original farming establishment. Further archaeological and historical investigation is required to fully reveal the age and role this building played in the establishment.

The space between the stable and the barn may have provided a forecourt for the original *Helena Farm* house pre-dating *Belle View*, and which was originally located further to the west. An internal inspection of the old barn was not possible as it was locked; however, from the corrugated roof sheeting (which is similar to the stables), exposed timber constructional elements and the dressed timber gutter facias that are visible, the buildings may be of a similar period; albeit the barn may have been re-clad with iron instead of weatherboard. Early DOLA aerial photos²⁸ indicate an extension to the east end of the barn. This is no longer evident other than the presence of newer corrugated sheeting. A dairy building, further to the west and south, has also been referred to in oral interviews and this may have been located on or near the site of an existing sheet metal clad machinery shed.²⁹

Further to the south, at the end of the entry drive, and at the edge of the bank down to the flood plain is *Belle View*, built in 1887. Beyond the house, and off the south-west corner of the verandah, are the remains of a former cellar/smoke house, set into the side of the hill. The remaining walls are of stone with the remnants of a fireplace/chimney for the baker's oven or smoke house, visible at the upper ground level. Further archaeological work is required to establish the full extent of the cellars, and the kitchen, dining and accommodation wing built above. These are referred to in oral interviews and are evident in aerial photographs at DOLA. It was also said that a toilet existed further to the west of the kitchen and slightly down the hill.³⁰ No evidence was found of this, although a small building identified in this location on the DOLA aerial photos may help to locate it. Similarly, a domed roof water tank/well off the west end of the house was mentioned and can be seen in 1948 photographs. The location of the well, which may have been

²⁷ Dundas, B., research into early Swan Valley farming properties, eg *Spring Park*.

²⁸ DOLA Metro Area Photos; 1948, Run 14 Photo No 4371; 1953, WA124 Run 5 Photo No 103; 1965 WA915 Run 19 Photo No 5036; 1972 WA1387 Run 8 Photo No 5016; 1973 WA1465 Run 8 Photo No 5191; 1974 WA1523 Run 8 Photo No 5659.

²⁹ Telephone interview by Barbara Dundas with Joe Goodchild of Doubleview, 3 May 1997.

³⁰ *ibid.*

filled, could be indicated by a ring of more vigorous growing grass just off the west verandah.

Belle View house, located near the edge of the bank dropping down to the flood plain, is a single-storeyed, red brick, English bond, residence with an asymmetrical floor plan. It commands panoramic views over the Helena River valley and across to the Darling Range some 5 kilometres away. Built in 1887, the house is of the restrained, Victorian Regency style³¹, prior to the affluence of the gold boom which saw more flamboyant Victorian styles being introduced. Nevertheless, it was a very substantial house for the period, and even today, in a slightly dilapidated state, retains an elegance and presence. Structurally it appears very sound, with few cracks or damp problems, especially for a building on the reactive clay soils of the river valley. The house was well built on stone footings and used a bitumen damp course at the base of brick walls. On the corners of the building, and around major window openings, tuck pointed quoining has been incorporated. The lower 5 or 6 courses of the external walls step out one course to form a plinth around the verandah. Heads of windows and doors have shallow arches with two course headers and frames are built into the inside leaf behind the front leaf of brickwork. Under floor spaces are well ventilated, and timber flooring, with hand made nails, has deteriorated little.

The asymmetrical floor plan is surrounded by a concave, corrugated iron roofed verandah supported only at the wall and on the perimeter verandah beam. No timber roof framing runs between the wall and outer beam. The verandah sheeting is tucked in under a brick string course, 4 or 5 courses below the narrow eaves overhang of the main roof. The verandah beam was supported on stop chamfered timber columns which have generally been replaced by 50mm diameter pipe columns. Several original verandah posts are still evident amongst collapsed verandah material on the south side. The verandah sheeting has also collapsed on the front north-east corner and is generally in poor condition all around. Originally, the verandah floor appears to have been timber boarded, and although a section of this remains on the south, it has generally been replaced by painted, red concrete. The design/layout of the main roof is hipped and of the 'M' type, with a central gutter running out to the west. Roof sheeting is red painted corrugated iron, in a poor state, and rainwater goods all need replacing. Insignias on the underside of the verandah roof sheeting read 'Gospel Oak: Galvanised Tinned Iron'. Three tall, brick chimneys with rendered mouldings complete the roofscape.

The long, front, north facing verandah is terminated at the entry door with a projecting window bay that continues up to form a parapet gable with rendered capping and inset name plaque stating 'Belle View A.D. 1887'. On the east side, the two main rooms of the house have projecting, splayed bay windows with two narrow double hung windows either side of a central, 'step through' double hung sash. The sash to the former drawing room (room

³¹ Apperly, R. Irving, R., Reynolds, P. *A Pictorial Guide to Identifying Australian Architecture. Styles and Terms from 1788 to the Present* Angus and Robertson, North Ryde, 1989, pp46-49.

[A] as denoted on attached plans³²) has been replaced with an inset door frame within the original, but the earlier configuration is apparent and matches the adjoining dining room [F] bay. The central glazed sash finishes level with the sill of the adjoining side bay windows (approximately 7 courses above floor level), but, to help allow access, incorporates a hinged panel which continues down to the floor.

The internal layout of *Belle View* comprises eight rooms arranged along two main internal passageways forming a 'T' shaped configuration. The long axis runs east/west down the passageway [L] of the bedroom wing, while the shorter north/south axis runs from the front entry hallway [B] through to the rear passage [G] to the back verandah, along which access was gained to the separate kitchen wing. A secondary entry hall [D], with french doors onto the front verandah, is located halfway down the long axis between the first and second bedrooms [C] & [E]. At the intersection of the main entry hall and passage, pilastered square columns with Corinthian capitals supporting an arch, define the extent of the hall. At the junction of the long passage [L] and the small passage [G] (off the hall), is an arch supported on decorative, moulded plaster corbels.

The front entry hall [B] was accessed through a four panel timber door at the north and the arch, described above, to the south. The front door has been removed but the frame, with narrow sidelights and three panel highlight over, remains. The entry hall [B] had plain, 270mm high skirtings with a small top moulding and splay. These skirtings ran through the principal rooms, [A], [B], & [F], whilst shallower 220mm skirtings of similar detail ran throughout the rest of the house. Deeply moulded architraves measuring 50mm x 180mm, and complete with architrave blocks at the skirting, have been removed from the doorways. These were common throughout the house on all doors and samples of skirtings and architraves were located and recorded on site. The ceilings are lathe and plaster throughout and the hall has a central, decorative rose. At the junction between wall and ceilings a deep 'Victorian' cornice accommodates ceiling vents in a wide cove between deep mouldings. This detail is also common to the principal rooms [A] & [F], whereas there are no cornices in any of the other rooms which utilise high level wall vents. The wall vents in these other rooms are generally located, two each on opposite walls, just below the ceiling on external walls and through the internal walls into the central passage. From the few internal doors remaining they appear to all have been four panel timber doors with mouldings.

Off the east of the entry hall is the main drawing room [A] which is detailed as described above for the entry hall, although the detailing of the ceiling rose is larger in diameter, deeply moulded and built in segments. In addition, moulded, plaster architrave blocks were included at the head of the door and were said to represent a lion or griffin head.³³ These blocks have been removed with the architraves; however, it is evident from the damage to the wall plaster that the blocks were not timber. This room is one of the two

³² The alpha identification in square brackets [] denotes room names on the attached floor plan, and for ease of reference are the same as those used on the National Trust assessment completed in 1992.

³³ Telephone interview by Barbara Dundas with Joe Goodchild of Doubleview, 3 May 1997.

principal rooms, both of which face the east looking up the valley to the hills. They both have a large arch formed in the external wall to frame a splayed bay window as described above (externally). The central window/door frame is still in place; however, the side windows in the bay have been removed just previous to this assessment. The drawing room also has a full height, square projecting bay window to the north under the parapet gable previously described. This bay had a large, north facing window comprising a centre fixed light flanked either side by narrow double hung sashes. This was removed in the days just prior to this assessment. A large fireplace breast remains on the south wall, although its marble fireplace surround and mantle has been removed.³⁴ Flooring to the house is wide, 175mm, jarrah boards, fixed with hand made, square nails; however the boarding has been lifted to the two principal rooms [A] & [F] and some removed from site in the week prior to this assessment.

The dining room [F] is the other principal, and east facing room in the house and lies adjacent to the drawing room and to the south. Its level of finish is very similar but with a less flamboyant ceiling rose and no cornice. Its bay window was virtually identical, and the fireplace opposite on the west wall, also believed to have been marble, has been removed. A door each side of the fireplace would have provided family access from the north and staff access from the south. Doors, architraves, skirtings, floor boards, window and door frames have recently been removed.

Adjacent to the drawing room, across the front (north) of the house, are the two main bedrooms [C] & [E] separated by the minor entry hall [D]. The first bedroom [C] has a door from both the internal passage [L] and the minor hall [D]. The finishes to these bedrooms, as well as the ones on the south [K] & [J - now a kitchen] are more simple; they are without cornices or ceiling roses, have lower skirtings, but the same heavy architraves. Both bedrooms have fireplaces with only the timber mantles remaining. The minor hall [D] is also similarly finished, and features a high level, wide, undecorated arch. This is an unusual device which serves to combine the two separate chimney flues across the hall from the bedroom fireplaces backing onto it. The arch then supports a single chimney roof penetration which is suspended above the centre of the hall. Entry into the minor hall, from the front verandah, was through the only pair of french doors (removed) in the house. The remaining bedroom [K] on the south, is similarly finished but without a fireplace.

The current kitchen [J] was formerly a bedroom but would have been converted at the time the external kitchen was removed between 1953 and 1965.³⁵ It has been gutted but still has an exhaust hood, some tiling and plumbing indicating where fixtures have been. Adjacent to the kitchen to the east is a small store room [I] off the long passage [L] and larger room converted to a bathroom [H] off the smaller passage [G]. There is a small, hatch type opening between these rooms which may have served to pass things through if originally they had been a pantry/store [I], in the centre, coolest part of the house, and a scullery or serving room [H] opposite the dining room. Such facilities may have been necessary seeing that the kitchen

³⁴ Bush, Fiona & Stephens, J. National Trust Assessment 1992; and oral interviews with Goodchild family as previous occupants, May 1997.

³⁵ DOLA, Aerial Photos, op. cit..

was originally external and further away to the west. As a bathroom [H], it appears to have functioned for a considerable time and contains a partitioned off toilet cubicle, bath with shower over, and a hand basin.

The overall character of the house, with its high standard of finish, its well proportioned rooms, and high ceilings, is one of elegance and substance especially for its time prior to the prosperity of the gold boom. It is still very sound structurally and despite having recently lost some of its fittings, it has very high levels of integrity and authenticity. It is believed that recently removed windows and fittings have been retained in storage; however, sufficient photographs and remnants remain to accurately reconstruct them if necessary. Damage due to preliminary demolition at this stage is not sufficient to have significantly diminished the integrity and authenticity of the place. The significance of *Belle View* is considerably raised when viewed in the context of the associated group of buildings remaining on the site and comprising the house, stable, barn, driveway, and possibly the old dairy.

13. 3 REFERENCES

Bush, Fiona and Stephens, J. 'National Trust of Australia Historic Places Assessment "Belle View"' National Trust of Australia (W.A.), Perth, 1992.

13. 4 FURTHER RESEARCH

Archaeology of site.

Design of stables.