HERITAGE ASSESSMENT
OF THE EXPANDED
HAMERSLEY ROAD GROUP HERITAGE AREA
&
SADLIER AND REDFERN STREET HERITAGE AREA

282-300 HAMERSLEY ROAD, 281-283 HAMERSLEY ROAD, 6 & 8 SADLIER STREET, AND 1-37 DERBY ROAD

Prepared by
Greenward Consulting

For the
City of Subiaco

October 2018
This Heritage Assessment has been prepared from information gathered in the course of the document’s production by Annette Green (physical description and selected historical research, referencing online historical newspapers, Post Office Directories, Electoral Rolls and family histories, as relevant) and Sofia Boranga, Coordinator, Heritage & Projects, City of Subiaco (historical research, referencing historical Rate Books and Post Office Directories). It should be noted that, based on the nature of the readily accessible on-line sources, the primary focus of the historical research relating to occupancy has been on the first half of the twentieth century.

The author has exercised due care to avoid errors in the information contained in the report, but does not warrant that it is error or omission free. No person or organization should use or rely solely on this document for detailed advice, or as the basis for formulating decisions or actions, without considering, and if necessary obtaining, relevant advice from other sources. In particular it should be noted that the physical descriptions have been based on streetscape inspections only and that comprehensive historical research has not been undertaken for individual places or associated people.

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INTRODUCTION

1.1 Background

In July 2018 Council designated the Hamersley Road Group Heritage Area & the Sadlier and Redfern Street Heritage Area. During public consultation on the proposed heritage areas the City received several submissions requesting that the Council also consider expanding and linking these areas. In response to the submissions received, the Council resolved to consider expanding the Hamersley Road Group Heritage Area to include numbers 282-300 Hamersley Road, 281-283 Hamersley Road, 6 & 8 Sadlier Street, and 1-37 Derby Road.

In September 2018, Annette Green, Greenward Consulting, was appointed to undertake this expanded heritage area assessment.

1.2 Study Area

![Study Area Diagram]

Figure 1: Study Area

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1 Base Map sourced from City of Subiaco – Intra Maps, 25 September 2018
1.3 Methodology

This project has been undertaken in a manner and format that is consistent with a community consultation and professional assessment process developed and implemented for the detailed assessment of local heritage areas within Subiaco since 2012. It specifically focuses on the professional assessment component.

Place Records

To underpin the preparation of this report, a place record was completed for each individual property (see Section 5). This was based on the City of Subiaco’s template for this type of project, with each place record including the following information:

• Address;
• Current photograph;
• Approximate date of construction (based on an analysis of the historical research and physical evidence);
• Level of Contribution (Considerable, Some or Little/No Contribution);
  This was based on a professional assessment of the contribution that each place makes to the heritage values of the Study Area (broadly considering aesthetic, historic, social and research values, within the context of the development of the City of Subiaco). The assessment was undertaken with specific reference to the relevant terminology and levels of contribution identified in the City of Subiaco’s Planning Policy 3.5, Assessment of Cultural Heritage Significance (as summarised in Section 2.4 of this report).

• Historical Notes;
  This section includes a brief summary of key events relating to the property and the known occupants through until at least the mid-twentieth century. Background historical information (including a summary of selected Rate Books entries from the early twentieth century and details from the Western Australian Post Office Directories of c.1906-1949) was provided by Sofia Boranga, Coordinator Heritage & Projects, City of Subiaco. This was supplemented by on-line research undertaken by Annette Green, which primarily referenced historical newspapers (trove.nla.gov.au), Western Australian Post Office Directories (www.slwa.wa.gov.au), Electoral Rolls (scanned copies of selected years available at ancestry.com.au), and family trees (ancestry.com.au).
  The aim of this was to determine the date of construction of each house and to provide a general understanding of the social make-up and pattern of occupation of the area during its early years of establishment, through until the mid-twentieth century.

• Physical Description;
  This provides a dot point description of each contributory place, typically summarising the:
  – Architectural style
    This considered the styles defined in Apperly, R., Irving, R., Reynolds, P. A Pictorial Guide to Identifying Australian Architecture. Styles and Terms from 1788 to the Present (1989).
    Where places did not clearly illustrate the defined Architectural styles (which is common for suburban housing), simple descriptive terms were used.
  – Plan form at the street frontage.
  – Roof form and materials.
  – Wall materials and finishes to the main facade.
  – Other detailing of the main facade(s).
  – Streetscape setting (including fencing and setbacks).
  – General external condition (based on a brief streetscape assessment).
Note: As this was undertaken as a streetscape assessment, it is possible that some details may have been misinterpreted (for example, where garden elements impeded clear views). However, the overall descriptions encapsulate the character and authenticity of each place sufficiently for the purpose of this report.

- Key references.

Summary and analysis of the development and current physical character of the overall study area

This included the following components:

- Broad overview of the early development of the area (Section 4.1);
- General description of the study area (Section 4.2);
- Dot-point list of the key features/elements of the study area (Section 4.3);
  This was informed by the preparation of brief physical descriptions for each property as part of individual place records, which collectively highlighted the predominant characteristics of the original residential development.
- Historical Associations (Section 4.4);
  This has considered the social make-up of the area during the early to mid-twentieth century.
- Historic Theme(s) (Section 4.5).
  This links the development of the Study Area to the historic themes identified in the City of Subiaco Thematic History and Framework. It was considered in accordance with Section 3 of Planning Policy 3.5, Assessment of Cultural Heritage Significance.

Assessment of cultural heritage values

Following the completion of the above sections, the findings were analysed as a basis for the development of a heritage assessment of the study area as a whole, comprising:

- Assessment of Significance (Section 2.1)
  Prepared with reference to Section 1 of Planning Policy 3.5, Assessment of Cultural Heritage Significance which states that a heritage area will be of significance for the local district if:
  - It meets one or more of the criteria set out under the headings of Aesthetic, Historic, Scientific or Social Value; and
  - It demonstrates a unified or cohesive physical form in the public realm with an identifiable aesthetic, historic or social theme associated with a particular period or periods of development.
- Overarching statements of integrity, authenticity, condition and rarity/representativeness for the area (Section 2.2)
  Prepared with reference to Section 2 of Planning Policy 3.5, Assessment of Cultural Heritage Significance.
- Statement of Significance (Section 2.3)
  Prepared with reference to Section 4 of Planning Policy 3.5, Assessment of Cultural Heritage Significance.
- Summary of the contribution of the component places (Section 2.4)
  A graphic summary of the level of contribution of each individual site, prepared with reference to Section 5.2 of Planning Policy 3.5, Assessment of Cultural Heritage Significance.

Management Recommendations

- Brief outline of recommended conservation management action(s) (Section 3)
  This considered broad planning and management options for conserving the identified heritage values, as relevant to the findings of this report.
2 ASSESSMENT & MANAGEMENT RECOMMENDATIONS

2.1 Assessment of Cultural Heritage Values

The following assessment of the Study Area against the criteria set out in the City of Subiaco’s Planning Policy 3.5, Assessment of Cultural Heritage Significance underpins the Statement of Significance in Section 2.3.

Aesthetic Value

In accordance with Section 1.1 of Planning Policy 3.5, Assessment of Cultural Heritage Significance, Aesthetic Value is defined as follows:

It is significant in exhibiting particular aesthetic characteristics.

A place or area included under this criterion will have characteristics of scale, composition, materials, texture and colour that are considered to have value to the City of Subiaco. This may encompass:

- Creative or design excellence;
- The contribution of a place to the quality of its setting;
- Landmark quality; or
- A contribution to important vistas.

In the case of a conservation area, the individual components will collectively form a streetscape, townscape, or cultural environment with significant aesthetic characteristics.

• Overall, the study area has retained a traditional scale and building form that remains consistent with the adjacent designated Heritage Areas. However, while the original design of most of the houses can still be readily understood as part of a collection of largely modest Federation and Inter War era residences, the majority were assessed as having a medium or medium to low level of authenticity due to the cumulative effects of changes to finishes and, to a lesser degree, detailing (as viewed from the street). Together with the scattered non-contributory development within the Hamersley Road section of the study area, and the visual impact of the prominent modern development along the eastern side of Derby Road, this means that (as a stand-alone group) the study area is not significant in exhibiting particular aesthetic characteristics within the context of its heritage values.

Historic Value

In accordance with Section 1.2 of Planning Policy 3.5, Assessment of Cultural Heritage Significance, Historic Value is defined as follows:

A place or area included under this criterion should:

- Be closely associated with events, developments or cultural phases that have played an important part in the City of Subiaco’s history;
- Have a special association with a person, group of people or organisation important in shaping the City of Subiaco (either as the product or workplace of a person or group, or the site of a particular event connected with them); or
- Be an example of technical or creative achievement from a particular period.

• By 1902 considerable development had taken place in Subiaco in the areas to the north of Hamersley Road and west of Rokeby Road, but a plan that was updated at around that time showed only a handful of buildings in the area bounded by Hamersley Road, Railway Road and Hensman Road. The section of Hamersley Road that falls within the study area lies on the boundary of the higher density development and houses at 290 and 294 still represent the period in which the suburban foundations of Subiaco were established.

Together with the houses in the adjacent Hamersley Road Group Heritage Area, this part of the study area illustrates a period of gradual development and infill. This continued from the beginning of the twentieth century until well into the inter-war years, and resulted in a distinctive pattern of mixed development along many of the suburb’s major thoroughfares.
The central part of Subiaco was largely developed by the early 1920s, but approval and then construction of the Daglish Railway Station in 1922-1924 provided a new impetus for the consolidation of what had, until then, been only scattered residential development around the western end of Hamersley and Heytesbury Roads.

Prior to 1920, only a small number of houses had been built in the section of Derby Road considered in this report (and along nearby Sadlier and Redfern Streets) and this area continues to represent the rapid consolidation of the area around the Daglish Station during the inter-war era (with a particular focus on the c.1920-1930 period).

Scientific Value

In accordance with Section 1.3 of Planning Policy 3.5, Assessment of Cultural Heritage Significance, Scientific Value is defined as follows:

Criterion 3A: It has demonstrable potential to yield information that will contribute to an understanding of the natural and cultural history of the local district.

A place included under this criterion should:
- Be a standing structure or archaeological deposit;
- Be an important benchmark or reference site; or
- Should provide or demonstrate a likelihood of providing evidence about past activity.
- Show a high standard of design skill and originality, or innovative use of materials, in response to particular climatic or landform conditions, or a specific functional requirement, or to meet the challenge of a particular site.

The information should be inherent in the fabric of the place.

Criterion 3B: It is significant in demonstrating a high degree of technical innovation or achievement.

A place included under this criterion should:
- Show qualities of innovation or represent a new achievement for its time;
- Demonstrate breakthroughs in design or places that extend the limits of technology; or
- Show a high standard of design skill and originality, or innovative use of materials, in response to particular climatic or landform conditions, or a specific functional requirement, or to meet the challenge of a particular site.

The Study area has been assessed as having no particular Scientific Values.

Social Value

In accordance with Section 1.4 of Planning Policy 3.5, Assessment of Cultural Heritage Significance, Social Value is defined as follows:

Criterion 4: It is significant through association with a community or cultural group in the local district for social, cultural, educational or spiritual reasons.

A place included under this criterion should:
- Be a place that the community, or a significant part of the community has held in regard for an extended period of time.
- Be a public place, or places distinctive in the local landscape, which makes a contribution to the local ‘sense of place’ and local identity.

The history of the houses in the study area (and those in the adjacent Sadlier and Redfern Street Heritage Area) helps to demonstrate the settlement of this part of Subiaco as an area primarily suitable for junior white-collar workers, retail employees and skilled tradespeople. As such it provides a contrast with the more elevated areas towards Kings Park (which attracted a more mixed development that included the larger villas of people such as merchants, senior civil servants and professional men) and with the more low-lying areas towards northern side of the suburb (which included a higher proportion of cottages occupied by labourers and other low-skilled workers).
The study area therefore contributes to an understanding of the varied sense of place and local identity of Subiaco, which has at times been defined as a traditional working class suburb, but is in fact something much more complex.

2.2 Rarity/Representativeness, Integrity, Authenticity and Condition

Rarity/Representativeness

In accordance with Sections 2.1 and 2.2 of Planning Policy 3.5, Assessment of Cultural Heritage Significance, this is defined as follows:

Rarity

Criterion 5: It demonstrates rare, uncommon or endangered aspects of the cultural heritage of the local district.

A place or area under this criterion should:
- Provide evidence of a defunct custom, way of life or process;
- Demonstrate a custom, way of life or process that is in danger of being lost; or
- Demonstrate a building function, design or technique of exceptional interest.

Representativeness

Criterion 6: It is significant in demonstrating the characteristics of a class of cultural places or environments in the local district.

A place included under this criterion should:
- Provide a good example of its type;
- Be representative of a common building or construction type, a particular period or way of life, the work of a particular builder or architect, or an architectural style; or
- Have a high level of authenticity.

- The study area includes a representative collection of housing dating from the early twentieth century, the period around WWI and, to a greater degree, the 1920s.

- The study area helps to represent the influence of the provision of affordable and readily accessible public transport routes on the progressive development of Subiaco, in this case relating to the construction of the nearby Daglish Railway Station in 1924.

Integrity

In accordance with Section 2.3 of Planning Policy 3.5, Assessment of Cultural Heritage Significance, Integrity is defined as:

The extent to which a building retains its original function, generally graded on a scale of High, Medium or Low.

- The overall integrity of the study area as a collection of early twentieth century residential properties (c.1902-1929) is high.

Note: Only one of the sites was developed for non-residential purposes (298-298a Hamersley Road), being a modest double fronted shop dating from the early 1930s. This is still being used for non-residential purposes (with one of the shops occupied as an office at the time of inspection in October 2018).

Authenticity

In accordance with Section 2.3 of Planning Policy 3.5, Assessment of Cultural Heritage Significance, Authenticity is defined as:

The extent to which the fabric is in its original state, generally graded on a scale of High, Medium or Low.

- The preparation of the individual place records has confirmed that all of the original houses within the study area have undergone some degree of adaptation and/or extension to meet modern living standards (which is to be expected for houses constructed between 85-116 years ago). Typical
external changes include large rear extensions, re-roofing, painting or rendering of face-brick facades, reconstruction of verandah detailing and new fencing.

Only a small number of houses were assessed as having a high or high to medium level of authenticity. While the original design of most of the houses can still be readily understood, the majority were assessed as having a medium or medium to low level of authenticity due to the cumulative effects of changes to the finishes and, to a lesser degree, the detailing of the place as viewed from the street.

Condition

In accordance with Section 2.3 of Planning Policy 3.5, Assessment of Cultural Heritage Significance, Condition is defined as:

*The current state of the place in relation to the values for which that place has been assessed, and is generally graded on the scale of Good, Fair or Poor.*

This has been applied as follows:

**Good** - a building was considered to be in good condition if, when seen from the street, if it showed little/no obvious signs of defects or deterioration, and was generally well maintained. This allowed for some minor but repairable defects, and/or minor neglect (such as some areas of peeling paint).

**Fair** - a building was considered to be in fair condition if, when seen from the street, if it showed some defects which were readily repairable, but would require greater intervention than simple day-to-day maintenance (such as evidence of rising damp or minor structural cracking)

**Poor** - a building was considered to be in poor condition if, when seen from the street, if was in a particularly severe state of neglect or disrepair.

- Based on the streetscape survey, the buildings in the study area appear to be generally well maintained and in fair to good condition commensurate with their age. Within the public realm, the footpaths and verges are of varied finishes and quality, but are generally in a fair condition.

### 2.3 Statement of Significance

In isolation, the area comprising 282-300 Hamersley Road, 281-283 Hamersley Road, 6 & 8 Sadlier Street, and 1-37 Derby Road, Subiaco, does not display a high level of cultural heritage significance within the context of the City of Subiaco – particularly due to an accumulation of changes to finishes and detailing which have impacted on the heritage values of this group (in the context of its authenticity and aesthetic values). However, the nature of the original development can still be readily understood and the historical and social values of this group are consistent with the heritage values of the adjacent Hamersley Road Group Heritage Area & the Sadlier and Redfern Street Heritage Area.

In particular this considers the manner in which:

- Early (pre 1910) development along the Hamersley Road section of the study area illustrates development at the ‘fringes’ of Subiaco during the period in which the suburban foundations of the suburb were established.

- Development within the Hamersley Road section of the study area (together with the adjacent Hamersley Road Group Heritage Area) illustrates the distinctive mixed development and urban consolidation of residential subdivisions along Subiaco’s major thoroughfares from the early twentieth century through until the mid Inter-War era.

- Development within the study area (together with that in the adjacent designated Heritage Areas) illustrates the major impact of the approval and then construction of the nearby Daglish Railway Station in 1922-1924 on the consolidation of the western part of Subiaco.

In particular, the new railway station provided the impetus for the consolidation of what had, until then, been only scattered residential development around the western end of Hamersley and Heytesbury Roads. It attracted significant development of modest suburban houses suitable for the families of junior white-collar workers, retail employees and skilled tradespeople.
• Development within the study area (together with that in the adjacent designated Heritage Areas) provides a contrast with the more elevated areas towards Kings Park (which attracted a more mixed development that included a significant number of larger villas suitable for the families of merchants, senior civil servants and professional men) and with the more low-lying areas towards northern side of the suburb (which included a higher proportion of cottages occupied by the families of labourers and other low-skilled workers).

2.4 Levels of Contribution

In accordance with Section 5.2 of Planning Policy 3.5, Assessment of Cultural Heritage Significance, this study has assessed the contribution that each place makes to the cultural heritage values of the Study Area, as viewed from the street (subject to some additional consideration of important historical values). This has been based on a streetscape assessment and a review of the readily available documentary evidence and has generally been applied as follows:

Considerable Contribution - These houses appear to have retained a high level of authenticity although many have undergone major rear additions/alterations, minor alterations to the detailing and finishes of the main facade and/or changes to the treatment of front gardens and boundary fencing.

Some Contribution - The original design characteristics of these houses can still be readily understood, but changes to the built fabric of the main facade(s), such as the rendering or painting of important areas of original face brickwork, have diminished their authenticity to varying degrees.

Little/No Contribution - These houses were built after the primary period of development or have undergone major alterations to the primary facade(s) in a manner that has largely obscured the original design intent. The assessment does not consider if the design of the existing place respects the traditional streetscape character.

Figure 2: Levels of contribution
As outlined in more detail in the place records (Section 5) and illustrated in Figure 2, the 24 places considered in this report have been assessed as follows:

- Considerable Contribution: 1 property (equating to 4%)
- Some Contribution: 15 properties (63%)
- No Contribution: 8 properties (33%)

As illustrated in Figure 2, the major street front additions to 17 and 23 Derby Road have also been identified as being of little heritage significance.
3 MANAGEMENT RECOMMENDATIONS

3.1 Proposed local Heritage Area

Section 1 of Planning Policy 3.5, Assessment of Cultural Heritage Significance states that a heritage area will be of significance for the local district if:

- It meets one or more of the criteria set out under the headings of Aesthetic, Historic, Scientific or Social Value; and
- It demonstrates a unified or cohesive physical form in the public realm with an identifiable aesthetic, historic or social theme associated with a particular period or periods of development.

Based on the information collated for this report, the properties at 282-300 Hamersley Road, 281-283 Hamersley Road, 6 & 8 Sadlier Street, and 1-37 Derby Road, Subiaco, are not considered to fully meet the criteria for a stand-alone local heritage area. This is due to the manner in which cumulative changes to original finishes and detailing have reduced the degree to which the area can be considered as a good representative example of its type.

However, the information collated for this report also supports the following conclusions:

- The historical and social values of this group are fully consistent with the heritage values of the adjacent Hamersley Road Group Heritage Area & the Sadlier and Redfern Street Heritage Area;
- While the aesthetic values of the group have been diminished by cumulative changes to original finishes and detailing, the nature of the original development can still be readily understood;
- The aesthetic values of the contributory places could be improved (within their heritage context) by sympathetic, well-informed restoration/renovation over time;
- The majority of the non-contributory places are of a compatible form and scale and provide the opportunity for sympathetic renovation/redevelopment if and when this becomes relevant.

It has therefore been concluded that all or part of the study area could be considered as a Heritage Area as a means of meaningfully linking the Hamersley Road Group Heritage Area & the Sadlier and Redfern Street Heritage Area as a more comprehensive and effective conservation management area. This could be achieved by either of two options, depending on the level of community support:

- Option 1:
  Identify the whole of the study area as a Heritage Area in order to provide a larger collection of places representing the development of modest suburban houses in response to the approval and construction of the Daglish Railway Station in 1922-1924.

- Option 2:
  Identify the section of the study area along part of Hamersley Road and Sadlier Street as a Heritage Area in order to link the Hamersley Road Group Heritage Area & the Sadlier and Redfern Street Heritage Area as a continuous streetscape.

It is therefore recommended that the findings of this report be used to inform further public consultation to determine if there is strong community support for the creation of a larger and unified heritage area, under either of the above options (as illustrated in Figures 3 and 4, below).
Figure 3: Option 1: Expanded Heritage Area incorporating all of the current study area

Figure 3: Option 2: Expanded Heritage Area incorporating part of the current study area
Consistent with the City of Subiaco’s Development Guidelines for Residential Heritage Areas (Planning Policy 3.6, adopted 26 November 2013), the objectives of an expanded local Heritage Area would be to:

- To conserve existing buildings identified as making a considerable or some contribution to the heritage significance and traditional streetscape character of a designated Heritage Area.
- To encourage innovative and contemporary new building developments, and alterations and additions to existing buildings, that are in harmony with, and maintain the integrity of, the Heritage Area’s cultural heritage significance, its established character and visual amenity.
- To conserve the cultural heritage significance of Heritage Areas.

Note: The development guidelines relate specifically to the parts of each place that directly contribute to the public streetscape. They allow for the careful adaptation and extension of contributory places to meet current living standards (while maintaining their heritage values within the streetscape context), and the future development of the sites of non-contributory places in a sympathetic manner. Separate listing of individual places in the Heritage List under the Town Planning Scheme would not be required to achieve appropriate heritage outcomes.
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4 SUPPORTING DOCUMENTATION

4.1 Brief history of the development of the Study Area

Early development of Subiaco

During the early years of European settlement most of the Subiaco area formed part of the Perth
Commonage. In 1879 land was set aside for the Fremantle to Guildford Railway, which was officially
opened in March 1881. Two years later the Western Australian government announced it would survey a
section of the Perth Commonage into suburban lots and that these would be made available for private
sale. The land in question incorporated the majority of Subiaco and was laid out as 5 acre lots on a grid
pattern - designated as Perth Suburban Lots.

Initial development was very slow and it was the discovery of gold in Coolgardie and Kalgoorlie in 1892
and 1893 respectively, which provided the most significant impetus for the transformation of the area. As
recorded in the Thematic History and Framework of Subiaco:

The substantial growth of the period is reflected in population statistics with numbers leaping from
about 100 people in 1895 to approximately 1300 people by mid 1896.

And

By 1897, there were 388 houses recorded in the area with all but 49 of these located in the vicinity of
Rokeby and Broome Roads. The modest timber cottages and semi-detached residences for workers,
tradespersons, etc were concentrated north of Bagot Road. The more substantial brick villas belonging
to professional men and their families were on larger lots to the south and south-east and along
Thomas Street. As laid out in the 1883 survey, small land holdings such as those at Rosalea Estate
(later Rosalie) were located even further south. Rosalea and Jolimont took on a more scattered,
village-like appearance, which was in contrast to the steady building-up of streetscapes to the north.

The Subiaco Municipal Council was created in 1895; Metropolitan Water Works Board services were
extended to Subiaco in 1898/1899; and the Perth Electric Tramways Company's line was built through to
the corner of Rokeby and Broome Roads in 1899 and up Rokeby Road to Kings Park by January 1900.
Loans made available through the granting of municipal status also allowed the funding of road
construction and the laying of footpaths, which by 1903 comprised about 20 kilometres. From here,
improvements like street trees and parks occurred under the influence of Alexander Rankin, who was the
first Town Clerk and Engineer for the Subiaco Council.

The area was initially viewed as a working class suburb:

.... the 1890s saw many new landowners erect their usually timber homes in stages as resources
permitted. It was at this time the notion of Subiaco being 'working class' emerged and became an
integral part of its identity.3

However, as Subiaco was steadily developed, it established a mixed character, with predominantly
workers housing on the lower lying areas near the railway and a mix of workers houses and gentleman’s
villas on the more elevated land near Kings Park.

The district originally was mainly a working man’s suburb, but the advantage it held out to the city
worker precluded its ever being a one-class town, and it was invaded by business and professional men,
civil servants, and others, who desired to be in close proximity to their daily work.4

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2 Bizzaca, K. Thematic History and Framework of Subiaco, City of Subiaco, 2014, p 17
3 Ibid, p 21
4 The West Australian 4 August 1928 p 7
Early development of the Study Area (c.1900-1914)

The study area is located across parts of Perth Suburban Lot 232 (along northern side of Hamersley Road); PSL 261 (western side of Derby Road) and PSL 262 (north-western side of Sadlier Street).

The first development within the study area took place along the northern side of Hamersley Road, where 4 houses appear to have been constructed by c.1902. PSL 261 and 262 had been subdivided into residential lots by the mid-late 1890s (Deposited Plans 428 and 862), with frontages to Derby Road, Redfern Street, and Bronte Street (later renamed Sadlier Street). However, dwellings were not constructed in these parts of the study area until after 1910.

1-37 Derby Road

Prior to WWI only 2 houses were built within this part of the Study Area, being numbers 11 & 15 (constructed c.1912-1913).

282-300 Hamersley Road & 283-287 Hamersley Road

A plan dated c.1902 shows 4 buildings in the general vicinity of numbers 286, 290, 294 & 296 Hamersley Road. Street numbers were first included for Hamersley Road in the 1908 WA Post Office Directory, which identified residents at numbers 286, 290, 292, 294 & 296. No further houses were constructed here until the mid-1920s.

6 & 8 Sadlier Street

A plan prepared in the mid-late 1890s confirms that Bronte Street (now known as Sadlier Street) was lined by early residential subdivisions of Perth Suburban Lots 261, 262 and 263. However, despite this early subdivision pattern, it was not until 1912 that the first resident was listed for Bronte Street in the WA Post Office Directories, and this was the only house to be listed here until 1922. Based on an analysis of entries in the Post Office Directories of the period, this appears to have been located at #9 (since redeveloped).

Inter-War development (c.1915-1940)

Early development in the locality around the western end of Hamersley Road was uneven. By 1920 some nearby areas were almost fully developed, including Federal Street and the western ends of both Bagot Road and Lawler Street. However, to the south of Lawler Street a considerable number of lots still remained vacant in the early post-WWI years. For example, in the Post Office Directory of 1920 only 1 house was listed along Bronte (Sadlier) Street (since demolished)(with 23 residential lots still undeveloped); 4 houses had been built along the western side of Derby Road, between Hamersley and Heytesbury Roads (with 9 lots still undeveloped); while along the section of Hamersley Road to the west of Federal Street there were 6 houses on the on the southern side and 10 houses on the northern side (leaving 25 lots undeveloped).

Over the next decade development surged in this area, supported in part by the Premier’s approval of the construction of a new railway station in the vicinity of Lawler Street, which was announced in October 1922, and the opening of the Daglish Railway Station in 1924. Together with the development

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5 Preliminary Heritage Survey of the City of Subiaco Station Precincts, prepared by Greenward Consulting for the City of Subiaco, February 2016, p 228 with additional reference to the Western Australia Post Office Directories (http://www.slwa.wa.gov.au)

6 Preliminary Heritage Survey of the City of Subiaco Station Precincts, prepared by Greenward Consulting for the City of Subiaco, February 2016, p 259 with additional reference to the Western Australia Post Office Directories (http://www.slwa.wa.gov.au)

7 Preliminary Heritage Survey of the City of Subiaco Station Precincts, prepared by Greenward Consulting for the City of Subiaco, February 2016, p 309 with additional reference to the Western Australia Post Office Directories (http://www.slwa.wa.gov.au)

8 Perth 18-52. Suburb of Subiaco. Plan of Subiaco showing all subdivisions & DP Nos., Battye Library, series235_cons3868_item354 (dating from c.1896-1897)

9 Western Australia Post Office Directories (http://www.slwa.wa.gov.au)

10 The Daily News 13 October 1922 p11; and Sunday Times July 1924 p 14
of the purely residential suburb of Daglish from the late 1920s, this also encouraged the establishment of a small retail precinct on Railway Road, which served the growing local community:

*Two shops were opened opposite the new station in the mid 1920s and by 1940 five of nine premises on and adjoining the block between Hamersley Road and Redfern Street were occupied as shops (including two grocers, two mixed businesses and a ladies hairdresser). Another pair of shops was subsequently developed in front one of the residential sites (on the corner of Redfern Street). While not purely a retail precinct, this developed as an important local shopping strip in the Inter-War and early post World War Two eras.*

By 1930 the study area, together with the adjacent Hamersley Road Group Heritage Area & the Sadlier and Redfern Street Heritage Area, was almost fully developed, and only 3 of the current properties in this overall area are known to have been constructed in 1930-1940 (being the double fronted shop at 298-298a Hamersley Road and houses at 282 Hamersley Road and 47 Sadlier Street.

1-37 Derby Road

Two further houses were constructed in this area in c.1915-1916 (numbers 23, & 37), with the remainder of the lots being developed during the 1920s.

282-300 Hamersley Road & 283-287 Hamersley Road

Three more houses were constructed in this part of the study area the mid-1920s (#s 283, 287 and 300); a double-fronted shop was built in c.1934 (#298/298a); while the last of the pre-WWII development took place in c.1940 (#282, extensively altered in the late 20th century).

6 & 8 Sadlier Street (formerly 6 & 8 Bronte Street)

c.1922-1930 was a period of a rapid development along Sadlier Street, inclusive of the houses that were built at 6 and 8 Sadlier Street in the mid 1920s. The street name was changed at around the same time, as recorded in the following newspaper article of November 1926:

*To prevent its confusion with Bronte street, East Perth, Bronte-street, Subiaco, will, in future, be known as Sadlier-street, in honour of Subiaco's V.C.*

**Post WWII development (1950-2018)**

The only infill development within the study area in the early post-WWII era was a house constructed at 27 Derby Road at some stage between 1954 and 1964. However, this was demolished in the late twentieth century and the site redeveloped with major extensions to 23 Derby Road.

Since 1980 the properties at 282, 284-286; 287 and 296 Hamersley Road have been variously demolished or extensively re-designed in a manner that has obscured evidence of the original house.

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11 [Heritage Assessment of Corner Stores in the City of Subiaco (prepared by Greenward Consulting for the City of Subiaco, June 2015), p 75](http://www.slwa.wa.gov.au)

12 Western Australia Post Office Directories (http://www.slwa.wa.gov.au)

13 Western Australia Post Office Directories (http://www.slwa.wa.gov.au)

14 Western Australia Post Office Directories (http://www.slwa.wa.gov.au)

15 Western Mail 4 November 1926 p 23. An entry in Wikipedia states that Clifford William King Sadlier was born in Victoria, but moved to Western Australia as a youth and was living in Subiaco at the time of his enlistment in 1915. He was awarded the Victoria Cross in 1918.
Figure 5: Sequence of development for the current properties in the area being considered as a possible expanded Heritage Area

16 Base plan sourced from the City of Subiaco – Intra Maps. The sequence of development for the study area was based on research undertaken for this report. The sequence of development for the Hamersley Road Group was based on information collated in the Heritage Assessment of 230-280 and 241-281 Hamersley Road, Subiaco (prepared for the City of Subiaco by Hocking Heritage Studio, June 2017). The sequence of development for the Sadlier and Redfern Street Heritage Area was based on information collated in the Heritage Assessment of 5-51 Sadlier Street and 103-119 Redfern Street, Subiaco (prepared for the City of Subiaco by Hocking Heritage Studio, July 2017).
4.2 General description of the study area

Public Realm

The road reserves in this area are approximately 20m wide with sealed road surfaces of approximately 8-9m, flanked by grassed verges and concrete footpaths.

Historical aerial photographs confirm that regularly spaced street trees had been established in the study area by 1953, but that there had been losses from the canopy by 1964. Further losses and varied infill planting have taken place since that time and the street planting is varied in both species and maturity. Street trees currently include peppermints (Agonis flexuosa), jacarandas (Jacaranda mimosifolia), bottlebrush (Callistemon), honey locust (Gleditsia triacanthos), brush box (Lophostemon confertus) and various eucalypts.

The readily available evidence suggests that avenues of peppermints and brushbox had been established in Subiaco by the 1960s. The mature examples of these trees are therefore likely to be the earliest remaining examples of street planting in this area.

Verges have varied treatments. They are predominantly grass/lawn, but a small number have been planted with garden beds, while others have been partially finished with compacted earth or paving for car-parking. At the time of the site visit many of the verges were being maintained to only a basic level, with weeds and long grass to a number of sections.

Footpaths have generally not been renewed for a considerable time, and along Derby Road they are finished with rectangular concrete slabs in varying shades of grey.

There is limited off-street parking from the main frontages and therefore only a limited number of crossovers. Some rear parking is provided via the 4m wide rear lane between Derby Road and Sadlier Street, and the 6m wide rear lane between Hamersley Road and Lawler Street.
Residential Lots and Setbacks
With the exception of irregular corner sites, the original subdivision along this part of Derby Road created residential lots of approximately 445m² (with typical frontages of approximately 12m). In Hamersley Road the lots were approximately 425m² (with typical frontages of approximately 10m). Irregular shaped lots at or near corners varied between about 278m² and 577m².

The area was typically developed with one house per lot, but a small number were amalgamated in proportions of 1.5-2, to create larger sites for more substantial houses and/or yards.

Traditional front setbacks for the residential properties varied between about 2.5 and 6m and were most typically in the order of about 4 to 5.5m. Side setbacks typically ranged between about 1-1.5m.

Residential Development
The Study Area was largely developed with modest suburban houses, which did not represent the major architectural styles of the Federation and Inter-War periods periods. A few do display elements of the popular Queen Anne and Bungalow styles, but this was applied with a varying degree of decoration and detailing depending on the size and nature of each place – with the smaller houses being constructed with very limited embellishment.

Of the 24 buildings that have been individually assessed, 1 (equating to 4%) has been assessed as making a considerable contribution to the heritage values of the study area, while a further 15 (approximately 63%) have been assessed as making some contribution (the latter having undergone alterations such as changes to the original finishes and/or additions which have impacted on the streetscape character). The other 8 houses have been assessed as making no contribution (see Figure 2).

4.3 Summary of key features/elements
Key features/elements include:

• Approximately 6m wide verges, which are predominantly grassed with concrete paths adjacent to the front boundaries of the residential lots;
• Mixed street planting (including a variety of common street trees such as peppermints, jacarandas), bottlebrush, honey locust, brush box and various eucalypts);
• Varied lot frontages which are most typically 10-12m (with one amalgamated corner lot with a frontage of 27m);
• Front setbacks ranging between about 2.5 to 6m, but most typically in the order of about 4 to 5.5m;
• Front boundaries predominantly finished with modern timber picket fences, but with some variations including open frontages, masonry piers with metal bar or timber picket infill panels, and solid masonry courtyard walls;
• Traditionally single-storey houses, several now extended with two storey rear additions;
• Housing typically of a relatively modest scale;
• Predominant use of brick walls, the majority of which originally had a tuck-pointed or face-brick finish with contrasting detailing in smooth and/or roughcast render (including details such as stringcourses, eaves panels, window sills and gable ends).

Note: Refurbishment projects in the mid-late twentieth century have resulted in many of the original face brick facades being painted over, to a lesser degree, rendered.

• Limited use of timber framing with weatherboard cladding, with only 1 timber house still extant (294 Hamersley Road). At least 1 other jarrah weatherboard house (284-286 Hamersley Road) is known to have been demolished in c.1985.
• Predominant use of corrugated metal roof sheeting, but with some use of clay tiles;
Note: some of the houses with corrugated metal roof sheeting are likely to have originally been clad with terracotta tiles, but there is limited physical or documentary evidence to indicate which places may have been altered in this way.

- Predominant development of simple suburban houses, which did not represent any of the key architectural styles of the major periods of development (spanning c.1902-1930).
- Some limited use of detailing derived from the Federation Queen Anne and the Inter-War Bungalow styles;
- Compatible architectural forms and detailing, including:
  - A breakdown of the apparent bulk of the main facade through the varied use of design elements such as stepped facades, shallow projecting window bays and return or straight verandahs.
  - Varied use of symmetrical and asymmetrical facades.
  - Predominant use of gabled-hipped roof forms, often with street front gable(s) as key decorative elements that helped to create an individual character for each place.
  - Brick chimneys with traditional detailing and/or finishes reflecting key elements of the detailing and/or finishes to the main facade.
  - Entrance doors featuring moulded architraves, highlights and sidelights, located under verandahs.
  - Narrow, vertical proportions to the timber framed windows, which are typically casements (in groups of three or four) or double hung sashes.
  - Raked or bull-nosed verandahs to the main facade, with simple timber posts (turned or square) and relatively limited use of brackets and friezes (typically timber).

4.4 Associations – Residents

In the first half of the twentieth century, the occupants of this area were predominantly skilled tradesmen (such as bakers, carpenters and linotypists); retail workers (such as drapers, salesmen, warehousmen and a wood merchant); and office workers (such as clerks). There were also some men with occupations such as labourer or driver. In the Electoral Rolls the majority of women gave their occupations as ‘married’, ‘widow’, ‘home duties’ or similar.

Consistent with the relatively modest houses, none of the residents appear to have been prominent in the local business community, civil service or were otherwise public identities of the early to mid twentieth century.

4.5 Historic Themes

The following themes identified in the City of Subiaco Thematic History and Framework are relevant for the development of the study area: 17

Demographic Settlement & Mobility

- Surveys and Boundaries (Gold Boom Period: 1880s-1897)
  - First estates and suburbs
- Shaping a Suburb (Federation & Late Gold Boom Period 1890s-1910s)
  - Residential development & subdivision
- A Time of Uncertainty (World War One, Inter-War & World War Two: 1910s-1940s)
  - Transport and Communications [construction of the Daglish Railway Station, 1924]
  - Steady growth [particularly in the period c.1920-1930]
- Looking Forward – Urban Village Period (1980s-2010s)

17 Bizzaca, K., op. cit., pp iv-vi
– Subiaco as an urban village, inner city living
– Demolition and redevelopment

4.6 Key References

• City of Subiaco Rate Books (information provided by the City of Subiaco, September 2018)
  Note: The State Records Office does not hold all of the Rate Books for Subiaco.
  Rate Books variously referred to in the information provided by the City of Subiaco included 1903, 1906, 1907/08 to 1910/11, 1912/13 to 1918/19, 1929/30 and 1935/36. No Rates Books are available for the key period 1919/20 to 1928/29.

• Western Australian Post Office Directories (www.slwa.wa.gov.au) (information provided by the City of Subiaco, June 2018)
  Note: The last of the Western Australian Post Office Directories was published in 1949.

• Electoral Rolls (Ancestry.com.au)
  Note: At the time of the preparation of this report, the Electoral Rolls readily available online included 1903 & selected later years through to 1980.

• Online historical newspapers (trove.nla.gov.au)

• Online family trees (Ancestry.com.au)
  Note: These are based on research by others and vary greatly in accuracy and level of detail. For the purpose of this report they are considered as indicative only of marital and other family relationships, as relevant.

• Historical aerial photographs at Landgate (https://www.landgate.wa.gov.au)
  Note: These are available for selected years from 1948 to 2016, and vary in clarity (particularly in the pre 2000 period).
## 5 PLACE RECORDS

<table>
<thead>
<tr>
<th>Address</th>
<th>1 Derby Road, Subiaco</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lot 90, DP 826</td>
<td></td>
</tr>
</tbody>
</table>

| House name | - |

| Photograph | (Greenward Consulting, October 2018) |

<table>
<thead>
<tr>
<th>Contributory Significance</th>
<th>Some contribution to the assessed heritage values of the study area</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Medium to low authenticity</td>
</tr>
<tr>
<td></td>
<td>The authenticity of the house within its streetscape setting has been reduced by the rendering and painting of the walls below the brick string-course and the replacement of the front windows with modern French doors.</td>
</tr>
</tbody>
</table>

| Construction date | c.1920 |

| Historical Notes and Associations | Prior to WWI the only houses along the western side of Derby Road, between Hamersley and Heytesbury Roads, were located at numbers 11 & 15 (constructed c.1912-1913). Two further houses were constructed in this area in c.1915-1916 (numbers 23, & 37), with the remainder of the lots being developed during the 1920s. 1 Derby Road, which was originally referred to as 3 Derby Road, was constructed in c.1920 and was owned and occupied by Fred Troughton (c.1895-1971) until late 1922. The readily available evidence indicates that Fred had married Minnie Hart in Perth in September 1920 and that this was their first family home. The house was advertised for sale at the beginning of December 1922 and other evidence suggests that it was purchased by the Williams family:  

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SUBIACO: new Brick House, tiled roof, all modern conveniences. £150 deposit, balance arranged. 1 Derby-rd., Subiaco.
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The house was sold again in c.1923 and the occupants continued to change regularly over the next two decades, although it appears to have remained the ownership of the extended Roust family from c.1929 until at least the early 1980s. |
James Edwin Roust (c.1863-1935) and Emily Charlotte Buckland (c.1868-1932) were married in Victoria in c.1892 and this couple had at least 3 children: Edith (born c.1894, died 1929); Alva Grace Dorothy (c.1895); and Marguerite Ethel (‘Daisy’) (c.1899) – all of whom had married by the mid 1920s.

James lived here from c.1929 until around the time of his death in the mid 1930s and from the mid-1940s the house became the long-term family home of his daughter, Marguerite (c.1899-1985) and her second husband, Albert Edward Hart, who were married in Perth in 1937.

Historical aerial photographs indicate that the footprint and roof form of the main part of the house have remained unchanged since at least the 1960s.

<table>
<thead>
<tr>
<th>Summary of primary occupants</th>
<th>An analysis of the readily available information suggests that the primary occupants of the property from its time of construction until the c.1960 included:</th>
</tr>
</thead>
<tbody>
<tr>
<td>c.1921-1922</td>
<td>Fred Troughton (motor driver) and Minnie Troughton (home duties) By the mid-1920s Fred and Minnie were living in West Leederville.</td>
</tr>
<tr>
<td>c.1923</td>
<td>Mrs M William In April 1923 a person by the name of A. Williams placed a newspaper notice advising real estate agents that their property at 1 Derby Road had been withdrawn from sale.</td>
</tr>
<tr>
<td>c.1924-1928</td>
<td>Mary Jane Connaughton (widow) Mary Jane Rhodes (c.1869-1949) married James Connaughton (c.1865-1899) in Guildford in c.1891 and this couple had at least 6 children: Ernest (c.1891, died in infancy); Edith (c.1892 died in infancy); Clara (c.1893); William (c.1896); Belinda (c.1897); and Percy (c.1899). In the mid 1920s, Mary was sharing 1 Derby Road with her daughter, Belinda Gray (nee Connaughton) and son-in-law, Percy James Gray. By 1931 Mary was living at 42 Olive Street, Subiaco.</td>
</tr>
<tr>
<td>c.1929-1932</td>
<td>James Edwin Roust (tally clerk) and Emily Charlotte Roust (home duties) James Roust was identified as the owner/occupier of this property in the Subiaco Rates Books of 1929/30.</td>
</tr>
<tr>
<td>c.1933</td>
<td>James Edwin Roust (tally clerk)</td>
</tr>
<tr>
<td>c.1934</td>
<td>James Edwin Roust (tally clerk) and Kenneth Fuller</td>
</tr>
<tr>
<td>c.1935-1937</td>
<td>Kenneth Fuller</td>
</tr>
<tr>
<td>c.1937-1940</td>
<td>Albert Edward Baker (wool sorter) and Florence Ethel Baker (home duties)</td>
</tr>
<tr>
<td>c.1941-1942</td>
<td>Mrs D Ryan</td>
</tr>
<tr>
<td>c.1944-1945</td>
<td>Listed as vacant in the Post Office Directory</td>
</tr>
<tr>
<td>c.1946-1963</td>
<td>Albert Edward Hart (truck driver) and Marguerite Ethel Hart (home duties)</td>
</tr>
<tr>
<td>c.1963 until at least 1980</td>
<td>Marguerite Ethel Hart (home duties)</td>
</tr>
<tr>
<td>Physical Description (Based on a streetscape inspection in October 2018)</td>
<td>Architectural style</td>
</tr>
<tr>
<td>---</td>
<td>---</td>
</tr>
<tr>
<td>1 Derby Road was designed as a modest suburban house, and does not represent any of the major architectural styles of the inter-war era. This was of a scale and form suitable for occupiers such office workers, retail employees and both skilled and unskilled tradesmen.</td>
<td></td>
</tr>
<tr>
<td>Plan form at the street frontage</td>
<td></td>
</tr>
<tr>
<td>• Symmetrical facade. This features a central entrance door, flanked by modern French doors to each of the front rooms.</td>
<td></td>
</tr>
<tr>
<td>Roof form and materials</td>
<td></td>
</tr>
<tr>
<td>• Hipped roof clad with clay tiles. This features a small decorative gable with a rams-horn finial, which is aligned with the main entrance.</td>
<td></td>
</tr>
<tr>
<td>• The main roof extends in a broken-back alignment to form a raked roof over the verandah.</td>
<td></td>
</tr>
<tr>
<td>Wall materials and finishes to the main facade</td>
<td></td>
</tr>
<tr>
<td>• Projecting rendered string-course, which is formed by a single row of bricks set at about 1.6m above floor level.</td>
<td></td>
</tr>
<tr>
<td>• Rendered and painted brickwork below the projecting string-course. Note: based on the age and style of the house, this part of the front wall would have almost certainly been originally finished with either tuck-pointed or plain face brickwork.</td>
<td></td>
</tr>
<tr>
<td>• Traditional roughcast render above the projecting string-course and to the face of the decorative gable.</td>
<td></td>
</tr>
<tr>
<td>Other detailing to main facade</td>
<td></td>
</tr>
<tr>
<td>• Centrally located entrance door (with no sidelights or highlight).</td>
<td></td>
</tr>
<tr>
<td>• Modern French doors to each of the front rooms, with plain highlights over. Note: the detailing of these openings is not consistent with the age and style of the house, but the original detailing has not been determined.</td>
<td></td>
</tr>
<tr>
<td>• Verandah extending across the full width of the main façade.</td>
<td></td>
</tr>
<tr>
<td>• Traditional, half-height, square timber verandah posts set on tapered and capped piers which are constructed of rendered masonry (consistent with the period of construction).</td>
<td></td>
</tr>
<tr>
<td>• Remnants of a timber sunburst detail to the triangular panel at either end of the verandah roof.</td>
<td></td>
</tr>
<tr>
<td>Streetscape setting</td>
<td></td>
</tr>
<tr>
<td>• House set back approximately 4.5m from the Derby Road frontage.</td>
<td></td>
</tr>
<tr>
<td>• Lot width approximately 12.2m.</td>
<td></td>
</tr>
<tr>
<td>• Front yard enclosed by a low timber picket fence.</td>
<td></td>
</tr>
<tr>
<td>General condition</td>
<td></td>
</tr>
<tr>
<td>• Based on a brief streetscape inspection, the house appears to be generally in a fair condition commensurate with its age. However, some of the painted finishes are in deteriorated condition (particularly to exposed timber detailing) and subsidence is evident at the northern end of the verandah.</td>
<td></td>
</tr>
<tr>
<td>References</td>
<td>City of Subiaco – Heritage Area Assessment</td>
</tr>
<tr>
<td>------------</td>
<td>------------------------------------------</td>
</tr>
<tr>
<td>1</td>
<td>- Perth 18-52. Suburb of Subiaco. Plan of Subiaco showing all subdivisions &amp; DP Nos., Battye Library, series235_cons3868_item354 (dating from c.1896-1897)</td>
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</table>
| 2          | - City of Subiaco Rate Books (information provided by the City of Subiaco, September 2018)  
Note: The State Records Office does not hold all the Rate Books for Subiaco and no books are available for the period 1920-1929. |
| 3          | - Western Australian Post Office Directories (www.slwa.wa.gov.au) (including information provided by the City of Subiaco, June 2018)  
Note: The last of the Western Australian Post Office Directories was published in 1949. |
| 4          | - Electoral Rolls (scanned copies of selected years available at ancestry.com.au) |
| 5          | - The West Australian 7 December 1922 p 5 |
| 6          | - The West Australian 17 April 1923 p 4 |
| 7          | - Various other newspaper notices and advertisements relating this property and/or the occupants of the house (trove.nla.gov.au) |
| 8          | - Aerial photographs dated 1964 and 2018, Map Viewer Plus (landgate.wa.gov.au)  
Note: Biographical information has been based on readily available information from a range of online sources including the following as relevant: contemporary newspaper notices (trove.nla.gov.au); Electoral Rolls (selected years available at ancestry.com.au); Australian birth, death and marriage records (transcribed at ancestry.com.au); and online family trees. It is intended to provide an indication of the names, ages and occupations of the primary residents and has not been verified by detailed research. |
| **Address** | 3 Derby Road, Subiaco  
Lot 89, DP 826 |
<table>
<thead>
<tr>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>House name</strong></td>
<td>-</td>
</tr>
<tr>
<td><strong>Photograph</strong></td>
<td>(Greenward Consulting, October 2018)</td>
</tr>
</tbody>
</table>

**Contributory Significance**  
**Some contribution to the assessed heritage values of the study area**  
Medium to low authenticity  
The authenticity of the house within its streetscape setting has been reduced by the rendering of the main facade, the replacement of the original timber verandah posts with paired metal pipes, alterations to the verandah to accommodate a parking bay, and modifications to the detailing of the decorative front gable.

| **Construction date** | c.1920 |
| **Historical Notes and Associations** | Prior to WWI the only houses along the western side of Derby Road, between Hamersley and Heytesbury Roads, were located at numbers 11 & 15 (constructed c.1912-1913). Two further houses were constructed in this area in c.1915-1916 (numbers 23, & 37), with the remainder of the lots being developed during the 1920s.  
3 Derby Road, which was originally referred to as 5 Derby Road, was constructed in c.1920 and was owned and occupied by members of the extended Rodier family until the late 1940s.  
Samuel Henry Rodier (c.1883-1970) and Elizabeth Ann Longley (c.1879-1962) were married in Subiaco in c.1907 and had at least 3 children: Roy Samuel (born c.1911); Leonard Henry (c.1913) and Edna Freda (c.1917). Samuel and Elizabeth continued to live here until c.1945, after which they moved to NSW. By 1943 the house was also occupied by Edna Freda Tindall (nee Rodier) and Victor Sydney Tindall, who had married in Perth in c.1938 and who, in 1945, had at least 5 children: Kenneth (died 1945); Ron; Des; Jocelyn and Melva. Members of this family continued to live here until c.1947 after which they also moved to NSW.  
Historical aerial photographs indicate that the footprint and roof form of the main part of the house have remained unchanged since at least the 1960s. |
Summary of primary occupants

<table>
<thead>
<tr>
<th>Period</th>
<th>Occupants</th>
</tr>
</thead>
<tbody>
<tr>
<td>c.1921-1945</td>
<td>Samuel Henry Rodier (salesman) and Elizabeth Ann Rodier (home duties)</td>
</tr>
<tr>
<td>From at least 1943-c.1947</td>
<td>Victor Sydney Tindall (labourer) and Edna Freda Tindall (home duties)</td>
</tr>
<tr>
<td>c.1949</td>
<td>Michael Somas</td>
</tr>
</tbody>
</table>

Physical Description
(Based on a streetscape inspection in October 2018)

Architectural style
3 Derby Road was designed as a modest suburban house, and does not represent any of the major architectural styles of the inter-war era. This was of a scale and form suitable for occupiers such office workers, retail employees and both skilled and unskilled tradesmen.

Plan form at the street frontage
- Symmetrical façade.
  This features a central entrance door, flanked by windows to each of the front rooms.

Roof form and materials
- Hipped roof clad with corrugated metal sheeting.
  The main roof extends in a broken-back alignment to form a raked roof over the verandah. At the front of the verandah (aligning with the main entrance) there is a small plain gable with a flush panel face.
  Note: based on the age and style of the house, the small gable would probably have been originally finished with a textured face and or simple battens.

Wall materials and finishes to the main façade
- Projecting rendered string-course, formed by a single row of bricks set at about 1.6m above floor level.
- Rendered and painted brick façade.
  Note: based on the age and style of the house, this part of the front wall would probably have been originally finished with a rendered finish above the string-course and either tuck-pointed or plain face brickwork below the string-course.

Other detailing to main façade
- Centrally located entrance door (with no sidelights or highlight).
- Bank of three windows to each front room. Each sash has 6 panes and the current openings are top hinged.
- Plain rendered window sills.
- Verandah extending across the full width of the main façade.
  This has been extended at the northern end to frame a car-parking bay.
- The verandah has a very low masonry along the front edge of the verandah, which provides a base for paired metal-pipe verandah supports.
  Note: based on the age and style of the house, the original verandah supports would have probably been simple square timber posts, possibly set on tapered rendered masonry piers (similar to 1 Derby Road).
- Timber sunburst detail to the triangular panel at either end of the verandah roof.
Streetscape setting

- House set back approximately 4.5m from the Derby Road frontage.
- Lot width approximately 12.2m.
- Front yard enclosed by a square top timber picket fence.

General condition

- Based on a brief streetscape inspection, the house appears to be well maintained and in good condition, commensurate with its age.

References

- Perth 18-52. Suburb of Subiaco. Plan of Subiaco showing all subdivisions & DP Nos., Battye Library, series235_cons3868_item354 (dating from c.1896-1897)
- City of Subiaco Rate Books (information provided by the City of Subiaco, September 2018)
  Note: The State Records Office does not hold all the Rate Books for Subiaco and no books are available for the period 1920-1929.
- Western Australian Post Office Directories (www.slwa.wa.gov.au) (including information provided by the City of Subiaco, June 2018)
  Note: The last of the Western Australian Post Office Directories was published in 1949.
- Electoral Rolls (scanned copies of selected years available at ancestry.com.au)
- Various newspaper notices and advertisements relating this property and/or the occupants of the house (trove.nla.gov.au)
- Aerial photographs dated 1964 and 2018, Map Viewer Plus (landgate.wa.gov.au)
  Note: Biographical information has been based on readily available information from a range of online sources including the following as relevant: contemporary newspaper notices (trove.nla.gov.au); Electoral Rolls (selected years available at ancestry.com.au); Australian birth, death and marriage records (transcribed at ancestry.com.au); and online family trees. It is intended to provide an indication of the names, ages and occupations of the primary residents and has not been verified by detailed research.
<table>
<thead>
<tr>
<th>Address</th>
<th>5 Derby Road, Subiaco</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Lot 88, DP 826</td>
</tr>
<tr>
<td>House name</td>
<td>-</td>
</tr>
<tr>
<td>Photograph</td>
<td>(Greenward Consulting, October 2018)</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Contributory Significance</th>
<th>Some contribution to the assessed heritage values of the study area</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Medium authenticity</td>
</tr>
<tr>
<td></td>
<td>The authenticity of the house within its streetscape setting has been reduced by the rendering of what was almost certainly face brickwork, plus the addition of Victorian era detailing to the verandah.</td>
</tr>
</tbody>
</table>

| Construction date | c.1929 |

| Historical Notes and Associations | Prior to WWI the only houses along the western side of Derby Road, between Hamersley and Heytesbury Roads, were located at numbers 11 & 15 (constructed c.1912-1913). Two further houses were constructed in this area in c.1915-1916 (numbers 23, & 37), with the remainder of the lots being developed during the 1920s. 5 Derby Road was constructed in c.1929 and was owned and occupied by Ada Simpson until (or near) the time of her death. Ada Clarissa Hill (c.1871-1960) had married Sidney Simpson (c.1862-1921) in NSW in c.1895 and this couple had at least 4 children: Thelma Ada (c.1898), Edna Hephzibah (c.1900, died in early childhood); Charles Pallant (c.1901) and Alexander William ('Bill')(c.1910). From at least 1910 until the mid-1920s members of this family were living in North Perth, but by the late 1920s Ada had moved into a newly built house at 5 Derby Road. Ada shared this house with her unmarried sister, Hephzibah Sarah Hill (c.?-1952) and at least one of her children, Alexander William Simpson (clerk, later sales manager). Alexander married Joan Aldred in Perth in c.1951 and they lived with Ada at 5 Derby Road until at least 1958 (possibly remaining here until around the time of Ada’s death in 1960). By the early 1960s they had moved to Floreat. |
Historical aerial photographs indicate that major rear additions were constructed in the period c.1985-1995. However, the footprint and roof form at the front of the house appear to have remained largely unchanged since at least the 1960s.

<table>
<thead>
<tr>
<th>Summary of primary occupants</th>
<th>An analysis of the readily available information suggests that the primary occupants of the property from its time of construction until the late 1950s included:</th>
</tr>
</thead>
<tbody>
<tr>
<td>c.1930 until at least 1958</td>
<td>Ada Clarissa Simpson (home duties)</td>
</tr>
</tbody>
</table>

### Physical Description
(Based on a streetscape inspection in October 2018)

#### Architectural style
5 Derby Road was designed as a modest suburban house, and does not represent any of the major architectural styles of the inter-war era.

#### Plan form at the street frontage
- Symmetrical facade.  
  This features a central entrance door, flanked by windows to each of the front rooms.

#### Roof form and materials
- Corrugated metal roof sheeting.  
- Hipped roof with a gable vent facing the street at the end of the east-west ridge line.
  The main roof extends in a broken-back alignment to form a raked roof over the verandah. At the back of the verandah roof (aligning with the main entrance) there is a batten gable with a turned timber finial.
- Plain face-brick chimney with a simple, single brick cap.

#### Wall materials and finishes to the main facade
- Double projecting rendered string-course, formed by 2 rows of bricks, with the first set at about 2.4m above floor level and stepping up over the top of the door and window openings.
- Rendered and painted façade.
  Note: based on the age and style of the house, the front wall would probably have been originally finished with face brickwork, possibly with a contrasting rough-cast render eaves panel above the string-course.

#### Other detailing to main facade
- Centrally located entrance door, with sidelights and highlights.
- Paired double-hung windows to each front room.
- Plain rendered window sills with curved under-sill panels.
- Verandah extending across the full width of the main façade.
  This has turned-timber posts and lace-work frieze and brackets, both of which are details more consistent with the Victorian and early Federation eras than the mid Inter-War era.
  Note: based on the age and style of the house, the original verandah supports would have probably been simple square timber posts, possibly set on tapered rendered masonry piers
- Vertical timber balustrettes to the triangular panel at either end of the verandah roof.
<table>
<thead>
<tr>
<th>Streetscape setting</th>
</tr>
</thead>
<tbody>
<tr>
<td>• House set back approximately 4.5m from the Derby Road frontage.</td>
</tr>
<tr>
<td>• Lot width approximately 12.2m.</td>
</tr>
<tr>
<td>• The northern part of the front yard is defined by a low limestone block wall backed by a low clipped hedge. On the southern side a brick-paved car-parking bay extends at a continuous grade from the verandah floor.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>General condition</th>
</tr>
</thead>
<tbody>
<tr>
<td>• Based on a brief streetscape inspection, the house appears to be well maintained and in good condition, commensurate with its age.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>References</th>
</tr>
</thead>
<tbody>
<tr>
<td>• Perth 18-52. Suburb of Subiaco. Plan of Subiaco showing all subdivisions &amp; DP Nos., Battye Library, series215_cons3868_item354 (dating from c.1896-1897)</td>
</tr>
<tr>
<td>• City of Subiaco Rate Books (information provided by the City of Subiaco, September 2018)</td>
</tr>
<tr>
<td>Note: The State Records Office does not hold all the Rate Books for Subiaco and no books are available for the period 1920-1929.</td>
</tr>
<tr>
<td>• Western Australian Post Office Directories (<a href="http://www.slwa.wa.gov.au">www.slwa.wa.gov.au</a>) (including information provided by the City of Subiaco, June 2018)</td>
</tr>
<tr>
<td>Note: The last of the Western Australian Post Office Directories was published in 1949.</td>
</tr>
<tr>
<td>• Electoral Rolls (scanned copies of selected years available at ancestry.com.au)</td>
</tr>
<tr>
<td>• Various newspaper notices and advertisements relating this property and/or the occupants of the house (trove.nla.gov.au)</td>
</tr>
<tr>
<td>Note: Biographical information has been based on readily available information from a range of online sources including the following as relevant: contemporary newspaper notices (trove.nla.gov.au); Electoral Rolls (selected years available at ancestry.com.au); Australian birth, death and marriage records (transcribed at ancestry.com.au); and online family trees. It is intended to provide an indication of the names, ages and occupations of the primary residents and has not been verified by detailed research.</td>
</tr>
</tbody>
</table>
### Address

<table>
<thead>
<tr>
<th>Address</th>
<th>9 Derby Road, Subiaco</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Lot 87, DP 826</td>
</tr>
</tbody>
</table>

### House name

- 

### Photograph

(Greenward Consulting, October 2018)

![Image of the house](image)

### Contributory Significance

<table>
<thead>
<tr>
<th>Some contribution to the assessed heritage values of the study area</th>
</tr>
</thead>
<tbody>
<tr>
<td>Medium authenticity</td>
</tr>
<tr>
<td>The authenticity of the house within its streetscape setting has been reduced by the visually prominent later infill to the entrance verandah.</td>
</tr>
</tbody>
</table>

### Construction date

- c.1920

### Historical Notes and Associations

- Prior to WWI the only houses along the western side of Derby Road, between Hamersley and Heytesbury Roads, were located at numbers 11 & 15 (constructed c.1912-1913). Two further houses were constructed in this area in c.1915-1916 (numbers 23, & 37), with the remainder of the lots being developed during the 1920s.
- A house was built on Lot 87 in c.1920. The occupants changed regularly until 1933 when it became the family home of George and Edith Carr. George Lawrence Carr (c.1905-1998) and Edith Mary Price (c.1906-?) were married in Perth in c.1932 and their first child, Laurence, was born at 9 Derby Road in April 1933.
- By 1954 George and Edith had moved to Scarborough.
- Historical aerial photographs indicate that the footprint and roof form of the main part of the house have remained largely unchanged since at least the 1960s.

### Summary of primary occupants

<table>
<thead>
<tr>
<th>An analysis of the readily available information suggests that the primary occupants of the property from its time of construction until the c.1949 included:</th>
</tr>
</thead>
<tbody>
<tr>
<td>c.1921-1922 W T McKay</td>
</tr>
<tr>
<td>c.1923 Leslie William McKay</td>
</tr>
<tr>
<td>This was possibly the Leslie William McKay (draper) who was living with Edith Amy McKay at 73 Nicholson Road in 1925.</td>
</tr>
<tr>
<td>Date</td>
</tr>
<tr>
<td>-----------</td>
</tr>
<tr>
<td>c.1924-1926</td>
</tr>
<tr>
<td>c.1927</td>
</tr>
<tr>
<td>c.1928-1929</td>
</tr>
<tr>
<td>c.1930</td>
</tr>
<tr>
<td>c.1931-1932</td>
</tr>
<tr>
<td>c.1933-1949</td>
</tr>
</tbody>
</table>

**Physical Description**  
*(Based on a streetscape inspection in October 2018)*

Architectural style  
This house was designed with some late influence of the Federation Queen Anne style. It was of a scale and form suitable for occupiers such office workers, retail employees and both skilled and unskilled tradesmen.

Plan form at the street frontage  
- Asymmetrical stepped facade.  
  This has an L-shaped frontage with a projecting wing on the northern side of the main facade. The elbow of the stepped frontage was occupied a wide and deep entrance verandah (now enclosed).

Roof form and materials  
- Hipped-gabled roof, clad with clay tiles and featuring a rams-horn finial at the apex of the street-facing gable.  
- Dropped hipped roof over the original entrance verandah.  
- One face-brick chimney on the northern side of the house.

Wall materials and finishes to the main facade  
- Tuck-pointed brickwork to the main façade with 2 contrasting rendered string-courses, one at door head height and the other at window sill height.  
  Note: the face brickwork below the bottom string-course has been painted white.  
- Contrasting rough-cast rendered panel below the front window.

Other detailing to main facade  
- Roughcast rendered face to the large street-facing gable, finished with a simple pattern of vertical timber battens.  
- Projecting rectangular window bay to the face of the front wing.
• Raked, tiled window awning over the front window. This has carved timber brackets and timber baluster end panels.
• Two double hung windows, set under the window awning and over a continuous moulded sill.
• Decorative breeze block infill panel along the eastern face of the former entrance verandah.
• Face-brick wall set with 2 double hung windows.
• Entrance door set at the rear of the former entrance verandah, facing south.

Streetscape setting
• House set back approximately 3.5m from the Derby Road frontage.
• Lot width approximately 12.2m.
• No front fence.

General condition
• Based on a brief streetscape inspection, the house appears to be in a fair condition, commensurate with its age. However, there is some localised evidence of deterioration of mortar joints and of some of the painted finishes.

References
• Perth 18-52. Suburb of Subiaco. Plan of Subiaco showing all subdivisions & DP Nos., Battye Library, series235_cons3868_item354 (dating from c.1896-1897)
• City of Subiaco Rate Books (information provided by the City of Subiaco, September 2018)
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• Western Australian Post Office Directories (www.slwa.wa.gov.au) (including information provided by the City of Subiaco, June 2018)
  Note: The last of the Western Australian Post Office Directories was published in 1949.
• UK, Outward Passenger Lists, 1890-1960 (database on-line at ancestry.com.au)
• Electoral Rolls (scanned copies of selected years available at ancestry.com.au)
• Various newspaper notices and advertisements relating this property and/or the occupants of the house (trove.nla.gov.au)
• Aerial photographs dated 1964 and 2018, Map Viewer Plus (landgate.wa.gov.au)
  Note: Biographical information has been based on readily available information from a range of online sources including the following as relevant: contemporary newspaper notices (trove.nla.gov.au); Electoral Rolls (selected years available at ancestry.com.au); Australian birth, death and marriage records (transcribed at ancestry.com.au); and online family trees. It is intended to provide an indication of the names, ages and occupations of the primary residents and has not been verified by detailed research.
### Address

<table>
<thead>
<tr>
<th>11 Derby Road, Subiaco</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lot 86, DP 826</td>
</tr>
</tbody>
</table>

### House name

-  

### Photograph

(Greenward Consulting, October 2018)

### Contributory Significance

**Some contribution to the assessed heritage values of the study area**

Medium to low authenticity

The authenticity of the house within its streetscape setting has been reduced by the rendering of what was almost certainly tuck-pointed brickwork, the realignment of the front of the verandah and the removal of the window awning to the projecting wing.

### Construction date

c.1912

### Historical Notes and Associations

Prior to WWI the only houses along the western side of Derby Road, between Hamersley and Heytesbury Roads, were located at numbers 11 & 15. The physical evidence (as viewed from the street) suggests that these two houses were constructed to the same design, and it is therefore possible that they were erected by the same builder. Two further houses were constructed in this area in c.1915-1916 (numbers 23, & 37), with the remainder of the lots being developed during the 1920s.

The Subiaco Rate Books identified a house on Lot 87 in as early as 1912/13, when the owner was listed as Edith Bickerton (later listed as Alfred Bickerton). The Post Office Directories initially listed this house as #3, changing to #13 in 1920 and #11 in 1922.

Samuel Gardiner was identified as the tenant in 1914/1915 and he subsequently purchased the property, with members of this family living here in c.1915-1922; c.1924-1934 and c.1947 until at least 1958. Samuel (c.1875-1934) and Margaret (c.1883-1966) had at least 3 children: George Harley (born ?); James Sydney (c.1915); and William Martin (c.1922). By the time of Samuel’s death in August 1934, they had moved to West Leederville, but Margaret returned to Derby Road in c.1947, sharing the house for many years with her youngest son, William Martin Gardiner (clerk) and daughter-in-law, Esther Joan Gardiner. By the early 1960s William and Esther had moved to Floreat.
<table>
<thead>
<tr>
<th><strong>Summary of primary occupants</strong></th>
<th>An analysis of the readily available information suggests that the primary occupants of the property from its time of construction until the late 1950s included:</th>
</tr>
</thead>
</table>
| c.1913                          | Grenville  
This person was identified as the tenant of this house in the Rates Books of 1912/13. It is possible that this was the Ivan Julian Claude Henry Granville (accountant) who was listed as a resident of Derby Road in the Electoral Rolls of 1913. By 1916 this man had taken up farming at Morowa. |
| c.1914                          | Bernard Lynch  
This was probably the Bernard Patrick Lynch (c.1872-1930) who married Marion Roach (c.1882-1921) in Menzies in c. 1902. Bernard and Marion lived in various locations around Subiaco in c.1910-1914, including Hensman Road (c.1910-1911); Bagot Road (c.1912); Seddon Street (c.1913); and Derby Road (c.1914). |
| c.1915-1922                     | Samuel Finnie Gardiner (draper) and Margaret McIndoe Paterson Gardiner (home duties) |
| c.1923                          | Mrs Grant |
| c.1924-1934                     | Samuel Finnie Gardiner (draper) and Margaret McIndoe Paterson Gardiner (home duties) |
| c.1935-1938                     | Lesley William Hall (modeller) and Mary Anna Hall (home duties) |
| c.1939-1940                     | Henry G Mitchell |
| c.1941-1942                     | vacant |
| c.1943-1946                     | William John Kirkham (manager) and Gwendoline Sarah Nell Kirkham (home duties) |
| c.1947 until at least 1958      | Margaret McIndoe Paterson Gardiner (home duties) |

<table>
<thead>
<tr>
<th><strong>Physical Description</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>Architectural style</td>
</tr>
<tr>
<td>The design of this house was probably influenced by the Federation Queen Anne style, but key detailing has been obscured by the later rendered finish to the facade. It was of a scale and form suitable for occupiers such white-collar workers and professional men.</td>
</tr>
<tr>
<td>Plan form at the street frontage</td>
</tr>
</tbody>
</table>
| • Asymmetrical façade  
This features a prominent stepped wing on the northern side, with a verandah extending across the remainder of the frontage. |
| Roof form and materials |
| • Hipped-gabled roof clad with corrugated metal sheeting. |
| • Prominent street-facing gable to the projecting wing (with the barge board and apex detailing modified as part of the installation of the modern roof cladding). |
| • Battened eaves. |
• Dropped bull-nose roof to the verandah.

Wall materials and finishes to the main facade

• Plain rendered facade.
  Note: based on the age and style of the house, the front wall would probably have been originally finished with tuck-pointed brickwork with one or more contrasting rendered string-courses.

Other detailing to main facade

• Roughcast rendered face to the gable. This features a simple pattern of vertical timber battens, finished with a small diagonal batten at each of the bottom corners.
• Projecting rectangular window bay to the face of the front wing, set with 2 double-hung windows.
• Main entrance set under the verandah and abutting the projecting wing. This has a timber panel where a sidelight was traditionally located
• Single, full-height double hung window opening onto the verandah.
• Turned-timber verandah posts.

Streetscape setting

• House set back approximately 3.5m from the Derby Road frontage.
• Lot width approximately 12.2m.
• Front yard enclosed by a scalloped timber picket fence.

General condition

• Based on a brief streetscape inspection, the house appears to be well maintained and in good condition, commensurate with its age.

References

• Perth 18-52. Suburb of Subiaco. Plan of Subiaco showing all subdivisions & DP Nos., Battye Library, series235_cons3868_item354 (dating from c.1896-1897)
• City of Subiaco Rate Books (information provided by the City of Subiaco, September 2018)
  Note: The State Records Office does not hold all the Rate Books for Subiaco and no books are available for the period 1920-1929.
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  Note: The last of the Western Australian Post Office Directories was published in 1949.
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• Various newspaper notices and advertisements relating this property and/or the occupants of the house (trove.nla.gov.au)
  Note: Biographical information has been based on readily available information from a range of online sources including the following as relevant: contemporary newspaper notices (trove.nla.gov.au); Electoral Rolls (selected years available at ancestry.com.au); Australian birth, death and marriage records (transcribed at ancestry.com.au); and online family trees. It is intended to provide an indication of the names, ages and occupations of the primary residents and has not been verified by detailed research.
Page Left Blank Intentionally
**Address**  
15 Derby Road, Subiaco  
Lot 85, DP 826

**House name** -

**Photograph**  
(Greenward Consulting, October 2018)

| **Contributory Significance** | Some contribution to the assessed heritage values of the study area  
Medium to low authenticity  
The authenticity of the house within its streetscape setting has been reduced by the rendering of what was almost certainly tuck-pointed brickwork. |
| --- | --- |

| **Construction date** | c.1913 |

| **Historical Notes and Associations** | Prior to WWI the only houses along the western side of Derby Road, between Hamersley and Heytesbury Roads, were located at numbers 11 & 15. The physical evidence (as viewed from the street) suggests that these two houses were constructed to the same design, and it is therefore possible that they were erected by the same builder. Two further houses were constructed in this area in c.1915-1916 (numbers 23, & 37), with the remainder of the lots being developed during the 1920s.  
In the Subiaco Rates Books of 1912/13 Lot 85 was identified as a vacant block owned by Robina Campbell and a house was built here at around that time. The Post Office Directories initially listed this house as #5, changing to #15 in 1920.  
Robert Campbell (c.1880-1941) and Robina (nee Mathewson) (c.1882-1931) migrated to Australia from Scotland in mid-1913, together with their eldest child, Robert, jnr (born c.1909). In the mid 1920s, members of this family (including their second child, Jean) were living in East Perth, but they had returned to 15 Derby Road by 1930 and were still living there at the time of Robina’s death in April 1931.  
Robert married Mary Wishart Melville (c.1887-1980) in c.1934 and Mary was still listed at this address in the Electoral Rolls of 1980.  
Historical aerial photographs indicate that the footprint and roof form of the main part of the house have remained largely unchanged since at least the 1960s. |
| --- | --- |
### Summary of primary occupants

An analysis of the readily available information suggests that the primary occupants of the property from its time of construction until c.1980 included:

<table>
<thead>
<tr>
<th>Period</th>
<th>Occupants</th>
</tr>
</thead>
<tbody>
<tr>
<td>c.1914-1921</td>
<td>Robert Campbell (engineer) and Robina Campbell (home duties)</td>
</tr>
<tr>
<td>c.1922</td>
<td>Mrs Baxter</td>
</tr>
</tbody>
</table>
| c.1923-1930     | Harry Hayter (woodman) and Alice Hayter (home duties)  
                  | Harry Hayter (c.1861-1949) and his wife, Alice (c.1870-?) migrated to Western Australia in 1921, together with their daughter, Ethel. Harry had established a fuel depot at the Railway Road end of Hamersley Road by 1924 and he continued to operate this business until c.1932. Towards the end of that period Harry and Alice were living at 8 Sadlier Street, Subiaco, but by the mid 1930s they had moved to 105 Rokeby Road. |
| c.1930-1931     | Robert Campbell (engineer, City Gas Works) and Robina Campbell (home duties) |
| c.1931-1934     | Robert Campbell (engineer)                     |
| c.1934-1941     | Robert Campbell (engineer) and Mary Wishart Campbell (home duties)  |
| c.1941 until c.1980 |
|                 | Mary Wishart Campbell (widow)                  |

### Physical Description

(Based on a streetscape inspection in October 2018)

**Architectural style**

The design of this house was probably influenced by the Federation Queen Anne style, but key detailing has been obscured by the later rendered finish to the facade. It was of a scale and form suitable for occupiers such white-collar workers and professional men.

**Plan form at the street frontage**

- **Asymmetrical façade**
  - This features a prominent stepped wing on the northern side, with a verandah extending across the remainder of the frontage.

**Roof form and materials**

- Hipped-gabled roof clad with corrugated metal sheeting.
- Prominent street-facing gable to the projecting wing (with the barge board and apex detailing modified as part of the installation of the modern roof cladding).
- Battened eaves.
- Dropped bull-nose roof to the verandah.
- Face-brick chimney with a rendered cap behind the projecting wing.

**Wall materials and finishes to the main facade**

- Plain rendered facade.
  - Note: based on the age and style of the house, the front wall would probably have been originally finished with tuck-pointed brickwork with one or more contrasting rendered string-courses.

**Other detailing to main facade**

- Roughcast rendered face to the gable. This features a simple pattern of vertical timber battens, finished with a small diagonal batten at each of the bottom corners.
• Projecting rectangular window bay to the face of the front wing.
• Raked window awning with curved timber brackets and square timber balusters to the end panels.
• Two double-hung windows under the window awning, each with a rendered sill and curved under-sill panel.
• Main entrance set under the verandah and abutting the projecting wing. This has traditional moulded architraves, a sidelight and highlight.
• Single, full-height double hung window opening onto the verandah.
• Turned-timber verandah posts.

Streetscape setting
• House set back approximately 4m from the Derby Road frontage.
• Lot width approximately 12.2m.
• Southern part of front yard paved as a car-parking bay. Northern part of front yard enclosed by a timber picket fence.

General condition
• Based on a brief streetscape inspection, the house appears to be well maintained and in good condition, commensurate with its age.

References
• Perth 18-52. Suburb of Subiaco. Plan of Subiaco showing all subdivisions & DP Nos., Battye Library, series235_cons3868_item354 (dating from c.1896-1897)
• City of Subiaco Rate Books (information provided by the City of Subiaco, September 2018)
  Note: The State Records Office does not hold all the Rate Books for Subiaco and no books are available for the period 1920-1929.
• Western Australian Post Office Directories (www.slwa.wa.gov.au) (including information provided by the City of Subiaco, June 2018)
  Note: The last of the Western Australian Post Office Directories was published in 1949.
• Electoral Rolls (scanned copies of selected years available at ancestry.com.au)
• SRO of Western Australia; Fremantle Outports Inwards Jul 1902 - 1915; Accession: 457; Item: 71; Roll: 175 (ancestry.com.au)
• National Archives of Australia; Queen Victoria Terrace, Parkes ACT 2600.; Inward passenger manifests for ships and aircraft arriving at Fremantle, Perth Airport and Western Australian outports from 1897-1963; Series Number: K 269; Reel Number: 42 (ancestry.com.au) The West Australian 4 July 1931 p 13
• Various newspaper notices and advertisements relating this property and/or the occupants of the house (trove.nla.gov.au)
• Aerial photographs dated 1964 and 2018, Map Viewer Plus (landgate.wa.gov.au)
  Note: Biographical information has been based on readily available information from a range of online sources including the following as relevant: contemporary newspaper notices (trove.nla.gov.au); Electoral Rolls (selected years available at ancestry.com.au); Australian birth, death and marriage records (transcribed at ancestry.com.au); and online family trees. It is intended to provide an indication of the names, ages and occupations of the primary residents and has not been verified by detailed research.
Page Left Blank Intentionally
<table>
<thead>
<tr>
<th><strong>Address</strong></th>
<th>17 Derby Road, Subiaco (corner Redfern Street)</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>House name</strong></td>
<td>-</td>
</tr>
<tr>
<td><strong>Photograph</strong> (Greenward Consulting, October 2018)</td>
<td><img src="image1.png" alt="Image" /> Derby Road elevation  <img src="image2.png" alt="Image" /> Redfern Street elevation</td>
</tr>
<tr>
<td><strong>Contributory Significance</strong></td>
<td><strong>Some contribution to the assessed heritage values of the study area</strong>  Medium to low authenticity  The original design can still be readily understood at close inspection, but a matching second storey addition over the original roofline has altered the scale and detailing as viewed from Derby Road.  The rear addition is in a modern contrasting style that cuts across part of the prominent side gable of the original house.</td>
</tr>
<tr>
<td><strong>Construction date</strong></td>
<td>c.1928</td>
</tr>
<tr>
<td>------------------------</td>
<td>-------</td>
</tr>
<tr>
<td><strong>Historical Notes and Associations</strong></td>
<td>Prior to WWI the only houses along the western side of Derby Road, between Hamersley and Heytesbury Roads, were located at numbers 11 &amp; 15 (constructed c.1912-1913). Two further houses were constructed in this area in c.1915-1916 (numbers 23, &amp; 37), with the remainder of the lots being developed during the 1920s. Lot 84 was developed in c.1928 and the Subiaco Rate Books of 1929/30 listed Mrs Alice O'Donnell as the owner and Redmond O'Donnell as the occupier of this property. Redmond Joseph O'Donnell (c.1880-1945) and Alice Maud Whitfield (c.1881-1955) were married in Perth in c.1905 and this couple had 1 child: Frank Nagel O'Donnell (born c.1908). Prior to establishing a long-term family home at 17 Derby Road members of this family had lived in various locations including: 26 Hamersley Road, Subiaco (c.1910); Southern Cross (c.1913) (where Redmond was working for the Southern Cross Times); 159 Hamersley Road, Subiaco (c.1917); 12 Chester Street, Subiaco (c.1925) and 92 Salisbury Street (c.1928). Alice continued to live at 17 Derby Road for a couple of years after Redmond’s death, but had moved to East Perth by the late 1940s. Historical aerial photographs indicate that this house was extended in the period c.1985-1995 and with further rear additions in c.2008.</td>
</tr>
<tr>
<td><strong>Summary of primary occupants</strong></td>
<td>An analysis of the readily available information suggests that the primary occupants of the property from its time of construction until c.1949 included:</td>
</tr>
<tr>
<td>c.1929-1945</td>
<td>Redmond Joseph O’Donnell (linotype operator) and Alice Maude O’Donnell (home duties)</td>
</tr>
<tr>
<td>c.1945-1947</td>
<td>Alice Maude O’Donnell (widow)</td>
</tr>
<tr>
<td>c.1949</td>
<td>Alexander Hamilton Brown (traveller) and Margaret Mary Brown (home duties).</td>
</tr>
<tr>
<td></td>
<td>Alexander Hamilton Brown (c.1912-1976) and Margaret Mary Flanagan (c.1912-1976) were married in Victoria in c.1947. In the Electoral Rolls of 1949, Alexander’s father, Hamilton Brown (theatre manager) was also listed at this address. Newspaper notices indicate that Hamilton (snr) had been the manager of the Palladium Theatre in the 1920s and in 1931 he was described as the manager of Greater Union WA Ltd. By 1951 Alexander and Margaret had moved to Nedlands.</td>
</tr>
<tr>
<td><strong>Physical Description</strong> (Based on a streetscape inspection in October 2018)</td>
<td>Architectural style</td>
</tr>
<tr>
<td></td>
<td>The design of the original part of this house was influenced by the Inter-War California Bungalow style, and was of a scale and form suitable for occupiers such white-collar workers, skilled tradesmen and professional men. The late 20th century second storey additions were designed to match the external detailing of the original house. The early 21st century rear additions were designed in a distinctive and clearly modern style. Plan form at the street frontage</td>
</tr>
</tbody>
</table>
| | • Asymmetrical stepped façade designed to address both street frontages. The main facade features a prominent gabled wing on the northern side, facing Derby Road and a second prominent gabled wing, facing Redfern Street. The
The corner is occupied by a deep porch, and at the junction of the two wings the facade steps out to form an entry vestibule.

### Roof form and materials
- Multi-gabled roof clad with clay tiles, with rams-horn finals at the gable ends. This includes 1 full east-facing gable, 1 part east-facing gable and 1 south-facing gable to the main roof of the original house. A third east-facing gable was constructed as the roof of the late twentieth century second storey additions.
- The main roof extends in a broken back alignment to form a raked roof over the corner verandah.
- One chimney located on the southern side of the house, with rough-cast rendered face and flat cap.
- Exposed rafters.

### Wall materials and finishes to the main facade
- Tuck-pointed brickwork with a deep rough-cast rendered eaves panel above door height.
- Plain rendered plinth around the base of the walls.

### Other detailing to main facade
- Flush panelled faces to the gables, each finished with a simple pattern of vertical and horizontal timber battens.
- Main entrance located on the eastern side of the entry vestibule under the corner verandah. This is framed by sidelights and highlights.
- Triple casement windows to the face of the east-facing projecting wing. These have a tiled awning with plain angled brackets; 9 small panes to the upper third of each sash; and a plain rendered sill.
- French doors opening onto the rear of the verandah.
- Fireplace hearth and lower section of the chimney exposed as a projecting element on the face of the south-facing wing.
- Rough-cast rendered masonry posts to the verandah, linked by a rendered masonry balustrade wall.

### Streetscape setting
- House set back approximately 5.5m from the Derby Road frontage.
- Lot width approximately 12.2m.
- Front yard enclosed by a tall rendered masonry posts, linked by a low rendered wall and metal bar infill panels.

### General condition
- Based on a brief streetscape inspection, the house appears to be well maintained and in a good condition, commensurate with its age.

### References
- Perth 18-52. Suburb of Subiaco. Plan of Subiaco showing all subdivisions & DP Nos., Battye Library, series235_cons3868_item354 (dating from c.1896-1897)
- City of Subiaco Rate Books (information provided by the City of Subiaco, September 2018)
  
Note: The State Records Office does not hold all the Rate Books for Subiaco and no books are available for the period 1920-1929.
• Western Australian Post Office Directories (www.slwa.wa.gov.au) (including information provided by the City of Subiaco, June 2018)

  Note: The last of the Western Australian Post Office Directories was published in 1949.

• Electoral Rolls (scanned copies of selected years available at ancestry.com.au)

• *A Biographical Review of Subiaco, 1910*, an unpublished private research paper by Annette Green (as updated December 2017)

• Various newspaper notices and advertisements relating to this property and/or the occupants of the house (trove.nal.gov.au)


Note: Biographical information has been based on readily available information from a range of online sources including the following as relevant: contemporary newspaper notices (trove.nla.gov.au); Electoral Rolls (selected years available at ancestry.com.au); Australian birth, death and marriage records (transcribed at ancestry.com.au); and online family trees. It is intended to provide an indication of the names, ages and occupations of the primary residents and has not been verified by detailed research.
Contributory Significance

Some contribution to the assessed heritage values of the study area
Medium to low authenticity
The original design can still be readily understood at close inspection, but large matching additions along both the Derby Road and Redfern Street frontages have altered the scale and form as viewed from the public realm.

Construction date
c.1916

Historical Notes and Associations

Prior to WWI the only houses along the western side of Derby Road, between Hamersley and Heytesbury Roads, were located at numbers 11 & 15 (constructed c.1912-1913). Two further houses were constructed in this area in c.1915-1916 (numbers 23, & 37), with the remainder of the lots being developed during the 1920s. Lots 38 & 39 had been acquired by E Nelson by 1915/1916 and in the following year the Subiaco Rates Books identified a house at this address.

Edward Ernest Nelson (c.1874-1952) and Susan Isabelle Robinson (c.1877-1959) were married in Coolgardie in c.1900 and this couple had at least 2 children: Charles Milbank (born c.1901) and Dorothy Ethel (c.?). Members of this family lived at 24 Gloster Street in c.1908-1916 before moving to their new family home at the corner of Redfern Street and Derby Road.

In 1933, the following information was provided in a newspaper article about Mr. E E Nelson, Assistant Superintendent of Telephones (who was retiring due to ill health):

Nelson was born at Carlton, Victoria, in 1875 and came to Western Australia, owing to the depression following the land boom, in 1896. He joined the Postmaster-General’s Department in Perth as a telegraphist, and was transferred to Kellerberrin in 1897, and to Coolgardie in 1898. Eight years later he returned to Perth, and in 1913 he was attached to the State Engineer’s branch, where he
remained for four years. ... In 1917 he was appointed assistant superintendent, being placed in control of the traffic and commercial sections of the telephone branch. Later, he was in charge of telephone traffic, which embraced staffing, trunk line provision, equipment, and new exchanges. He was acting-superintendent for periods aggregating over three years.

In c.1936 Edward and Susan retired to Nedlands. 23 Derby Road was then occupied by Francis Hearn (c.1888-1964) and Sarah Ann Hearn (nee ?) (c.1883-1955), who remained here until around the time of Sarah’s death. By 1958, Hugh had retired to Lathlain Park.

Historical aerial photographs show that the original house was constructed on Lot 38 and in as late as 1954 Lot 39 was occupied as an open yard with sheds near the rear lane. This site had been redeveloped with a second house by 1964, but this was demolished in the late twentieth century. Major additions were made at the rear of the original house in c.1985-1995 (facing Redfern Street). Following the demolition of the adjacent mid-twentieth century house it was also extended along the Derby Street frontage and further alterations were made to the rear.

<table>
<thead>
<tr>
<th>Summary of primary occupants</th>
<th>An analysis of the readily available information suggests that the primary occupants of the property from its time of construction until the mid 1950s included:</th>
</tr>
</thead>
<tbody>
<tr>
<td>c.1917-1936</td>
<td>Edward Ernest Nelson (telegraphist, later manager) and Susan Isabelle Nelson (home duties)</td>
</tr>
<tr>
<td>c.1936-mid 1950s</td>
<td>Hugh Francis Hearn (café proprietor) and Sarah Ann Hearn (home duties)</td>
</tr>
</tbody>
</table>

### Physical Description
(Based on a streetscape inspection in October 2018)

**Architectural style**
The design of the original part of this house was influenced by the Federation Queen Anne style, and was of a scale and form suitable for occupiers such white-collar workers and professional men.

The late 20th century second storey additions were designed to match the external detailing of the original house.

**Plan form at the street frontage**

- Asymmetrical stepped façade designed to address both street frontages.
  - The original part of the house faced Redfern Street, with a projecting wing at the western end of the main facade. A verandah abutted this wing and returned along the eastern side of the house.
  - The house has been extended to the west and south with matching verandahs along both street frontages.

**Roof form and materials**

- Hipped-gabled roof clad with clay tiles, with rams-horn finials at the gable ends.
  - This has been extended along both street frontages, with matching roof and gable detailing.

  - The main roof extends in a broken-back alignment over the verandahs.
  - One face-brick chimney on the western side of the original house, with contrasting rendered detailing to the cap.

- Exposed rafters.

**Wall materials and finishes to the main facade**

- Tuck-pointed brickwork with two rendered string-courses, one at door head height and one at window sill height.
**Rough-cast render finish to the deep eaves panel of the north-facing wing along the Redfern Street frontage.**

**Rough-cast render finish to the base of the window bay to the north-facing wing.**

**Other detailing to main facade**

- Flying gable over the north-facing wing, with carved timber brackets at either end.
- Rough-cast rendered finish with a decorative pattern of vertical, horizontal and diagonal timber battens to all of the full gable ends (both original and modern).
- Projecting window bay to the centre of the north-facing wing.
  This has three casement windows to the northern side and a single casement window to either end. Highlights over the casements feature floral patterned leadlight glazing. The top of the bay window is capped by pressed metal sheeting and it has a wide bull-nosed rendered sill.
- Main entrance facing north, adjacent to the north-facing wing.
  This has traditional moulded architraves, sidelights and highlights.
- French doors opening onto the verandah from the north-facing wing.
- Arched wall niche with a rendered sill and under-sill panel, located to the east of the main entrance.
- Full-height double hung window opening onto the east verandah.
- Projecting square window bay opening onto the east verandah.
  This features a bank of three double-hung windows with fluted timber dividing panels, set over a wide bull-nosed rendered sill and a rendered under-sill panel.
- Scribed, square timber verandah posts.
- Wide pointed arch valance with square timber balusters.

**Streetscape setting**

- House set back approximately 6m from the Derby Road frontage.
- Lot width approximately 27.5m (2 original lots).
- Front yard enclosed by a scalloped timber picket fence.

**General condition**

- Based on a brief streetscape inspection, the house appears to be well maintained and in a good condition, commensurate with its age.

**References**

- Perth 18-52. Suburb of Subiaco. Plan of Subiaco showing all subdivisions & DP Nos., Battye Library, series235_cons3868_item354 (dating from c.1896-1897)
- City of Subiaco Rate Books (information provided by the City of Subiaco, September 2018)
  Note: The State Records Office does not hold all the Rate Books for Subiaco and no books are available for the period 1920-1929.
- Western Australian Post Office Directories (www.slwa.wa.gov.au) (including information provided by the City of Subiaco, June 2018)
  Note: The last of the Western Australian Post Office Directories was published in 1949.
- Electoral Rolls (scanned copies of selected years available at ancestry.com.au)
- *The West Australian* 4 July 1931 p 13
- Various other newspaper notices and advertisements relating this property and/or the occupants of the house (trove.nal.gov.au)

Note: Biographical information has been based on readily available information from a range of online sources including the following as relevant: contemporary newspaper notices (trove.nla.gov.au); Electoral Rolls (selected years available at ancestry.com.au); Australian birth, death and marriage records (transcribed at ancestry.com.au); and online family trees. It is intended to provide an indication of the names, ages and occupations of the primary residents and has not been verified by detailed research.
<table>
<thead>
<tr>
<th>Address</th>
<th>31 Derby Road, Subiaco</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lot 40, DP 428</td>
<td></td>
</tr>
</tbody>
</table>

| House name                                   | This property was referred to as ‘Haselmere’ in a newspaper article about the marriage of Rita Dobson in May 1931. This name is still displayed next to the front door. |

| Photograph                                   | (Greenward Consulting, October 2018) |

<table>
<thead>
<tr>
<th>Contributory Significance</th>
<th>Some contribution to the assessed heritage values of the study area</th>
</tr>
</thead>
<tbody>
<tr>
<td>Medium authenticity</td>
<td>The authenticity of the house within its streetscape setting has been reduced by the painting of the original face-brickwork below the string-course level.</td>
</tr>
</tbody>
</table>

| Construction date                            | c.1928 |

| Historical Notes and Associations            | Prior to WWI the only houses along the western side of Derby Road, between Hamersley and Heytesbury Roads, were located at numbers 11 & 15 (constructed c.1912-1913). Two further houses were constructed in this area in c.1915-1916 (numbers 23, & 37), with the remainder of the lots being developed during the 1920s. Lot 40 was developed in c.1928 and the Subiaco Rate Books of 1929/30 listed John Dobson (carpenter) as the owner/occupier of this property. John Dobson (c.1872-1952) and Kate Parker were married in Subiaco in c.1898 and this couple had 5 children who survived birth: William (‘Bill’) (born c.1900); Enid Pricilla (c.1902); John (‘Jack’) (c.1903); Margarita Alice (‘Rita’) (c.1905) and Nell (c.?). By the early 1940s John and Kate had retired to 210 Heytesbury Road, where they had been living in c.1925-1929 and where Kate was still listed in the Electoral Rolls of 1954. 31 Derby Road was then occupied by members of the Constantine family through until the mid 1950s. Frank Constantine (c.1899-1982) and Connie Lilian Ada Prince (c.1902-1987) were married in Fremantle in c.1925 and this couple had at least 1 child: Valmae. Frank and Connie spent much of their early married life in Albany, moving to Subiaco in c.1937, where they initially lived at 6 Sadlier Street. This coincided with Frank’s appointment as a Senior Assistant at Perth Modern, where he remained until the late 1940s, after which he took up a position as a lecturer at Claremont Teachers College. |

Heritage Assessment of the Expanded Hamersley Road & Sadlier and Redfern Street Heritage Areas October 2018
By the early 1960s Frank and Connie were living in Wembley. Historical aerial photographs indicate that the footprint and roof form of the main part of the house have remained largely unchanged since at least the 1950s.

## Summary of primary occupants

<table>
<thead>
<tr>
<th>Period</th>
<th>Primary Occupants</th>
</tr>
</thead>
<tbody>
<tr>
<td>c.1929-1940</td>
<td>John Dobson (carpenter) and Kate Dobson (home duties)</td>
</tr>
<tr>
<td>c.1941 until</td>
<td>Frank Constantine (teacher) and Connie Lilian Ada</td>
</tr>
<tr>
<td>at least 1954</td>
<td>Constantine (home duties)</td>
</tr>
</tbody>
</table>

## Physical Description

(Backed on a streetscape inspection in October 2018)

**Architectural style**

The design of the original part of this house was influenced by the Inter-War California Bungalow style, and was of a scale and form suitable for occupiers such skilled tradesmen, white-collar workers, and professional men.

**Plan form at the street frontage**

- Symmetrical facade.

**Roof form and materials**

- Gabled roof clad over the main roof with second dropped gabled roof over the deep front verandah. Both are clad with clay tiles, with rams-horn finials at the gable ends.
- Exposed rafters.

**Wall materials and finishes to the main facade**

- Projecting painted brick string-course set at about 1.5m above floor level.
- Rough-cast render above the string course.
- Painted brickwork (originally tuck-pointed brickwork) below the projecting string-course.

**Other detailing to main facade**

- Flush panel face to the gables, finished with a simple pattern of widely spaced vertical timber battens.
- Battened apex panel with fretwork detailing and 3 turned timber drops to the verandah gable.
  
  Behind this apex panel there is a louvered roof vent with decorative carving along the base of the frame.
- Simple louvered vent to the main roof gable.
- Carved timber ends to projecting rafters at either end of both gables.
- Centrally located entrance door with a single, half-height sidelight.
- Triple casement windows with diamond pattern leadlight and plain raked brick sills to each of the front rooms.
- Tapered roughcast rendered verandah posts set on painted brick (originally tuck-pointed brick) square piers.

**Streetscape setting**

- House set back approximately 5m from the Derby Road frontage.
- Lot width approximately 12.2m.
- Front yard enclosed by painted brick piers and scalloped timber picket fence panels.
### General condition
- Based on a brief streetscape inspection, the house appears to be well maintained and in a good condition, commensurate with its age.

### References
- **Perth 18-52. Suburb of Subiaco. Plan of Subiaco showing all subdivisions & DP Nos., Battye Library, series235_cons3868_item354 (dating from c.1896-1897)**
- **City of Subiaco Rate Books (information provided by the City of Subiaco, September 2018)**
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  - Note: Biographical information has been based on readily available information from a range of online sources including the following as relevant: contemporary newspaper notices (trove.nla.gov.au); Electoral Rolls (selected years available at ancestry.com.au); Australian birth, death and marriage records (transcribed at ancestry.com.au); and online family trees. It is intended to provide an indication of the names, ages and occupations of the primary residents and has not been verified by detailed research.
### Contributory Significance

**Some contribution to the assessed heritage values of the study area**

Medium authenticity

The original verandah on the northern side of the house has been enclosed. The authenticity of the house was diminished when the tiled roof was replaced with corrugated metal sheeting.

### Construction date

c.1920

### Historical Notes and Associations

Prior to WWI the only houses along the western side of Derby Road, between Hamersley and Heytesbury Roads, were located at numbers 11 & 15 (constructed c.1912-1913). Two further houses were constructed in this area in c.1915-1916 (numbers 23 & 37), with the remainder of the lots being developed during the 1920s.

In the Subiaco Rates Books of 1914/15 the owner of Lots 41, 42 and 43 was identified as Joseph Bradbrook, who built a house at on part Lot 42 and lot 43 in 1915/16. Ownership of Lot 41 and part Lot 42 was transferred to J Middleton in 1918/19 and a house was built here in c.1920 (initially known as 29 Derby Road).

Helena Middleton (formerly Gehan, nee Sellens)c.1866-1946) appears to have married twice and at the time of her death was described as the mother of 7 children (born between c.1887 and 1906). The WA Post Office Directories listed Mrs Helena Middleton as the primary resident at 417 Bagot Road in c.1913-1920. She then moved to 33 Derby Road, where she remained for the rest of her life. In 1928 Helena’s youngest son, Alan Middleton (a carpenter) married Mary Griffiths and this couple were also listed at 33 Derby Road in the Electoral Rolls of 1931. Following Helena’s death, the house became the long-term family home of Harry and Agnes Lloyd, who had been married in c.1941.

Historical aerial photographs indicate that the house was extended to the rear in
### Summary of Primary Occupants

<table>
<thead>
<tr>
<th>Date</th>
<th>Occupants</th>
</tr>
</thead>
<tbody>
<tr>
<td>c.2003-2004</td>
<td>Helena Middleton (home duties)</td>
</tr>
<tr>
<td></td>
<td>Harry Abe Morris (merchant) and Agnes Telfer Morris (home duties)</td>
</tr>
</tbody>
</table>

### Physical Description

(Based on a streetscape inspection in October 2018)

**Architectural style**

The design of this house was influenced by the Inter-War California Bungalow style, and was of a scale and form suitable for occupiers such skilled tradesmen and white-collar workers.

**Plan form at the street frontage**

- Asymmetrical stepped facade.
  - This house was designed with a projecting front wing with verandahs on either side. A second wing projected towards the south at the rear of the southern verandah.
  - The main entrance was located under the southern verandah and the northern verandah may have been partly enclosed as a sleep-out at an early date. It has since been permanently enclosed as an extension of the house.

**Roof form and materials**

- Cross gabled roof clad with corrugated metal sheeting.
  - This has a prominent gable to the street frontage.
- The main roof extends in a continuous line to form raked roofs over both of the original verandahs.
- Wide batten ed eaves, supported by plain timber brackets.
- Carved timber ends to projecting rafters and beams.

**Wall materials and finishes to the main facade**

- Tuck-pointed brickwork to around door-head height with a rough-cast rendered eaves and gable panel over.

**Other detailing to main facade**

- Small, timber-framed window to the centre of the front gable (opening from the roof space)
- Bank of four, 8-pane, casement windows to the centre of the front wing.
  - This is shaded by a raked window hood with plain timber brackets and is set over a tapered rendered plinth.
- Bank of four, 6-pane, casement windows to the eastern side of the enclosed northern verandah.
- Entrance door located towards the rear of the southern verandah (facing south).
- French doors at the rear (western) end of the southern verandah.
- Rendered and capped, half-height verandah piers supporting robust paired timber posts, which are framed by elongated triangular brackets.

**Streetscape setting**

- House set back approximately 6.5m from the Derby Road frontage.
• Lot width approximately 18.3m.
• Front yard enclosed by rendered brick piers and timber picket fence panels.

General condition
• Based on a brief streetscape inspection, the house appears to be well maintained and in a good condition, commensurate with its age.

References
• Perth 18-52. Suburb of Subiaco. Plan of Subiaco showing all subdivisions & DP Nos., Battye Library, series235_cons3868_item354 (dating from c.1896-1897)
• City of Subiaco Rate Books (information provided by the City of Subiaco, September 2018)
  Note: The State Records Office does not hold all the Rate Books for Subiaco and no books are available for the period 1920-1929.
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• Electoral Rolls (scanned copies of selected years available at ancestry.com.au)
• Various newspaper notices and advertisements relating to this property and/or the occupants of the house (trove.nla.gov.au)

Note: Biographical information has been based on readily available information from a range of online sources including the following as relevant: contemporary newspaper notices (trove.nla.gov.au); Electoral Rolls (selected years available at ancestry.com.au); Australian birth, death and marriage records (transcribed at ancestry.com.au); and online family trees. It is intended to provide an indication of the names, ages and occupations of the primary residents and has not been verified by detailed research.
Page Left Blank Intentionally
### Address

<table>
<thead>
<tr>
<th>Address</th>
<th>37 Derby Road, Subiaco (cnr Heytesbury Road)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lot</td>
<td>Lot 95, DP 74664 (originally part Lot 42 &amp; Lot 43, DP 428)</td>
</tr>
</tbody>
</table>

### House name

When furniture was offered for sale at this house in May 1925 it was referred to as 'Cleveland'. The house is now named 'The Grange'.

### Photograph

(Photograph: Greenward Consulting, October 2018)

### Contributory Significance

**Some contribution to the assessed heritage values of the study area**

Medium to high authenticity

The authenticity of the house was diminished when the tiled roof was replaced with corrugated metal sheeting in the late twentieth century.

### Construction date

c.1915

### Historical Notes and Associations

Prior to WWI the only houses along the western side of Derby Road, between Hamersley and Heytesbury Roads, were located at numbers 11 & 15 (constructed c.1912-1913). Two further houses were constructed in this area in c.1915-1916 (numbers 23, & 37), with the remainder of the lots being developed during the 1920s.

In the Subiaco Rates Books of 1914/15 the owner of Lots 41, 42 and 43 was identified as Joseph Bradbrook, who built a house at on part Lot 42 and lot 43 in 1915/16.

Joseph Bradbrook (c.1865-1923) and Ada Jane Sharpe (c.1876-1968) were married in Fremantle in c.1905 and had at least 3 children: Edward (born c.1907); Cedric (c.1908) and Rhoda (c.1911). In the Electoral Rolls of 1915, Joseph and Ada were listed as residents of 89 Rokeby Road (where they were operating a confectionery store). In the following year they were identified as the occupants of a house at the corner of Heytesbury and Derby Roads (later known as 37 Derby Road). The high-turnover of occupants after that time suggest that the house may have primarily been occupied as a rental property for many years.

In 1929/30 the Subiaco Rate Books identified a man by the name of William Hughes as the owner. While they were not identified as the primary occupants of 37 Derby Road in the Post Office Directories until 1949, entries in the Electoral Rolls indicate that Alice and Catherine Hughes lived here at least briefly in c.1937. A couple named Alice Ryan...
(c.1880-1972) and William Hughes (c.1875-1926) were married in Coolgardie in c.1902 and this couple had at least 5 children: Catherine (born c.1902); William John (c.1904); Cornelius Ryan (c.1905); Esther Margaret (c.?); and Joseph Thomas (c.?). The readily available evidence therefore suggests that 37 Derby Road may have been an investment property owned by Alice’s eldest son, William (jnr).

Historical aerial photographs indicate that the site was subdivided and that a new house was built on the rear portion (facing Heytesbury) in c.1985-1995. The tiled roof of the original house was replaced with metal sheeting in the same period but the footprint and roof form has remained largely unchanged since at least the 1950s (with the exception of a low scale extension along the northern side).

### Summary of primary occupants

An analysis of the readily available information suggests that the primary occupants of the property from its time of construction until c.1954 included:

<table>
<thead>
<tr>
<th>Year</th>
<th>Occupants</th>
</tr>
</thead>
<tbody>
<tr>
<td>c.1916-1920</td>
<td>Joseph Bradbrook (baker) and Ada Jane Bradbrook (home duties)</td>
</tr>
<tr>
<td></td>
<td>By 1923, Joseph and Ada were living in Beaconsfield.</td>
</tr>
<tr>
<td>c.1921-1922</td>
<td>Elizabeth Violet Hicks (widow) and Albert Charles Hicks (clerk)</td>
</tr>
<tr>
<td></td>
<td>By 1925, Violet and Charles were living in Leederville.</td>
</tr>
<tr>
<td>c.1923-1925</td>
<td>Donald James McLeod (prospector) and Georgina McLeod (home duties)</td>
</tr>
<tr>
<td>c.1926</td>
<td>Herbert Evans</td>
</tr>
<tr>
<td>c.1927-1929</td>
<td>Emily Isabel Scanlan (home duties)</td>
</tr>
<tr>
<td></td>
<td>By 1931 Emily was living with Vida May Scanlan in West Subiaco.</td>
</tr>
<tr>
<td>c.1930</td>
<td>Mrs E J Dix</td>
</tr>
<tr>
<td>c.1930-1932</td>
<td>Albert Ross Hopgood (boot repairer) and Vera Frances Hopgood (home duties)</td>
</tr>
<tr>
<td>c.1933-1938</td>
<td>Mrs Eleanor Mitchell</td>
</tr>
<tr>
<td>c.1939-1940</td>
<td>Thomas Phillips</td>
</tr>
<tr>
<td>c.1941-1943</td>
<td>Hector Knight (fitters assistant)</td>
</tr>
<tr>
<td>c.1944-1947</td>
<td>Edward George Howe (electrician) and Decima Bertha Mills Howe (home duties)</td>
</tr>
<tr>
<td>c.1949-mid 1950s</td>
<td>Mrs Alice Hughes (home duties) and Miss Catherine Hughes (home duties)</td>
</tr>
<tr>
<td></td>
<td>By the late 1950s, Alice and Catherine were living in Fremantle.</td>
</tr>
</tbody>
</table>

### Physical Description

(Based on a streetscape inspection in October 2018)

**Architectural style**
- Federation Queen Anne.
  
  This villa was of a scale and style suitable as a family home for people such as business and professional men.

**Plan form at the street frontage**
- Asymmetrical stepped façade designed to address the street corner, with the primary frontage facing Heytesbury Road.
  
  This features a north-facing projecting wing on the western side of the Heytesbury Road façade, a secondary gable over an east facing window, and a return verandah.
Roof form and materials

- Hipped-gabled roof clad with corrugated metal sheeting (replacing former terracotta tiles).
  This features a prominent gable to each street frontage and louvered gablet vents at either end of the main east-west ridgeline.
- Dropped bullnose verandah roof.
- Two tuck-pointed brick chimneys with bulbous roughcast render caps.

Wall materials and finishes to the main facade

- Tuck-pointed brickwork with a contrasting rendered string-course at window sill height.

Other detailing to main facade

- Roughcast rendered face to the gables, finished with a simple pattern of vertical timber battens.
- Carved timber brackets to the lower edge of the south-facing gable.
- Main entrance located under the south verandah, adjacent to the projecting wing. This has a highlight and single sidelight.
- Two triple casement windows with highlights, projecting rendered sills and shallow under-sill panels - one to the projecting wing at the western end of the south (Heytesbury Road) facade and the other under the verandah along the east facade. The window to the projecting wing is shaded by a raked window hood with curved timber brackets and clear corrugated sheet cladding.
- Single window located at the western end of the verandah. This also has a projecting rendered sill and shallow under-sill panel.
- French doors with a rectangular highlight located near the northern end of the south verandah.
- Turned timber verandah posts.
- Shallow arched verandah valance with square balusters.

Streetscape setting

- House set back approximately 3.5m from the Derby Road frontage.
- Lot width approximately 21.4m.
- Front yard enclosed by a scalloped timber picket fence to the main street frontages, with a cream face-brick fence to the northern yard (along the Derby Road frontage).

General condition

- Based on a brief streetscape inspection, the house appears to be generally in a fair to good condition, commensurate with its age. However, sections of the verandah gutters are in poor condition.

References

- Perth 18-52. Suburb of Subiaco. Plan of Subiaco showing all subdivisions & DP Nos., Battye Library, series235_cons3868_item354 (dating from c.1896-1897)
- City of Subiaco Rate Books (information provided by the City of Subiaco, September 2018)
  Note: The State Records Office does not hold all the Rate Books for Subiaco and no books are available for the period 1920-1929.
- Western Australian Post Office Directories (www.slwa.wa.gov.au) (including
information provided by the City of Subiaco, June 2018)

- Note: The last of the Western Australian Post Office Directories was published in 1949
- Electoral Rolls (scanned copies of selected years available at ancestry.com.au)
- *The West Australian* 15 April 1920 p 7
- *The West Australian* 29 May 1925 p 2
- Various other newspaper notices and advertisements relating to this property and/or the occupants of the house (trove.nal.gov.au)

Note: Biographical information has been based on readily available information from a range of online sources including the following as relevant: contemporary newspaper notices (trove.nla.gov.au); Electoral Rolls (selected years available at ancestry.com.au); Australian birth, death and marriage records (transcribed at ancestry.com.au); and online family trees. It is intended to provide an indication of the names, ages and occupations of the primary residents and has not been verified by detailed research.
| **Address** | **282 Hamersley Road, Subiaco**  
Lot 34, DP 1817 |
|---|---|
| **Photograph**  
(Greenward Consulting, October 2018) |
| **Contributory Significance** | **No contribution to the assessed heritage values of the study area**  
Low authenticity  
While the general appearance and form of this house is compatible with the streetscape, the façade was extensively redesigned at some stage in c.1985-1995. |
| **Construction date** | c.1940 |
| **Historical Notes and Associations** | William Thomas ('Bill') Hughes (c.1899-1947) and Clarice Muriel Roose (c.1913-1969) spent the first few years of their married life at 8 Robinson Road, Subiaco, before they moved to their newly built family home at 282 Hamersley Road (where William died in October 1947). Clarice remarried in the mid-1950s and was living at 282 Hamersley Road with her 2nd husband Albert Henry Hubble, and at least some of her children in 1958. Members of this family continued to live at 282 Hamersley Road until around the time of Clarice’s death in c.1969.  
Analysis of historical aerial photographs, together with the physical evidence, indicates that the façade of this house was extensively redesigned in the period c.1985-1995. From at least 1953-1985 the house had a simple hipped roof clad with what appears to have been grey tiles (possibly reflecting William Hughes profession as a concrete tile manufacturer). Aerial photographs also show that, during this period, a front porch abutted the western end of the main façade only.  
The addition of a full width verandah and a prominent gable, together with the introduction of wide double glazed doors with half-height sidelights to each of the front rooms, has completely altered the appearance of this house. |
| **References** | • City of Subiaco Rate Books (information provided by the City of Subiaco, September 2018)  
• Western Australian Post Office Directories (www.slwa.wa.gov.au) (including information provided by the City of Subiaco, June 2018) |
- Electoral Rolls (scanned copies of selected years available at ancestry.com.au)

Note: Biographical information has been based on readily available information from a range of online sources including the following as relevant: contemporary newspaper notices (trove.nla.gov.au); Electoral Rolls (selected years available at ancestry.com.au); Australian birth, death and marriage records (transcribed at ancestry.com.au); and online family trees. It is intended to provide an indication of the names, ages and occupations of the primary residents and has not been verified by detailed research.
<table>
<thead>
<tr>
<th><strong>Address</strong></th>
<th>284 Hamersley Road, Subiaco</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Lot 35, DP 1817</td>
</tr>
</tbody>
</table>

**Photograph**  
(Greenward Consulting, October 2018)

**Contributory Significance**  
No contribution to the assessed heritage values of the study area  
Late twentieth century development

**Construction date**  
Original house: pre 1903 (constructed across Lots 35 & 36)  
Current house: c.1985

**Historical Notes and Associations**  
The readily available evidence suggests that a jarrah weatherboard house had been built across Lots 35 and 36 by 1903.  
This was demolished in c.1983-1985 and the site redeveloped with a freestanding house on each lot.

**References**  
- City of Subiaco Rate Books (information provided by the City of Subiaco, September 2018)  
- Western Australian Post Office Directories (www.slwa.wa.gov.au) (including information provided by the City of Subiaco, June 2018)  
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### Address

<table>
<thead>
<tr>
<th>Address</th>
<th>286 Hamersley Road, Subiaco</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Lot 36, DP 1817</td>
</tr>
</tbody>
</table>

### Photograph

(Greenward Consulting, October 2018)

![Image](image_url)

### Contributory Significance

**No contribution to the assessed heritage values of the study area**

Late twentieth century development

### Construction date

- Original house: pre 1903 (constructed across Lots 35 & 36)
- Current house: c.1985

### Historical Notes and Associations

The readily available evidence suggests that a jarrah weatherboard house had been built across Lots 35 and 36 by 1903. This was demolished in c.1983-1985 and the site redeveloped with a freestanding house on each lot.

### References

- City of Subiaco Rate Books (information provided by the City of Subiaco, September 2018)
- Western Australian Post Office Directories (www.slwa.wa.gov.au) (including information provided by the City of Subiaco, June 2018)
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### Address

<table>
<thead>
<tr>
<th>Address</th>
<th>290 Hamersley Road, Subiaco</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Lot 37, DP 1817</td>
</tr>
</tbody>
</table>

### House name

-  

### Photograph

(Photograph: Greenward Consulting, October 2018)

### Contributory Significance

<table>
<thead>
<tr>
<th>Some contribution to the assessed heritage values of the study area</th>
</tr>
</thead>
<tbody>
<tr>
<td>Medium to low authenticity</td>
</tr>
<tr>
<td>Alterations to the finishes and detailing of the main facade have diminished the authenticity of this place.</td>
</tr>
</tbody>
</table>

### Construction date

<table>
<thead>
<tr>
<th>c.1902</th>
</tr>
</thead>
</table>

Note: A house was not listed at this address in the Post Office Directories of 1909-1910 and it is therefore possible that the site was redeveloped during that period.

### Historical Notes and Associations

| A plan dated c.1902 shows 4 buildings in the general vicinity of numbers 286, 290, 294 & 296 Hamersley Road. Street numbers were first included for Hamersley Road in the 1908 WA Post Office Directory, which identified residents at numbers 286, 290, 292, 294 & 296. Three more houses were constructed along this part of the street in the mid-1920s (#s 283, 287 and 300); a double-fronted shop was built in c.1934 (#298/298a); while the last of the pre-WWII development took place in c.1940 (#282). The Subiaco Rate Books of 1903 listed a house on Lot 37, owned and occupied by J Moore (fettler).
| The readily available evidence links this site to a court case in May 1905, when John Moore was accused of both the theft of bricks and attempted suicide (the latter as a result of depression arising from the first charge). The essence of Moore’s defence on the charge of theft was that, in c.1902, he had been given permission from the stationmaster to collect bricks that had fallen from loads being collected from the Subiaco railway yards. Based on estimates of the numbers of bricks that fell onto the railway reserve it was claimed that he could have collected 7,000 to 8,000 bricks over a period of about ¾ years and it was stated that he had gone about this activity openly. In his evidence, Moore stated that he had purchased a block of land in Hamersley Road in c.1902 and that his intention was to use the bricks to construct a house. The |
evidence is not clear, but there is reference to Moore having a house at Hamersley Road and another residence near the Station. Moore was found not guilty on the charge of theft and in the following month was released on a 12-month good behaviour bond on the charge of attempted suicide.

John ("Jack") Moore (c.1866-1945) and Catherine Ashe (c.1871-1946) were married in Fremantle in c.1896 and they had 12 children in the period c.1897-1915, 9 of whom survived infancy. Online WA Railway records state that John had entered service with the WA Government Railways as a "line repairer" at Subiaco in 1897 and a couple named John and Catherine Moore were listed as residents of the Subiaco railway siding in the Electoral Rolls of 1903 & 1905. In 1909 (by which time John’s suspension and dismissal from the WAGR had been reversed) this family were living in Hay Street, Jolimont, and John and Catherine were both identified as residents of 594 Hay Street in their death notices.

In the Rates Books of 1904 the house on Lot 37 was shown as owned by Moore but occupied by a person with the surname Blenco. Subsequent entries in the Post Office Directories suggest that the Moore family may have returned here in c.1906, but in the Rates Books of 1907/08 the owner/occupier was identified as John Anderson, changing to Thomas Blair by 1912/13. This was possibly the father of the subsequent long-term occupant, Herbert Blair.

Herbert Alexander Blair (c.1882-1919) and Emma Bradley Ficken (c.1884-1979) were married in the district of Kalgoorlie in c.1903 and had at least 5 children: Esmond Norman (born c.1906); Nora (c. ?); Edward Alexander (c.1913); and Betty (c.1916, died in infancy); and Margaret ('Peggy')(1920).

Emma and Herbert’s youngest child, Margaret, was born 6 months after Herbert’s death from pneumonia in August 1919. Members of the family continued to live at 290 Hamersley Road until c.1935, although newspaper advertisements suggest that part of the house was being sub-let in the late 1920s (possibly as a means of supplementing Emma’s income). By 1936 Emma had moved to Mt Hawthorn.

290 Hamersley Road was listed as vacant in the PO Directory of 1942 and in January of that year it was offered for sale:

_Mortgagee’s Sale of Property known as 290 Hamersley-rd., Subiaco._

_H. D. PELL & CO., have received instructions from the Mortgagee to SELL as above: All that piece of land being Portion of Perth Suburban Lot 222 and being Lot 37 on Plan 1817 and being the whole of the land comprised in Certificate of Title Registered Volume 1055 Folio 163 on which is erected a 5-roomed brick house and usual conveniences._

Historical aerial photographs indicate that the house has been extended to the rear, but that footprint and roof form of the front part of the house have remained largely unchanged since at least the 1960s.

<table>
<thead>
<tr>
<th>Summary of primary occupants</th>
<th>An analysis of the readily available information suggests that the primary occupants of the property from its time of construction until c.1949 included:</th>
</tr>
</thead>
<tbody>
<tr>
<td>c.1903</td>
<td>John Moore (fettler) and Catherine Moore (home duties)</td>
</tr>
<tr>
<td>c.1904</td>
<td>Blenco</td>
</tr>
<tr>
<td>c.1906-1907</td>
<td>John Moore (labourer, WAGR) and Catherine Moore (home duties)</td>
</tr>
<tr>
<td></td>
<td>An analysis of entries in the Post Office Directories suggest that the Moore family were living in this vicinity in c.1906-1907.</td>
</tr>
<tr>
<td>c.1907-1909</td>
<td>John Charles Anderson (journalist/collector) and Olive Augusta Anderson (home duties)</td>
</tr>
<tr>
<td>Year</td>
<td>Residency Details</td>
</tr>
<tr>
<td>------</td>
<td>------------------</td>
</tr>
<tr>
<td>c.1910</td>
<td>Mr &amp; Mrs J C Anderson were living at 290 Hamersley Road when their infant son died in August 1908 and John was still listed as the primary occupant in the PO Directory of 1909. In the Electoral Rolls of 1912, John and Olive were identified as residents of Mt Lawley. William George Hayles (lithographer) and May Hayles (home duties) George and May Hayles were listed at this address in the Electoral Rolls of 1910. However, they only appear to have lived here for a short time and were not listed as primary occupants of the house in the PO Directories of the period.</td>
</tr>
<tr>
<td>c.1910-1911</td>
<td>The house was not listed in the Post Office Directories in 1910-1911 and it is possible that the site was redeveloped during this period. However, previous research has indicated that properties were sometimes omitted from the Directories for unknown reasons.</td>
</tr>
<tr>
<td>c.1912</td>
<td>John J Callaghan</td>
</tr>
<tr>
<td>c.1913</td>
<td>Thomas B Blair</td>
</tr>
<tr>
<td>c.1913-1919</td>
<td>Herbert Alexander Blair (driver) and Emma Bradley Blair (home duties)</td>
</tr>
<tr>
<td>c.1920-1935</td>
<td>Emma Bradley Blair (widow)</td>
</tr>
<tr>
<td>c.1936-1939</td>
<td>Henry Mitchell (gardener) and Frances Mary Mitchell (home duties) Henry Mitchell (c.1870-1956) and Frances Mary (nee Amery) (c.1870-1959) had at least 5 children in the period c.1889-1913. Their eldest daughter, Constance, married Arthur George Peakall in c.1925 and this couple were living with Frances and Henry in c.1936-1937.</td>
</tr>
<tr>
<td>c.1940-1941</td>
<td>Miss Annie E Thompson</td>
</tr>
<tr>
<td>c.1942</td>
<td>Listed as vacant in the WA Post Office Directories</td>
</tr>
<tr>
<td>c.1943-1949</td>
<td>James Desmond Ryan (fireman, later railway driver) In 1948, James Desmond Ryan (c.1907-1964) was divorced from his wife, Nellie, on the grounds of 5-years separation, and for at least part of the mid-late 1940s he living with his mother, Clara Lucy Ryan. By 1954 James was living in Mullewa and Clara was living in Claremont.</td>
</tr>
</tbody>
</table>

**Physical Description**  
*(Based on a streetscape inspection in October 2018)*

**Architectural style**  
290 Hamersley Road was designed as a modest suburban house, and does not represent any of the major architectural styles of the Federation era. It was of a scale and form suitable for occupants such as junior office workers and both skilled and unskilled tradesmen. **Plan form at the street frontage**

- Asymmetrical stepped facade.  
  This features a south-facing projecting wing on the eastern side of the main facade, with a verandah across the remainder of the frontage.

**Roof form and materials**

- Hipped-gabled roof clad with corrugated metal sheeting.  
- Dropped bull-nose verandah roof.
• One plain brick chimney to the rear of the main ridgeline.

Wall materials and finishes to the main facade

• Plain rendered facade.
  Note: based on the era and form of the house, this would have almost certainly been constructed in face brick (possibly finished with tuck-pointing).

Other detailing to main facade

• Plain rendered face to the gable, finished with a simple horizontal timber member at the base of a tall, slender finial.
• Triple casement windows with stained glass highlights and unfinished square sills to both the face of the projecting wing and opening onto the verandah. Based on other properties of this type, these probably originally had projecting rendered sills.
• Bull-nose window awning to the projecting wing (detailing not original).
• Main entrance under the verandah, abutting the projecting wing.
  This has narrow timber panels on either side of the door, and a large stained glass highlight.
• Turned timber verandah posts and a frieze of widely spaced square timber balusters.

Streetscape setting

• House set back approximately 4m from the Hamersley Road frontage.
• Lot width approximately 10m.
• Front yard enclosed by a scalloped timber picket fence.

General condition

• Based on a brief streetscape inspection, the house appears to be in a fair condition, commensurate with its age. However, the painted finishes to the external timber is deteriorated, as are some of the timber elements.

References

• Perth 18-52. Suburb of Subiaco. Plan of Subiaco showing all subdivisions & DP Nos., Battye Library, series235_cons3868_item354 (dating from c.1896-1897)
• City of Perth & Suburbs, 18-8-1897, Sheet 10, PWD 5647, SROWA. This plan was updated after 1897 and, based on known residential development, dates from c.1902
• City of Subiaco Rate Books (information provided by the City of Subiaco, September 2018)
  Note: The State Records Office does not hold all the Rate Books for Subiaco.
• Western Australian Post Office Directories (www.slwa.wa.gov.au) (including information provided by the City of Subiaco, June 2018)
  Note: The last of the Western Australian Post Office Directories was published in 1949.
• Electoral Rolls (scanned copies of selected years available at ancestry.com.au)
• A Biographical Review of Subiaco, 1910, an unpublished private research paper by Annette Green (as updated December 2017)
• State Records Office of Western Australia, Australia; Registers: Ways and Works Branch; Reference Number: ACC 1750/8 (ancestry.com.au)
• The West Australian 11 May 1905 p 4
• The West Australian 21 January 1942 p 1

• Various other newspaper notices and advertisements relating to this property and/or the occupants of the house (trove.nal.gov.au)

• Aerial photographs dated 1964, 1985 and 2018, Map Viewer Plus (landgate.wa.gov.au)

Note: Biographical information has been based on readily available information from a range of online sources including the following as relevant: contemporary newspaper notices (trove.nla.gov.au); Electoral Rolls (selected years available at ancestry.com.au); Australian birth, death and marriage records (transcribed at ancestry.com.au); and online family trees. It is intended to provide an indication of the names, ages and occupations of the primary residents and has not been verified by detailed research.
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<table>
<thead>
<tr>
<th>Address</th>
<th>292 Hamersley Road, Subiaco</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lot 38, DP 1817</td>
<td></td>
</tr>
</tbody>
</table>

### House name

-  

### Photograph

(Photograph: Greenward Consulting, October 2018)

![Photograph](image)

### Contributory Significance

**Little contribution to the assessed heritage values of the study area**

Low authenticity

While the form and scale of the house remains compatible with the streetscape, additions and alterations to the main facade have significantly diminished the authenticity of this place.

### Construction date

-  

### Historical Notes and Associations

A plan dated c.1902 shows 4 buildings in the general vicinity of numbers 286, 290, 294 & 296 Hamersley Road. Street numbers were first included for Hamersley Road in the 1908 WA Post Office Directory, which identified residents at numbers 286, 290, 292, 294 & 296. Three more houses were constructed along this part of the street in the mid-1920s (#s 283, 287 and 300); a double-fronted shop was built in c.1934 (#298/298a); while the last of the pre-WWII development took place in c.1940 (#282).

In the Subiaco Rates Books of 1903 Lot 38 was listed as vacant land owned by Catherine Lowe and a house was built here for the Lowe family in c.1906.

Catherine Martha Meaney (c.1871-1950) and Richard James Lowe (c.1872-1953) were married in Perth in May 1899 and they had 6 children: Richard (c.1899, died in infancy); Catherine Doris (c.1901); Allocoque Stella (c.1904); Anthony (c.1907, died in infancy); Victor James Joseph (c.1908) and Bernard George (c.1909).

Richard and Catherine remained here for the rest of their lives, and in the late 1940s their daughter, ‘Stella’, returned to the family home. Allocoque Stella Lowe (c.1904-1971) had married Alexander Henry Veitch (c.1906-1935) in c.1930 and this couple had 1 child, Margaret, prior to Alexander’s death as a result of an accident at the Perth Railway Yards in December 1935. Stella was still listed at this address in the Electoral Rolls of 1968 and may have remained here until (or around) the time of her death.
Historical aerial photographs indicate that the house was extensively altered in c.2011-2012, with major rear additions being constructed at that time.

An analysis of the documentary and physical evidence (and comparison with other similar houses dating from the early 20th century) suggests that alterations to the original external design have included changing the main east-west ridgeline to a decorative south-facing gable; replacing the timber framed windows with metal framed windows; rendering what were almost certainly tuck-pointed brick walls; lining the eaves; and reconstructing the verandah.

**References**

- Perth 18-52. Suburb of Subiaco. Plan of Subiaco showing all subdivisions & DP Nos., Battye Library, series235_cons3868_item354 (dating from c.1896-1897)
- City of Perth & Suburbs, 18-8-1897, Sheet 10, PWD 5647, SROWA. This plan was updated after 1897 and, based on known residential development, dates from c.1902
- City of Subiaco Rate Books (information provided by the City of Subiaco, September 2018)
  
  Note: The State Records Office does not hold all the Rate Books for Subiaco.
- Western Australian Post Office Directories (www.slwa.wa.gov.au) (including information provided by the City of Subiaco, June 2018)
  
  Note: The last of the Western Australian Post Office Directories was published in 1949.
- Electoral Rolls (scanned copies of selected years available at ancestry.com.au)

Note: Biographical information has been based on readily available information from a range of online sources including the following as relevant: contemporary newspaper notices (trove.nla.gov.au); Electoral Rolls (selected years available at ancestry.com.au); Australian birth, death and marriage records (transcribed at ancestry.com.au); and online family trees. It is intended to provide an indication of the names, ages and occupations of the primary residents and has not been verified by detailed research.
| **Address** | **294 Hamersley Road, Subiaco**  
<table>
<thead>
<tr>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Lot 39, DP 1817</td>
</tr>
<tr>
<td><strong>House name</strong></td>
<td>-</td>
</tr>
<tr>
<td><strong>Photograph</strong></td>
<td>Photograph (Greenward Consulting, October 2018)</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th><strong>Contributory Significance</strong></th>
<th>Considerable contribution to the assessed heritage values of the study area</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Construction date</strong></td>
<td>c.1902</td>
</tr>
</tbody>
</table>

| **Historical Notes and Associations** | A plan dated c.1902 shows 4 buildings in the general vicinity of numbers 286, 290, 294 & 296 Hamersley Road. Street numbers were first included for Hamersley Road in the 1908 WA Post Office Directory, which identified residents at numbers 286, 290, 292, 294 & 296. Three more houses were constructed along this part of the street in the mid-1920s (#s 283, 287 and 300); a double-fronted shop was built in c.1934 (#298/298a); while the last of the pre-WWII development took place in c.1940 (#282).  
In 1903 the Subiaco Rate Books listed a house on Lot 39, which was owned and occupied by F Hubber. Frederick Charles Hubber (c.1870-?) and Florence Sibthorpe Langlois (c.1873-1957) were married in Perth in September 1899, and they had at least 6 children in the period c.1900-1908: Frederick Lee (born c.1900); Ronald Claude (c.1902); Clarence Langlois (c.1903); Gladys Florence (c.1905); Beatrice Rose (c.1907) and John Herbert (c.1908). Members of this family were living in Alvan Street, Subiaco, in c.1902 and at 294 Hamersley Road in c.1903-1910.  
Walter Gilbert Kensitt (c.1882-1970) and Mary Elizabeth ("Mollie") Cullen (c.1888-1917) were married in Subiaco in April 1910 and they were living at 294 Hamersley Road when they announced the birth of a son in December of that year. In the Rates Books of 1910/11 Walter was identified as the owner of the property, which was located next door to the home of Mary’s parents, John and Clara Cullen (296 Hamersley Road). The Kensitt family remained here until c.1917, but had moved to 262 Hamersley Road by the time of Mary’s death in September of that year (as a result of complications following the birth of their 3rd son). |
The property was then purchased by the Warman family, who established it as their long-term home. William Henry Warman (c.1876-1949) and Charlotte Millen (c.1873-1954) were married in Leonora in c.1903 and this couple had at least 3 children: Wallis Charles (born c.1904, died in infancy); Cyril Ernest (c.1906) and Nellie Gwendoline (c.1909). At some stage following William’s death in July 1949, Cyril Ernest Warman (c.1906-1985) and his wife, Winifred Mary Warman (nee Birch) (c.1905-1991), moved in with Charlotte and 294 Hamersley Road was still listed as their address in the Electoral Rolls of 1980.

Historical aerial photographs indicate that the house has been extended to the rear, but that footprint and roof form of the front part of the house have remained largely unchanged since at least the 1960s.

<table>
<thead>
<tr>
<th>Summary of primary occupants</th>
<th>An analysis of the readily available information suggests that the primary occupants of the property from its time of construction until at least 1980 included:</th>
</tr>
</thead>
<tbody>
<tr>
<td>c.1903-1910</td>
<td>Frederick Charles Hubber (driver) and Florence Sibthorpe Hubber (domestic duties)</td>
</tr>
<tr>
<td></td>
<td>By 1913, Frederick was working as a labourer in Hopetoun while Florence was living in Railway Road, West Subiaco.</td>
</tr>
<tr>
<td>c.1910-1917</td>
<td>Walter Gilbert Kensitt (carpenter) and Mary Elizabeth Kensitt (home duties)</td>
</tr>
<tr>
<td>c.1918-1949</td>
<td>William Henry Warman (labourer) and Charlotte Warman (home duties)</td>
</tr>
<tr>
<td>c.1949-1954</td>
<td>Charlotte Warman (widow)</td>
</tr>
<tr>
<td>c.1954 until at least 1980</td>
<td>Cyril Ernest Warman (carpenter) and Winifred Mary Warman (home duties)</td>
</tr>
</tbody>
</table>

Physical Description  
(Based on a streetscape inspection in October 2018)

Architectural style  
294 Hamersley Road was designed as a modest suburban house, and does not represent any of the major architectural styles of the Federation era. It was of a scale and form suitable for occupiers such office workers, retail employees and both skilled and unskilled tradesmen.

Plan form at the street frontage  
- Asymmetrical stepped facade.  
  This features a south-facing projecting wing on the eastern side of the main facade, with a verandah extending across the remainder of the frontage.

Roof form and materials  
- Hipped-gabled roof clad with corrugated metal sheeting.  
  This has a prominent gable to the projecting wing and a short east-west ridgeline to the central roof, with small louvered gablets at either end.  
- The main roof extends in a continuous line to form a hipped roof over the return verandah, enlivened with a small decorative gable over the entry vestibule.  
- Dropped bull-nose verandah roof.  
- Plain, painted brick chimney.

Wall materials and finishes to the main facade  
- Rusticated weatherboards to the front façade and square-edged weatherboards to the side walls.
Other detailing to main facade

- Rough-cast rendered finish to the gable end, with a scrolled leaf and shield detail in moulded plaster.
- Main entrance located under the verandah, adjacent to the projecting wing. This features a four-panel door, traditional moulded architraves, highlights and a single sidelight.
- Triple casement window to the projecting wing with a simple timber sill and a raked awning over.
- Full-height double-hung window opening onto the verandah.
- Square timber verandah posts with a frieze of shaped timber balustrettes.

Streetscape setting

- House set back approximately 1.5m from the Hamersley Road frontage.
- Lot width approximately 10m.
- Front yard enclosed by a fence constructed of face brick piers with metal rod infill panels.

General condition

- Based on a brief streetscape inspection, the house appears to be well maintained and in a good condition.

References

- Perth 18-52. Suburb of Subiaco. Plan of Subiaco showing all subdivisions & DP Nos., Battye Library, series235_cons3868_item354 (dating from c.1896-1897)
- City of Perth & Suburbs, 18-8-1897, Sheet 10, PWD 5647, SROWA. This plan was updated after 1897 and, based on known residential development, dates from c.1902
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  Note: The State Records Office does not hold all the Rate Books for Subiaco.
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  Note: The last of the Western Australian Post Office Directories was published in 1949.
- Electoral Rolls (scanned copies of selected years available at ancestry.com.au)
- A Biographical Review of Subiaco, 1910, an unpublished private research paper by Annette Green (as updated December 2017)
- The Daily News 12 September 1917 p 3
- Various other newspaper notices and advertisements relating to this property and/or the occupants of the house (trove.nla.gov.au)

Note: Biographical information has been based on readily available information from a range of online sources including the following as relevant: contemporary newspaper notices (trove.nla.gov.au); Electoral Rolls (selected years available at ancestry.com.au); Australian birth, death and marriage records (transcribed at ancestry.com.au); and online family trees. It is intended to provide an indication of the names, ages and occupations of the primary residents and has not been verified by detailed research.
Page Left Blank Intentionally
| **Address**       | 296 Hamersley Road, Subiaco  
|                  | Lot 40, DP 1817 |
| **Photograph**   | (Greenward Consulting, October 2018) |

| **Contributory Significance** | No contribution to the assessed heritage values of the study area  
|                              | Late twentieth century development |

| **Construction date** | Original house: pre 1902  
|                      | Current house: late 1990s |

| **Historical Notes and Associations** | The readily available evidence suggests that a house had been built on Lot 40 by 1902. This was demolished at some stage in c.1995-2000 and the site redeveloped with a new two-storey house. |

| **References** |  
|                | • City of Subiaco Rate Books (information provided by the City of Subiaco, September 2018)  
|                | • Western Australian Post Office Directories (www.slwa.wa.gov.au) (including information provided by the City of Subiaco, June 2018)  
Page Left Blank Intentionally
| **Address**   | 298-298a Road, Subiaco  
Lot 41, DP 1817 |
<table>
<thead>
<tr>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Name</strong></td>
<td>-</td>
</tr>
<tr>
<td><strong>Photograph</strong></td>
<td>(Greenward Consulting, October 2018)</td>
</tr>
</tbody>
</table>

**Elevation**

**Detail of other shopfront**

<table>
<thead>
<tr>
<th><strong>Contributory Significance</strong></th>
<th><strong>Some contribution to the assessed heritage values of the study area</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Medium to high authenticity</td>
</tr>
<tr>
<td></td>
<td>There have been some modifications to the shopfronts but the style of the place can still be readily understood.</td>
</tr>
</tbody>
</table>
The section of Railway Road near the intersection with Hamersley Road began to be developed as a small retail precinct soon after the construction of Daglish Railway Station in 1924 and was consolidated as the new suburb of Daglish was settled. This was a prime location, not only because of its proximity to established residential areas in Subiaco, and its exposure to traffic to and from the Railway Station, but also because Daglish had been designed as “a purely residential area, the erection of shops within its boundaries being forbidden”. In the period between 1925 and 1936, Daglish was transformed from uninhabited bush to a pretty residential area accommodating 500 or 600 people in modern homes.

Arthur Oma was identified as the owner of Lot 41 in the Subiaco Rates Books of both 1929/30 and 1935/36.

In the Electoral Rolls of 1931, Arthur William Oma (c.1897-1952) was identified as a plumber of 177 Railway Road, Subiaco, where he was living with his wife, Violet Amy Oma, and they were still listed at that address in 1949. The pair of shops at 298 and 298a Hamersley Road was first listed in the Post Office Directories in 1934, which indicates that Oma was responsible for the construction of the building at around that time.

Through until at least 1949, the two shops were occupied by a variety of tenants including a private kindergarten; mixed businesses; boot repairers; chemists and a milk vendor.

<table>
<thead>
<tr>
<th>Summary of primary occupants</th>
<th>An analysis of the readily available information suggests that the primary occupants of the property from its time of construction until c.1950 included:</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>298 Hamersley Road</strong></td>
<td></td>
</tr>
<tr>
<td>c.1934-1937</td>
<td>Woodlands Kindergarten (Miss J Wood, principal)</td>
</tr>
<tr>
<td></td>
<td>In December 1934 the Woodlands Kindergarten was operating from the Methodist Hall in Bagot Road, with a branch at 298 Hamersley Road, Subiaco.</td>
</tr>
<tr>
<td></td>
<td>The No 1 branch continued to be located at 298 Hamersley Road until c.1937.</td>
</tr>
<tr>
<td>c.1938-1939</td>
<td>John Holmes Hartley (boot repairer)</td>
</tr>
<tr>
<td>c.1940</td>
<td>E Manning (boot repairer)</td>
</tr>
<tr>
<td>c.1941 until at least 1949</td>
<td>The Thermilkream Co (milk vendors)</td>
</tr>
</tbody>
</table>

| **298a Hamersley Road**     |                                                                                                                                 |
| c.1934                      | James G Mitchell (mixed business)                                                                                               |
|                             | In the Electoral Rolls of 1934 a man by the name of James Gordon Mitchell was listed as a resident of 196 Heytesbury Road, where he was living with Ethel Beatrice Mitchell (home duties) |
| c.1935                      | A mixed business at this address was advertised for sale in October 1935.                                                        |
| c.1936-1937                 | Laura Annie Parr and Joseph Douglas Parr (shopkeepers, mixed business)                                                         |
Hubert Guy Southee (c.1872 -1954) married Emma Mary Stevenson (c.1872-1949) in Perth in c.1900 and this couple had at least 1 child: Mona.

H G Southee managed the Amos Firth Chemist shop at 467 Hay Street, Subiaco, in c.1907-1913, operating it under his own name from c.1912. By 1914, he had relocated his shop and place of residence to nearby 71 Rokeby Road, where he remained until c.1922.

From that time until 1939, Hubert had business premises in Perth, but he moved his shop to 298a Hamersley Road in c.1940, where the business remained until his retirement in c.1953.

Entries in the WA Post Office Directories indicate that Hubert and Emma lived at 430 Bagot Road (c.1924-1930); 77 Hensman Road (c.1931- 1941); and 187 Railway Road (c.1942 until at least 1949).

At the time of his death in 1954 it was reported that:

Mr. Hubert Southee, well known as a chemist in this State for 50 years, died at his home in Daglish yesterday morning at the age of 81. The late Mr. Southee qualified as a chemist in 1899 and set up business in Subiaco. Several years later he moved to the city where he had two shops. Three [13?] years ago he moved to Daglish where he practiced until last year, when he retired.

**Physical Description**

(Based on a streetscape inspection in October 2018)

<table>
<thead>
<tr>
<th>Architectural style</th>
<th>This relatively modest and functional double-fronted shop does not illustrate any of the key architectural styles of the Inter-War period.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Plan form at the street frontage</td>
<td>Symmetrical façade.</td>
</tr>
<tr>
<td></td>
<td>Shopfronts recessed back from the end walls and dividing wall (which are built up to the street frontage).</td>
</tr>
<tr>
<td></td>
<td>Shop fonts designed in a mirror image layout on either side of the projecting dividing wall.</td>
</tr>
<tr>
<td>Roof form and materials</td>
<td>Roof concealed from the front by a boxed awning that extends over the recessed shopfronts.</td>
</tr>
<tr>
<td>Wall materials and finishes to the main facade</td>
<td>Painted brick walls projecting forward of the shopfronts at the eastern and western sides of the building.</td>
</tr>
<tr>
<td></td>
<td>Rendered brick stall below the shopfront windows.</td>
</tr>
<tr>
<td></td>
<td>Custom orb corrugated sheeting over the shopfront windows and as a soffit to the awning.</td>
</tr>
<tr>
<td>Other detailing to main facade</td>
<td>Pair of decorative plaster orbs mounted on flat caps as a parapet element to each of the side walls.</td>
</tr>
<tr>
<td></td>
<td>Moulded plaster flower detail immediately below the flat caps.</td>
</tr>
<tr>
<td>Streetscape setting</td>
<td></td>
</tr>
<tr>
<td>---------------------</td>
<td></td>
</tr>
<tr>
<td>• The building was constructed up to the Hamersley Road boundary.</td>
<td></td>
</tr>
<tr>
<td>• Lot width approximately 10m.</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>General condition</th>
</tr>
</thead>
<tbody>
<tr>
<td>• Based on a brief streetscape inspection, the place appears to be in a fair condition.</td>
</tr>
</tbody>
</table>

References

- City of Subiaco Rate Books (information provided by the City of Subiaco, September 2018)
  Note: The State Records Office does not hold all the Rate Books for Subiaco.
- Western Australian Post Office Directories (www.slwa.wa.gov.au) (including information provided by the City of Subiaco, June 2018)
  Note: The last of the Western Australian Post Office Directories was published in 1949.
- Electoral Rolls (scanned copies of selected years available at ancestry.com.au)
- *Heritage Assessment of Corner Stores in Subiaco*, prepared by Greenward Consulting for the City of Subiaco, June 2015
- *The West Australian* 24 August 1936 p 9
- *The West Australian* 19 March 1954 p 10
- *The West Australian* 17 December 1934 p 3
- *The West Australian* 26 October 1935 p 24

Note: Biographical information has been based on readily available information from a range of online sources including the following as relevant: contemporary newspaper notices (trove.nla.gov.au); Electoral Rolls (selected years available at ancestry.com.au); Australian birth, death and marriage records (transcribed at ancestry.com.au); and online family trees. It is intended to provide an indication of the names, ages and occupations of the primary residents and has not been verified by detailed research.
<table>
<thead>
<tr>
<th>Address</th>
<th>300 Hamersley Road, Subiaco</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Lot 42, DP 1817</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>House name</th>
<th>-</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>Photograph</th>
<th>(Greenward Consulting, October 2018)</th>
</tr>
</thead>
<tbody>
<tr>
<td><img src="image1.png" alt="Image" /></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Contributory Significance</th>
<th>Some contribution to the assessed heritage values of the study area</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Medium authenticity</td>
</tr>
<tr>
<td></td>
<td>Alterations to the roofing material and infill to part of the front verandah have diminished the authenticity of this place.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Construction date</th>
<th>c.1928</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>Historical Notes and Associations</th>
<th>A plan dated c.1902 shows 4 buildings in the general vicinity of numbers 286, 290, 294 &amp; 296 Hamersley Road. Street numbers were first included for Hamersley Road in the 1908 WA Post Office Directory, which identified residents at numbers 286, 290, 292, 294 &amp; 296. Three more houses were constructed along this part of the street in the mid-1920s (#s 283, 287 and 300); a double-fronted shop was built in c.1934 (#298/298a); while the last of the pre-WWII development took place in c.1940 (#282). In the Subiaco Rates Books of 1929/30, the owner/occupier of the new house on Lot 42 was identified as Hilda Yews. Hilda Dagmar Yews (formerly Craig, nee Thornton) was widowed in 1928 and married Charles Harland at her home, 300 Hamersley Road, in January 1930. Entries in the Electoral Rolls suggest that this couple were living here in c.1930-1931 but moved to Kalgoorlie at around that time. By 1933, 300 Hamersley Road had been established as the long-term family home of Peter John Mohen and Margaret Mary Mohen (nee Dunworth) (c.1905-1972), who were married in Perth in c.1930. Peter was still listed at this address in the Electoral Rolls of 1977. Historical aerial photographs indicate that the footprint and roof form of the main part of the house have remained largely unchanged since at least the 1960s.</th>
</tr>
</thead>
</table>

Heritage Assessment of the Expanded Hamersley Road & Sadlier and Redfern Street Heritage Areas
October 2018
### Summary of primary occupants

An analysis of the readily available information suggests that the primary occupants of the property from its time of construction until c.1977 included:

<table>
<thead>
<tr>
<th>Time Period</th>
<th>Occupants</th>
</tr>
</thead>
<tbody>
<tr>
<td>c.1929-1932</td>
<td>Craig Yews. No further information has been found regarding this person.</td>
</tr>
<tr>
<td>c.1933 until at least 1977</td>
<td>Peter John Mohen (labourer) and Margaret Mary Mohen (home duties)</td>
</tr>
</tbody>
</table>

### Physical Description

*(Based on a streetscape inspection in October 2018)*

**Architectural style**

This relatively modest suburban house does not illustrate any of the key architectural styles of the Inter-War period. It was of a scale and form suitable for occupiers such as office workers, retail employees and both skilled and unskilled tradesmen.

**Plan form at the street frontage**

- Asymmetrical stepped facade. This features a south-facing projecting wing on the eastern side of the main facade.

**Roof form and materials**

- Hipped-gabled roof clad with metal sheeting that has been pressed to imitate tile (decramastic roof sheeting or similar).
- Prominent gable to the end of the projecting wing.
- Roof extending in a broken-back alignment over the front verandah.
- One plain brick chimney to the rear of the main ridgeline.

**Wall materials and finishes to the main facade**

- Face brickwork.

**Other detailing to main facade**

- Flush panel face to the gable, finished with a simple pattern of vertical timber battens.
- Triple casement window to the projecting wing. This has a raked window hood and a plain rendered sill.
- Main entrance located under the verandah, adjacent to the projecting wing. This has a 3-panel high-waisted door flanked by narrow sidelights. There is no highlight and the wall over the door has a rendered finish.
- Half-height rendered masonry piers with flat caps supporting square timber verandah posts.
- Verandah piers linked by a rendered masonry verandah balustrade with a flat cap.
- Front verandah enclosed with sliding timber framed windows and weatherboard cladding over the balustrade wall.

**Streetscape setting**

- This house is located on a triangular block with primary frontages to Hamersley Road and a laneway. The main façade is set back approximately 2.3m from Hamersley Road.
- The Hamersley Road frontage is approximately 31.6m.
- Front yard enclosed by low rendered masonry posts and timber picket fence panels.
### General condition

- Based on a brief streetscape inspection, the place appears to be well maintained and in fair to good condition.

### References

- **Perth 18-52. Suburb of Subiaco. Plan of Subiaco showing all subdivisions & DP Nos., Battye Library, series235_cons3868_item354 (dating from c.1896-1897)**
- **City of Subiaco Rate Books (information provided by the City of Subiaco, September 2018)**
  - Note: The State Records Office does not hold all the Rate Books for Subiaco.
- **Western Australian Post Office Directories (www.slwa.wa.gov.au) (including information provided by the City of Subiaco, June 2018)**
  - Note: The last of the Western Australian Post Office Directories was published in 1949.
- **Electoral Rolls (scanned copies of selected years available at ancestry.com.au)**
- **Various newspaper notices and advertisements relating to this property and/or the occupants of the house (trove.nal.gov.au)**
- **Aerial photographs dated 1965 and 2018, Map Viewer Plus (landgate.wa.gov.au)**
  - Note: Biographical information has been based on readily available information from a range of online sources including the following as relevant: contemporary newspaper notices (trove.nla.gov.au); Electoral Rolls (selected years available at ancestry.com.au); Australian birth, death and marriage records (transcribed at ancestry.com.au); and online family trees. It is intended to provide an indication of the names, ages and occupations of the primary residents and has not been verified by detailed research.
Page Left Blank Intentionally
### Address

<table>
<thead>
<tr>
<th>Address</th>
<th>283 Hamersley Road, Subiaco (cnr Sadlier Street and Derby Road)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Lot 91, DP 826</td>
</tr>
</tbody>
</table>

### House name

- 

### Photograph

(Greenward Consulting, October 2018)

### Contributory Significance

#### No contribution to the assessed heritage values of the study area

**Low authenticity**

While the general appearance and form of this house is compatible with the streetscape, the façade was extensively redesigned at some stage in the late twentieth century.

The original design can no longer be readily understood.

### Construction date

- c.1921

### Historical Notes and Associations

A plan dated c.1902 shows 4 buildings in the general vicinity of numbers 286, 290, 294 & 296 Hamersley Road. Street numbers were first included for Hamersley Road in the 1908 WA Post Office Directory, which identified residents at numbers 286, 290, 292, 294 & 296. Three more houses were constructed along this part of the street in the mid-1920s (#s 283, 287 and 300); a double-fronted shop was built in c.1934 (#298/298a); while the last of the pre-WWII development took place in c.1940 (#282).

The first listing for this place in the Post Office Directories was in 1921 when it was noted that a new house has been constructed on this site. This had been occupied by Mrs Annie Christiansen by 1923 and she was also identified as the owner in the Subiaco Rates Books of this period. By 1928 Annie had returned to the Maylands district and for the remainder of the first half of the twentieth century the occupants of 283 Hamersley Road changed every 2-7 years.

Historical aerial photographs indicate that a major addition was constructed towards the intersection of Hamersley and Derby Roads at some stage in the period 1995-2000, creating a new front entrance.
<table>
<thead>
<tr>
<th>References</th>
</tr>
</thead>
<tbody>
<tr>
<td>• Perth 18-52. Suburb of Subiaco. Plan of Subiaco showing all subdivisions &amp; DP Nos., Battye Library, series235_cons3868_item354 (dating from c.1896-1897)</td>
</tr>
<tr>
<td>• City of Subiaco Rate Books (information provided by the City of Subiaco, September 2018)</td>
</tr>
<tr>
<td>Note: The State Records Office does not hold all the Rate Books for Subiaco.</td>
</tr>
<tr>
<td>• Western Australian Post Office Directories (<a href="http://www.slwa.wa.gov.au">www.slwa.wa.gov.au</a>) (including information provided by the City of Subiaco, June 2018)</td>
</tr>
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<td><strong>Contributory Significance</strong></td>
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<tr>
<td>-------------------------------</td>
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<td><strong>Construction date</strong></td>
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<td><strong>Historical Notes and Associations</strong></td>
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**Address**

<table>
<thead>
<tr>
<th>6 Sadlier Street, Subiaco</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lot 92, DP 826</td>
</tr>
</tbody>
</table>

**House name**
- 

**Photograph**

(Greenward Consulting, October 2018)

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**Contributory Significance**

<table>
<thead>
<tr>
<th>Some contribution to the assessed heritage values of the study area</th>
</tr>
</thead>
<tbody>
<tr>
<td>Medium authenticity</td>
</tr>
<tr>
<td>Alterations to the finishes of the main facade have diminished the authenticity of this place. This place also includes a high front fence, which adversely impacts on the traditional streetscape setting.</td>
</tr>
</tbody>
</table>

**Construction date**

| c.1925 |

**Historical Notes and Associations**

A plan prepared in the mid-1890s confirms that what is now known as Sadlier Street was at that time known as Bronte Street, and was lined by residential subdivisions of Perth Suburban Lots 261, 262 and 263. However, despite this early subdivision pattern, it was not until 1912 that the first resident was listed for Bronte Street in the Western Australian Post Office Directories, and this was the only house to be listed until c.1922.

A house was first listed at 6 Bronte Street in the Post Office Directory of 1926, when William Adams was identified as the primary occupant. There are no Rate Books for this area between 1920 and 1929, but in 1929/30 the name of the owner of both 6 and 8 Sadlier Street was entered as William Adams and then amended to Mrs John.

William Baldrige Adams (c.1870-1926) and Clara Harris (c.1857-1983) were married in Perth in c.1894 and this couple had at least 7 children in the period c.1897-1913. In December 1925 a building permit had been issued to W Adams for the construction of a brick residence in Bronte Street valued at £500, but it is not clear if this referred to #6 or #8. Members of this family had only lived at 6 Bronte Street for a relatively short time when William died of pneumonia in May 1926. Clara remained at 6 Bronte Street until c.1928, when she married Thomas Morgan John (c.1869-1945) and this couple returned here in c.1934-1936. The occupants then continued to change regularly through until at least the mid twentieth century.
Information provided by a former owner, indicates that an asbestos and louver enclosure to the front verandah was demolished in 1970 and that the tuck-pointed front wall was painted at around that time. Other alterations during the 1970s included a rear addition (replacing part of the enclosed rear verandah) and the erection of the courtyard wall across part of the front yard.

Historical aerial photographs indicate that the footprint and roof form of the front part of the house have remained largely unchanged since at least the 1960s.

<table>
<thead>
<tr>
<th>Summary of primary occupants</th>
<th>An analysis of the readily available information suggests that the primary occupants of the property from its time of construction until the mid 1950s included:</th>
</tr>
</thead>
<tbody>
<tr>
<td>c.1926</td>
<td>William Baldridge Adams (foreman) and Clara Adams (home duties)</td>
</tr>
<tr>
<td>c.1926-1928</td>
<td>Clara Adams (widow)</td>
</tr>
<tr>
<td>c.1929-1930</td>
<td>Charles Silverlock</td>
</tr>
<tr>
<td>c.1931-1933</td>
<td>Richard Phillip Rawle (fitter) and Mary Kathleen Rawle (home duties)</td>
</tr>
<tr>
<td>c.1934-1936</td>
<td>Thomas Morgan John and Clara John</td>
</tr>
<tr>
<td>c.1937-1938</td>
<td>Frank Constantine</td>
</tr>
<tr>
<td></td>
<td>Frank and Connie spent much of their early married life in Albany, moving to Subiaco in c.1937. This coincided with Frank’s appointment as a Senior Assistant at Perth Modern, where he remained until the late 1940s. They initially lived at 6 Sadlier Street, before moving to 31 Derby Road, where they remained until the mid 1950s (by which time Frank was working as a lecturer at Claremont Teachers College).</td>
</tr>
<tr>
<td>c.1939-1947</td>
<td>George Howell</td>
</tr>
<tr>
<td>c.1949</td>
<td>James Edward O’Neil (painter) and Ethel Vera O’Neill (home duties)</td>
</tr>
<tr>
<td>c.1950 until at least 1958</td>
<td>Charles White (barman) and Marjorie Winifred White (home duties)</td>
</tr>
</tbody>
</table>

Physical Description (Based on a streetscape inspection in October 2018)

Architectural style

This relatively modest suburban house does not illustrate any of the key architectural styles of the Inter-War period. It was of a scale and form suitable for occupiers such office workers, retail employees and both skilled and unskilled tradesmen.

Plan form at the street frontage

- Symmetrical facade.
- Hipped roof clad with corrugated metal sheeting.
  - This has a primary east-west ridgeline with gablet vents at either end.
- The main roof extends in a broken-back alignment to form a raked roof over the verandah.
- Two painted brick, flat-capped chimneys along the northern side of the house.
- Exposed rafters.
Wall materials and finishes to the main facade

• Painted brickwork (originally tuck-pointed).

Other detailing to main facade

• High-waisted, 3-panel entrance door with sidelights and highlights.
• Triple casement windows to the two front rooms (no highlights).
• Plain rendered window sills.
• Chamfered square timber verandah posts.

Streetscape setting

• This lot has a raked frontage to Sadlier Street and the setback of the house varies from about 5m (on the western side of the house) to about 12m (on the eastern side).
• Lot width approximately 12.2, with a frontage of approximately 15.8m to Sadlier Street.
• Front yard partly enclosed by a painted brick courtyard wall.
• Old flat roof carport with metal pipe posts and a timber lattice screen on the eastern side of the block.

General condition

• Based on a brief streetscape inspection, the place appears to be well maintained and in fair to good condition.

References

• Perth 18-52. Suburb of Subiaco. Plan of Subiaco showing all subdivisions & DP Nos., Battye Library, series235_cons3868_item354 (dating from c.1896-1897)
• City of Perth & Suburbs, 18-8-1897, Sheet 10, PWD 5647, SROWA. This plan was updated after 1897 and, based on known residential development, dates from c.1902
• City of Subiaco Rate Books (information provided by the City of Subiaco, September 2018)
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  Note: The last of the Western Australian Post Office Directories was published in 1949.
• Electoral Rolls (scanned copies of selected years available at ancestry.com.au)
• Various newspaper notices and advertisements relating to this property and/or the occupants of the house (trove.nla.gov.au)
• Email from Jenny and Ross Gregory to the City of Subiaco, dated 4 August 2018
• Aerial photographs dated 1964 and 2018, Map Viewer Plus (landgate.wa.gov.au)
  Note: Biographical information has been based on readily available information from a range of online sources including the following as relevant: contemporary newspaper notices (trove.nla.gov.au); Electoral Rolls (selected years available at ancestry.com.au); Australian birth, death and marriage records (transcribed at ancestry.com.au); and online family trees. It is intended to provide an indication of the names, ages and occupations of the primary residents and has not been verified by detailed research.
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### Contributory Significance

**Little contribution to the assessed heritage values of the study area**

- **Low authenticity**

While the form and scale of the house remains compatible with the streetscape, additions and alterations to the materials and detailing of the main facade have significantly diminished the authenticity of this place.

### Construction date

c.1925

### Historical Notes and Associations

A plan prepared in the mid-1890s confirms that what is now known as Sadlier Street was at that time known as Bronte Street, and was lined by residential subdivisions of Perth Suburban Lots 261, 262 and 263. However, despite this early subdivision pattern, it was not until 1912 that the first resident was listed for Bronte Street in the Western Australian Post Office Directories, and this was the only house to be built along this street until c.1922.

8 Bronte Street was first listed in the Post Office Directory in 1926, when it was identified as a new house. There are no Rate Books for this area between 1920 and 1929, but in 1929/30 the name of the owner of both 6 and 8 Sadlier Street was entered as William Adams and then amended to Mrs John. In December 1925 a building permit had been issued to W Adams for the construction of a brick residence in Bronte Street valued at £500, but it is not clear if this referred to #6 (which was occupied by the Adams family) or #8.

The occupants of 8 Sadlier Street changed regularly through until c.1940, when it was occupied by the Manion family. Francis Manion (c.1880-1953) and Mary Helena O’Brien (c.1881-1959) were married in Perth in c.1914 and this couple had at least 4 children who survived infancy. Francis died at 8 Sadlier Street in January 1953 and by the late 1950s, Mary had moved to Mt Hawthorn.
An analysis of the documentary and physical evidence (and comparison with other similar houses dating from the inter-war era) suggests that alterations to the original external design have included simplification of the gable detailing; painting of the face-brick walls; removal of a window awning from the projecting wing; and significant alterations to the form and detailing along the southern side of the house (including re-designing and re-cladding the wall under the verandah).

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APPENDIX A: THE ADJACENT SADLIER AND REDFERN STREET HERITAGE AREA

In July 2018, following a professional heritage assessment and a period of public consultation, Subiaco Council designated the Sadlier and Redfern Street Heritage Area.

The Heritage Assessment of 5-51 Sadlier Street and 103-119 Redfern Street, Subiaco (prepared for the City of Subiaco by Hocking Heritage Studio, July 2017) determined that this area was of cultural heritage significance for the City of Subiaco for the following reasons:

Cultural Heritage Values

Aesthetic Value

• As an aesthetically pleasing streetscape with a strong identifiable character, featuring an avenue of mature street trees, which frame views of the largely Inter War residences.
• For its collection of many good, representative examples of Federation and Inter War cottages and villas which collectively illustrate a range and evolution of detailing between the 1920s and the 1940s.
• For the cohesive streetscape created by a limited palette of materials and styles.

Historic Value

• As a representative collection of houses that illustrate the scale and standard of housing for the homes of unskilled workers to semi-professional and tradespeople, in the early twentieth century.
• For the evidence it provides about the manner in which the residence of semi-professional and tradespeople existed alongside the residences of working people and employees.
• For its association with the subdivision and rapid settlement of the area from the 1920s to the 1930s which demonstrates the rapid change of the district in this period.

Rarity/Representativeness

Representativeness

• As a good representative collection of early twentieth century housing developed within walking distance of transport and services.

Integrity, Authenticity and Condition

Integrity

• High – all the houses remain in residential use

Authenticity

• Moderate – Four of the original houses have been demolished with the sites being redeveloped. In addition, extant original houses have generally undergone alterations in the form of changed finishes to original fabric or changed roofing materials which impacts to some degree on the authenticity of the individual house and area as a whole. However, the original houses (as viewed from the street) have overall retained a medium to high level of authenticity.

Condition

• Generally good. Many of the houses have undergone repair/restoration works and present in a good condition collectively.

Physical Form in the Public Realm

• The houses, which (with the exception of three modern dwellings) were developed predominantly in the period 1920s to 1940s, have largely retained their original external detailing and form. The defined period and nature of development has resulted in a consistent palette of materials and form, enlivened
by diversity of individual details, within a cohesive streetscape.
APPENDIX B: THE ADJACENT HAMERSLEY ROAD GROUP HERITAGE AREA

In July 2018, following a professional heritage assessment and a period of public consultation, Subiaco Council designated the Hamersley Road Group Heritage Area.

The Heritage Assessment of 230-280 and 241-281 Hamersley Road, Subiaco (prepared for the City of Subiaco by Hocking Heritage Studio, June 2017) determined that this area was of cultural heritage significance for the City of Subiaco for the following reasons:

Cultural Heritage Values

Aesthetic Value
- As an aesthetically pleasing streetscape with a strong identifiable character, featuring an avenue of mature street trees, which frame views of the largely intact Federation and Inter War residences.
- For its collection of many good, representative examples of Federation and Inter War cottages and villas which collectively illustrate a range and evolution of detailing between the 1890s and the 1940s.
- For the cohesive streetscape created by a limited palette of materials and styles.

Historic Value
- As a representative collection of houses that illustrate the scale and standard of housing for the homes of unskilled workers to semi-professional and tradespeople, in the early twentieth century.
- For the evidence it provides about the manner in which the residence of semi-professional and tradespeople existed alongside the residences of working people and employees.
- For its association with the subdivision and rapid settlement of the area from the 1890s to the 1920s which demonstrates the rapid change of the district in the gold boom period and shortly thereafter.

Rarity/Representativeness

Representativeness
- As a good representative collection of early twentieth century housing developed within walking distance of transport and services.

Integrity, Authenticity and Condition

Integrity
- High – all the houses remain in residential use

Authenticity
- Moderate – two of the original houses have been demolished with the sites being redeveloped. In addition, extant original houses have generally undergone alterations in the form of changed finishes to original fabric or changed roofing materials which impacts to some degree on the authenticity of the individual house and area as a whole. However, the original houses (as viewed from the street) have overall retained a medium to high level of authenticity.

Condition
- Generally good. Many of the houses have undergone repair/restoration works and present in a good condition collectively.

Physical Form in the Public Realm
- The houses, which (with the exception of two modern dwellings) were developed predominantly in the period 1898 to 1921, (and one in 1946) have largely retained their original external detailing and form.
The defined period and nature of development has resulted in a consistent palette of materials and form, enlivened by diversity of individual details, within a cohesive streetscape.