
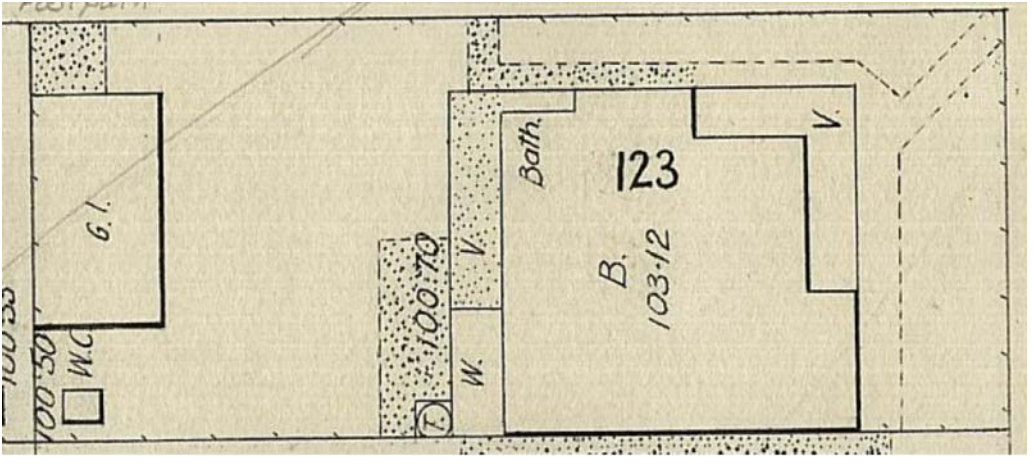



LOCATION INFORMATION			
<i>Name</i>	House, 1 Bedford Avenue, Subiaco		
<i>Place No.</i>	24037		
<i>Address</i>	1 Bedford Avenue (Lot 27, DP214) Subiaco		
<i>Other names</i>	Previously 123 Barker Road, Subiaco		
<i>Place Type</i>	Individual Building or Group		
<i>Heritage Area</i>	No		
ASSESSMENT OF SIGNIFICANCE			
<i>Photo</i> (December 2020)			
<i>Construction Date</i>	c1904	<i>Architectural Style</i>	Federation Queen Anne
<i>Construction Materials</i>	<i>Walls</i>	<i>Roof</i>	<i>Other</i>
	Tuckpointed Brick	Corrugated Metal Sheetting	Painted brick
<i>Use</i>	<i>Current</i>	<i>Original</i>	<i>Other</i>
	Residential: Single storey residence	Residential: Single storey residence	
<i>Historic Theme(s)</i>	Demographic settlement and mobility: Settlements Occupations: Domestic activities		
<i>Historical Notes</i>	<p>Subiaco's population increased significantly in the 1890s due to an economic depression in the eastern states and the discovery of gold in Western Australia. In the late 1890s, property developers bought large landholdings for subdivision in the Perth metropolitan area. The subdivisions were generally simple grid pattern developments with small lots for occupancy by working families. Subiaco was a popular and logical location for development and the increase in population and demand for services led to the proclamation of Subiaco as a municipality in 1897. The area that is now known as the 'Subiaco Triangle Precinct' attracted the construction of a range of dwellings, including timber cottages, semi-detached houses, two to three bedroom free-standing brick dwellings and substantial villas. This portion of Barker Road was subdivided for sale as residential lots in 1932 but houses were being built on these sites prior to the formalisation of the lots. Information from the Post Office Directories indicates that this house was built c1904 and the first occupant was Lemuel Arthur Waldron (c1869-1936) a carpenter. He was only recorded at this place for one year before the place was occupied by land agent</p>		

Heritage Place Record – House, 1 Bedford Avenue

	<p>Thomas Tate and his wife Charlotte Mary Tate. Waldron was likely the builder of this residence as he was a prolific speculative builder in Subiaco during the early 1900s. In June 1904, he advertised that he had already sold 17 houses in the area and that may have only been a portion of his portfolio of work. Typically, his projects were 5 to 7 room brick houses sold between £450 -£600, good quality brick villa of the early twentieth century. Waldron also placed numerous advertisements for houses and shops for rent, and dealt in new and used furniture.</p> <p>There were a number of occupants of the house in the 1910s, until occupied by accountant Francis Robert John Templeton (c1883-1950) and his wife Hilda, nee Rider (c1885-1966). The couple and their family lived at the house until the early 1960s. A plan of the site prepared in 1927 and reviewed in 1955 for the purpose of planning sewerage and water supply services shows that the current form of the residence has changed little since that time although a weatherboard addition was located on the rear of the building. A large galvanised iron shed and a brick water closet were located on the rear property boundary.</p> <p>Aerial photographs of the place since the mid 20th century indicate that the place has changed little since that time apart from the construction of a pool in the late 1980s.</p>
<i>Physical Description</i>	<ul style="list-style-type: none"> • Substantial corner property displaying elements of the Federation Queen Anne style. • Brick construction with tuckpoint finish flanked by rendered sections above and below the brickwork. • Projecting bays to the twin facades connected by a corner verandah with bullnose canopy. • Hipped and gabled roof, reclad, with retained tall painted brick and render chimneys. • Gables to the projecting wings incorporate render and timbered detailing. • Some non-original finishes to the façade and changes to details. • Garden enclosed by low brick wall.
<i>Condition</i>	Based on a streetscape inspection the building appears to be in good condition.
<i>Integrity</i>	High: the place remains in its original function as a residential dwelling.
<i>Authenticity</i>	High: The original external form and detailing of the building is largely intact
<i>Statement of Significance</i>	<p>The place has cultural heritage significance:</p> <ul style="list-style-type: none"> • As a good representative example of a well designed and detailed “gentleman’s villa” of Subiaco dating from the early twentieth century. • For its aesthetic value as a good representative example of a well-designed Federation Queen Anne villa of the early twentieth century, designed to a style and scale suited to the professional/business classes. • For its aesthetic contribution to a largely intact group of early twentieth century houses. • For its association with the rapid development of Subiaco in the early 20th century and the small scale development by local builders of many residential properties.
<i>Level of Significance</i>	Some significance (Level 3) Contributes to the heritage of the City of Subiaco.
<i>Heritage Listings and Status</i>	Local Heritage Survey - adopted 4/02/2003
<i>Key References</i>	<p>Wise's Post Office Directory 1894-1949 Australian Electoral Rolls, 1903-1980 Aerial Photographs, Landgate 1948-2020. MWSS&DD Plans, State Records Office of WA, Retro Maps http://au-wa-sro-metromaps-uat.s3-website-ap-southeast-2.amazonaws.com/#/</p>

	<p>Historical Notes for the Triangle Precinct prepared by Annette Green April 2020, held by the City of Subiaco. Who Built Subiaco? The builders who lived and/or worked in Subiaco in the period c1895-1940, Annette Green, Greenward Consulting, January 2015.</p>
<p><i>Archival Site Plan Courtesy SROWA</i></p>	 <p>The archival site plan is a hand-drawn diagram on a textured paper background. It depicts a rectangular plot of land with several internal divisions. On the left side, there is a small square labeled 'W.C.' and a larger rectangular area labeled 'G.I.'. To the right of these is a narrow vertical strip labeled 'W.' and 'I.'. Further right is a larger area labeled 'Bath.' and '123'. Below '123' is the label 'B. 103-12'. To the right of this area is another vertical strip labeled 'V.'. The plan also shows various lines representing walls, paths, and possibly utility lines, with some areas shaded with stippling.</p>
<p><i>Additional photograph</i></p>	 <p>The photograph shows a two-story white house with a prominent front porch supported by white columns. The house has a gabled roof with a white chimney. In the foreground, there is a low, solid red brick wall. The house is surrounded by green trees and shrubs. A blue sky is visible above the house. To the right, a portion of a street sign is visible.</p>