
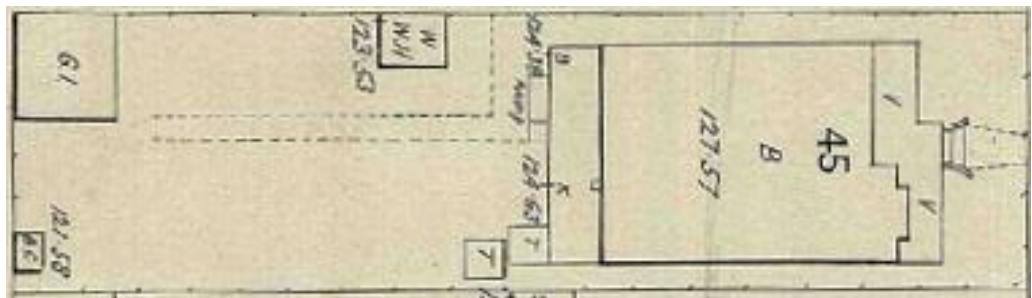




LOCATION INFORMATION			
Name	House, 45 Lawler Street		
Place No.	5453		
Address	45 Lawler Street (Lot 52, DP 325) Subiaco		
Other names	-		
Place Type	Individual Building		
Heritage Area	No		
ASSESSMENT OF SIGNIFICANCE			
Photo (November 2021)			
Construction Date	c.1912	Architectural Style	Federation Queen Anne
Construction Materials	Walls	Roof	Other
	Brick	Corrugated Steel	
Use	Current	Original	Other
	Residential: Single-Storey residence	Residential: Single-Storey residence	
Historic Theme(s)	Demographic settlement and mobility: Settlements Occupations: Domestic activities		
Historical Notes	<p>The land around Lawler Street was the earliest residential settlement within West Subiaco. By 1898, ten residences are listed in the street. By 1901, post office directories list about sixty residences within West Subiaco Precinct, of which 21 were listed in Lawler Street and twenty in immediately adjacent streets.¹ There were around 35 houses in Lawler Street 1910, 45 in 1915, 50 in 1920 and 55 (almost all the available lots) in 1925.² A c.1903 plan shows a vacant lot at 45 Lawler St.³ 45 Lawler Street first appears in the PO Directories in 1912. David Weatherall (manager T & G Mutual Life Assurance Co) was identified as the primary occupant until 1916. The first long-term occupants were the Anstey family, who had settled here by 1924.⁴</p> <p>Alfred Charles Anstey (miller and shareholder in the Boronia Flour Mills) married Annie Sarah (also Sarah Annie) Ford in Jolimont in 1903. The couple had at least 7 children: Launa Coral (born 1903), Myrtle Annie (1905), Muriel E. (1907), Ivor Alfred Ford (1910), Ruby Emma (1912), Roy William Albert (c.1914) and Lawrence H. (1918).⁵</p>		

	<p>Alfred Anstey died in a railway fatality in June 1932, aged 63. Annie was still listed at 45 Lawler Street in the Electoral Rolls of 1963 when she died, aged 85. Several of her adult children are also listed as resident at the house in the 1930s and 1940s.⁶</p> <p>A sewerage plan from 1955 shows a brick residence with steps up to a front verandah that wraps around the projecting front bay of the house. This matches the extant building in 2021.⁷ No substantial additions are evident on aerial photographs.⁸</p>
<i>Physical Description</i>	<p>45 Lawler Street is a single storey brick dwelling with a corrugated steel hip and gable roof displaying characteristics of the Federation Queen Anne style of architecture. The residence is located on the corner of Lawler Street and Douglas Avenue. The residence has an asymmetrical form with a projecting bay addressing Lawler Street. The steeply pitched roof has two ridge gables and two brick and rendered chimneys. The projecting bay has a half-timbered gable with rough cast rendered infill. A corrugated steel bullnose verandah extends along the front facade. The verandah is supported by turned timber half posts atop a rendered masonry balustrade with corner timber brackets and a simply detailed timber valance. The verandah has a concrete base accessed by a central set of low concrete and brick stairs. The dwelling has face brick walls exposed along the western facade and painted to the front and rear facades. The front facade features rendered string coursing at sill and head height. A timber framed entry door is painted yellow and features highlights and sidelights. The windows are predominantly timber framed casements with double hung windows to the side and rear elevations. The rear of the dwelling features a corrugated steel skillion verandah supported by turned timber posts. The place is enclosed to the front by a painted timber picket fence that is approximately 1200mm high with a central timber picket gate. A corrugated steel panel fence approximately 1800mm high extends along Douglas Avenue. The front yard contains modest plantings with some mature verge trees along Lawler Street and Douglas Avenue. The place is serviced by a rear laneway.</p>
<i>Condition</i>	Good
<i>Integrity</i>	High
<i>Authenticity</i>	Medium-High
<i>Statement of Significance</i>	<p>The place has cultural heritage significance for the following reasons:</p> <ul style="list-style-type: none"> • As a good representative example of the application of materials and detailing which were derived from the Federation Queen Anne style, but which were applied in a more restrained manner that suited the budgets and expectations of the middle classes in Subiaco during the early twentieth century. • For its historic value as a demonstration of the period in which Subiaco underwent rapid development in the early 20th century.
<i>Level of Significance</i>	Some Significance (Level 3)
<i>Heritage Listings and Status</i>	<p>Local Heritage Survey – Adopted 28/02/1995</p> <p>Local Heritage Survey – Adopted 4/02/2003</p>
<i>Key References</i>	<ol style="list-style-type: none"> 1. Wises Post Office Directories, 1897-1901 2. Green, 'Notes for West Subiaco Precinct', 2020 3. PWD, 'Perth Sewage Plans', 1897 plan with additions to c.1903, AU WA S399- cons1647 05647 4. Green, 'Notes for West Subiaco Precinct', 2020 5. Green, 'Notes for West Subiaco Precinct', 2020; Department of Justice – Births, Deaths & Marriages, 'Online Index Search Tool', https://bdm.justice.wa.gov.au/apps/pioneersindex/default.aspx 6. Green, 'Notes for West Subiaco Precinct', 2020; Metropolitan Cemeteries Board, Name Search, https://www2.mcb.wa.gov.au/NameSearch/results.php; Australian Electoral Rolls, 1903-1980, https://www.ancestrylibrary.com.au/search/collections/1207/ 7. SROWA, <i>RetroMaps</i>, https://mapping.sro.wa.gov.au/#/map 8. Aerial photographs, 1953-2021, Landgate Mapviewer, https://map-viewer-plus.app.landgate.wa.gov.au/index.html

<p><i>Archival Site Plan Courtesy SROWA (June 1927)</i></p>	 An archival site plan from June 1927 showing the layout of 45 Lawler Street. The plan is a rectangular plot with a large central area labeled '45' and a smaller area labeled 'B' to its right. Dimensions are marked along the boundaries: 127.57' on the right, 123.50' on the top, 121.58' on the bottom, and 124.18' on the left. A small rectangular area is labeled 'N' and another 'K'. A dashed line indicates a boundary or path within the plot.
<p><i>Additional Photograph (Front verandah, November 2021)</i></p>	 A photograph of the front verandah of the house at 45 Lawler Street. The verandah features a white-painted wooden structure with a decorative arched railing. A large, bushy plant with pink flowers is in the foreground on the left. A white picket fence runs along the front of the property, and a small white mailbox with the number '45' is visible on the right.
<p><i>Additional Photograph (November 2021)</i></p>	 A photograph of the rear of the house at 45 Lawler Street. The house is constructed of red brick with a white-painted gable end and a prominent red brick chimney. A dark grey corrugated metal fence runs along the back of the property. A black street lamp stands on the right side of the fence. The sky is blue with scattered white clouds.

*Historical
Photograph
(June 2014)*

