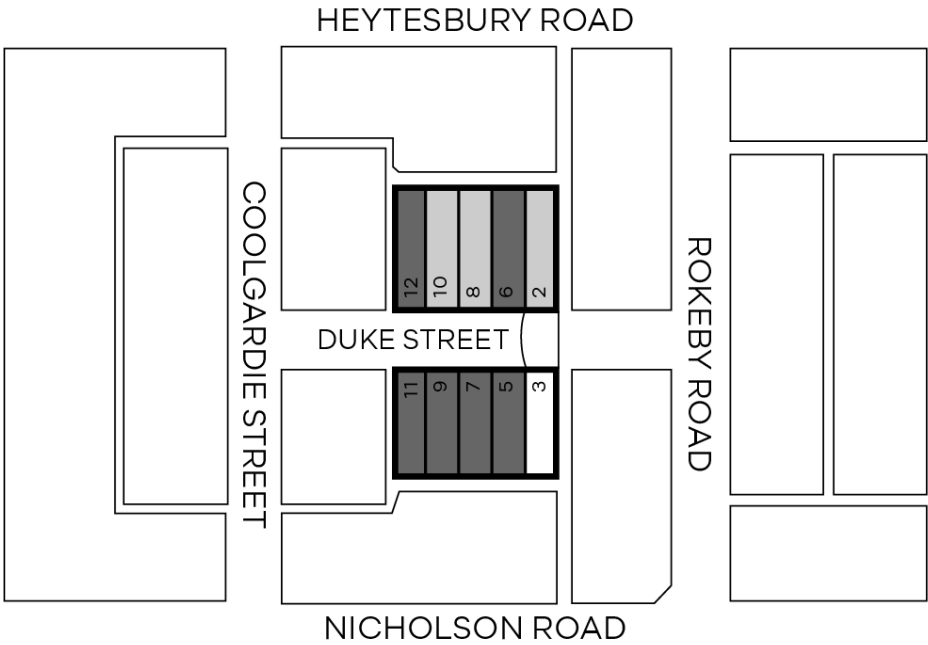


LOCATION INFORMATION	
<b>Name</b>	Duke Street Heritage Area
<b>Place Number</b>	25376
<b>Location</b>	2-12 Duke Street, Subiaco (North side) 3-11 Duke Street, Subiaco (South side)
<b>Place Type</b>	Precinct or Streetscape
ASSESSMENT OF SIGNIFICANCE	
<b>Map of Area</b>	<p>Key</p> <p>Existing heritage area boundary</p>
<b>Historical Themes</b>	<p>Federation &amp; Late Gold Boom Period (1890s-1910s): Land allocation &amp; subdivision; depression &amp; boom; consolidation; local famous and infamous people.</p> <p>A Time of Uncertainty (World War One, Inter-War &amp; World War Two) (1910s-1940s): Consolidation; depression &amp; boom; local famous &amp; infamous people.</p>
<b>Historical Notes</b>	<p><i>The following extract has been taken from the Heritage Assessment of 2-26 Duke Street, Subiaco, prepared by Greenward Consulting, October 2014.</i></p> <p>During the early years of settlement most of the Subiaco area formed part of the Perth Commonage. In 1879, land was set aside for the Fremantle to Guildford Railway line 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 part of Shenton Park (originally West Subiaco) and was laid out as 5 acre lots on a grid pattern - designated as Perth Suburban Lots (PSL).</p> <p>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</p>

	<p>the influence of Alexander Rankin, who was the first Town Clerk and Engineer for the Subiaco Council.</p> <p>A Certificate of Title for Perth Suburban Lot 277 and part Perth Suburban Lot 276 (totalling 5 acres and 18 perches) was issued in the name of The Intercolonial Investment Land and Building Company Ltd on 18 September 1901. This area, which had existing frontages to Rokeby Road, Heytesbury Road and Nicholson Road, was laid out as a new subdivision, with a total of 34 allotments, including ten building allotments facing Duke Street (Lots 13 to 17 and 18 to 22 of Plan 2352).</p> <p>The first lots within the subdivision were sold on 20 July 1901 (Lots 27-29 facing Rokeby Road). The first lots along Duke Street were sold to Frederick Samuel Herbert Tipping, who purchased Lot 15 (#8) on 30 May 1902 and Lot 16 (#10) in July of that year. Tipping also built the first house, being listed in the Subiaco Rates Books at 8 Duke Street in 1903 (suggesting that the house was built shortly after he purchased the land).</p> <p>In March and August 1902, advertisements were placed in The West Australian for “Duke Street, 39 x 149 ft, close to tram, £48, terms”. In early 1903, other advertisements were placed for lots in Duke Street at £60 to £75 per lot, reflecting the increased interest in local development. The last lots to be sold were Lots 21 &amp; 22 (Nos 3 &amp; 5 Duke Street), which were formally transferred to Ada Josephine Hodginson in 1906 – although she must have been paying this off progressively as the Subiaco Rates Books had listed her as the owner from 1903. The majority of the sites were developed immediately (in the period 1902-1905), but one was retained as a vacant development site until c.1914, while another two were occupied as double blocks until the early Inter-War era.</p> <p>The sites were developed by a mixture of owner/occupiers and investors, but in a consistent manner with relatively modest houses suitable for people such as small business owners, clerks and tradesmen. Unlike the more elevated areas to the east of Rokeby Road, or major thoroughfares (such as the nearby Hamersley and Heytesbury Road) this small side street did not attract any development of larger villas.</p> <p>Subiaco grew rapidly in the first decades of the twentieth century, with a strong and active community and pride in its identity as a ‘working class suburb’. Duke Street provides a microcosm of this development.</p>
<b>Physical Description</b>	<p>Duke Street Heritage Area extends the entirety of Duke Street between Coolgardie Street and Rokeby Road. In the late twentieth century the nature of Duke Street as a local access road was reinforced by the closure of the street at the laneway running along the back of the Rokeby Road allotments.</p> <p>Duke Street comprises predominately Federation era dwellings with some Inter-War era dwellings and a 1980s dwelling (3 Duke Street). The streetscape is predominately single storey construction with some two storey additions along the north side.</p> <p>The north side of the street is predominately asymmetrical form while the south side are largely symmetrical with central front door and a continuous front verandah.</p>

	<p>The roofs are a combination of hips and gables with varied amounts of detailing, including louvered gablets and tall chimneys. The roofing is predominately corrugated steel sheeting with some terracotta tiles to the south. Projecting gables with half-timbering and rough cast rendered infill are a dominant feature.</p> <p>The external walls are predominately brick ranging between rendered, painted and tuckpointed. The historical analysis suggests that during the mid-late 20<sup>th</sup> century alterations occurred to many of the original face brick facades. Number 2 Duke Street is the only timber weatherboard cottage which extends along the side laneway.</p> <ul style="list-style-type: none"> <li>Street works undertaken during the late 20<sup>th</sup> century included the development of a wide grassed area between #s 2 and 3 Duke Street, and the reinforcement of the verge planting to create a small parklike setting. Mature street trees now include a cluster of 4 palms at the road closure, 2 palms on the wide tapering verge in front of #12, plus several peppermint trees (<i>Agonis flexuosa</i>), and bottebrush (<i>Callistemon</i> sp). More recent infill planting of eucalypts and other species, together with well developed front gardens has created a streetscape in which the houses nestle within an informal landscape.</li> </ul>
<b>Condition</b>	Good: Based on a streetscape survey, the buildings in the study area appear to be generally well maintained and in good condition. Within the public realm, the verges are also generally well maintained.
<b>Integrity</b>	High: All the places remain as residential.
<b>Authenticity</b>	<p>Moderate to High: All of the houses have undergone some degree of adaptation and/or extension to meet modern living standards. Typical changes include rear extensions, alterations to verandahs, new fencing, painting/rendering face brickwork and re-roofing. However, the original houses (as viewed from the street) have, overall, retained a medium to high level of authenticity.</p> <p>The highest level of intervention is to 8 Duke Street which has had its main façade rendered as well as having undergone significant alterations to the roofscape as part of second storey additions.</p>
<b>Statement of Significance</b>	<p>The Duke Street Heritage Area demonstrates cultural heritage significance for the following reasons:</p> <ul style="list-style-type: none"> <li>Duke Street has a distinctive urban character that has been primarily created by the local road closure and public landscaping of the late twentieth century.</li> <li>Within this setting the heritage character is derived from the modest, single storey suburban houses dating from the Federation and early Inter-War era (c.1902-1924). Only one of these houses has been replaced (#3, c.1980s) and the defined period and nature of development has resulted in a complimentary palette of materials and design idioms.</li> <li>The subdivision of this area was undertaken by the Intercolonial Investment Land and Building Company of Sydney. This represents part of a much wider role that this company took in the development of Subiaco in the 1890s and early 1900s.</li> <li>The collection of houses in the study area helps to demonstrate the scale and standard of houses built and occupied by people such as small business owners, clerks and tradesmen in the early twentieth century.</li> <li>The study area was generally the place of residence for people who left only a small mark on the written records. However, it also accommodated at least</li> </ul>

	<p>two men who were prominent in the local community or were otherwise public identities of the early to mid-twentieth century.</p> <ul style="list-style-type: none"> <li>The study area includes a good representative collection of modest early twentieth century brick and timber housing developed in close proximity to the Rokeby Road tramway.</li> </ul>
<b>Levels of Contribution</b>	 <p><b>Key</b></p> <ul style="list-style-type: none"> <li>Considerable Contribution</li> <li>Some Contribution</li> <li>Little/ No Contribution</li> </ul> <p><b>Considerable Contribution:</b> Places that have generally retained clear evidence of their traditional external detailing/character and/or have important historical associations.</p> <p><b>Some Contribution:</b> Places that have undergone more substantial external alterations over time, but their underlying character still remains consistent with the heritage streetscape. Places of Some Significance also retain sufficient evidence to provide a basis for future restoration, if and when the opportunity arises.</p> <p><b>Little/ No Contribution:</b> Places that have been altered to such an extent the original design intent of the place is no longer discernible and original fabric/design elements have been lost or a place that was constructed after the primary period of construction.</p>
<b>Other listings and status</b>	Heritage Area designated under Part 3 Clause 9 of the Deemed Provisions of the <i>Planning and Development (Local Planning Schemes) Regulations 2015</i> .
<b>Key References</b>	<ul style="list-style-type: none"> <li>Greenward Consulting, <i>Heritage Assessment of 2-26 Duke Street, Subiaco</i> (prepared for the City of Subiaco, October 2014)</li> <li>City of Subiaco, <i>Local Planning Policy 3.10: Duke Street Heritage Area</i> (February 2021)</li> </ul>