

HERITAGE ASSESSMENT OF THE PROPOSED PARK STREET HERITAGE AREA

93-121 PARK STREET; 77-121 BAGOT ROAD; 139-184 BARKER ROAD; 67-96 OLIVE STREET;
87-142 TOWNSHEND ROAD & 3 KINGS ROAD, SUBIACO



Prepared by
Greenward Consulting

For the
City of Subiaco

August 2023

Acknowledgment

This Heritage Assessment was prepared with assistance from a grant under the Department of Planning Lands and Heritage's Local Government Heritage Consultancy Grants Program.

Disclaimer

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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HERITAGE ASSESSMENT OF THE PROPOSED PARK STREET HERITAGE AREA

1 INTRODUCTION

1.1 BACKGROUND

A review of the Local Heritage Survey (LHS) for the City of Subiaco's Triangle Precinct was completed in 2021. Based on the information in that report the City identified an area that warranted further consideration for possible designation as a heritage area under the Local Planning Scheme. In March 2023, following the first stage of a community consultation process, Annette Green, Greenward Consulting, was commissioned to undertake a professional heritage assessment of the properties in this area. This was undertaken with assistance from a grant under the Department of Planning Lands and Heritage's Local Government Heritage Consultancy Grants Program.

1.2 STUDY AREA

The study area comprises 93-121 Park Street; 77-121 Bagot Road; 139-184 Barker Road; 87-142 Townshend Road; 67-96 Olive Street and 3 Kings Road, Subiaco.



Figure 1: Study Area ¹

¹ Base Map sourced from City of Subiaco – IntraMaps, accessed March 2023

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, which includes an assessment of each property from the street and the collation of readily available documentary evidence.

1.3.1 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 and for contributory places each record includes the following information:

- Name
- Address
- Other names/location information (if relevant)
- Place Number (if the place has been included in the InHerit database)²
- Place type (using the list of terms defined for the InHerit database)
- Current photograph
- Approximate date of construction (based on an analysis of the historical research and physical evidence)
- Architectural style (based on the list of terms defined for the InHerit database)
Where applicable this was based on reference to Apperly, R., Irving, R., Reynolds, P. *A Pictorial Guide to Identifying Australian Architecture. Styles and Terms from 1788 to the Present.*
- Construction materials (using the list of terms defined for the InHerit database)
- Use (using the list of terms defined for the InHerit database)
- Authenticity (as defined in City of Subiaco Local Planning Policy 3.2)
The extent to which the fabric is in its original state, generally graded on a scale of High, Medium or Low.
- Integrity (as defined in City of Subiaco Local Planning Policy 3.2)
The extent to which a building retains its original function, generally graded on a scale of High, Medium or Low.
- Contributory Significance (Considerable, Some or Little/No Contribution)
Based on a professional assessment of the contribution that each place makes to the assessed 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).
Undertaken with specific reference to the relevant terminology and levels of contribution identified in the City of Subiaco's *Local Planning Policy 3.2, Assessment of Cultural Heritage Significance* – Section 5: Assigned Levels of Heritage Significance – Heritage Areas.

² <http://inherit.stateheritage.wa.gov.au/public>

Level of Significance	Description	Desired Outcome
Considerable contribution	Very important to the significance of the heritage area. Conservation of the place is highly desirable. These properties may also be considered for individual entry on the Heritage List.	Any external alterations or extensions should be designed and sited in a manner that respects and complements the significance of both the place and the area, in accordance with the development guidelines.
Some contribution	Contributes to the significance of the heritage area. Conservation of the place is desirable.	Any external alterations or extensions should be designed and sited in a manner that respects and complements the significance of both the place and the area, in accordance with the development guidelines.
No contribution	Does not contribute to the significance of the heritage area. Existing fabric does not need to be retained.	Any new development on the site should be designed and sited to respect and complement the significance of the area, in accordance with the development guidelines.

- Historical notes and associations

Based on background information provided by the City of Subiaco (including a summary of information from selected early Rate Books and Post Office Directories), plus additional on-line research undertaken by Greenward Consulting (primarily referencing historical newspapers, electoral rolls, historical metropolitan sewerage plans, historical aerial photographs and family history sources).

This was used to determine the approximate date of construction of each house and the sequence of any major alterations. It was also used to provide some basic information about the primary occupants through until the mid-twentieth century, with the aim of developing a general understanding of the pattern of occupation and social make-up of the area during its early years of development.

- Brief physical description (based on a streetscape inspection)

A dot point description of each contributory place, typically summarising the:

- 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).
- Any intrusive elements.

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.

For non-contributory places, the records generally include basic identifying information only.

1.3.2 Historical development and current physical character of the 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*.

1.3.3 Assessment of Significance

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

- Assessment of Cultural Heritage Values (Section 2.1)
Prepared with reference to *Local Planning Policy 3.2, Assessment of Cultural Heritage Significance* – Section 1: Heritage Assessment Criteria, 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 *Local Planning Policy 3.2, Assessment of Cultural Heritage Significance* – Section 2: Determination of the Level of Significance.
- Statement of Significance (Section 2.3)
- Summary of the level of contribution of the component places (Section 2.4)
A graphic summary of the level of contribution of each individual site considered in this report.

1.3.4 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

This section of the report has been prepared with reference to the City of Subiaco's *Local Planning Policy 3.2, Assessment of Cultural Heritage Significance* – Section 1, Heritage assessment criteria.

2.1.1 Aesthetic Value

Criterion 1: 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 heritage area, the individual components will collectively form a streetscape, townscape, or cultural environment with significant aesthetic characteristics.

The Park Street Heritage Area has aesthetic values:

- As a collection of aesthetically pleasing streetscapes with a strong heritage character that was established during the Federation era (c.1890s-c.1915) (as clearly represented by around 65% of the current properties) and complemented by infill and consolidation during the Inter-War era (c.1915-1940) (as represented by a further 14% of properties).
- As a collection of buildings and streetscapes which help to underpin the traditional aesthetic character of Subiaco.
- For the manner in which the defined period and nature of development has resulted in a complementary palette of materials and design idioms, enlivened by a diversity of individual styles and details.
- For the avenues of mature street trees, which frame the streetscape views.

2.1.2 Historic Value

Criterion 2: It is significant in the evolution or pattern of the history of the local district.

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.*

The Park Street Heritage Area has historic values:

- For its association with the original residential subdivisions and sale of land in the future suburb of Subiaco in the early to mid 1890s. In this context it also represents the status of Western Australia as a place of opportunity during the gold rush era of the late nineteenth century – attracting significant initial investment from the eastern states.

- For the manner in which the area helps to illustrate the early development of the suburb of Subiaco – noting that approximately 50% of the existing properties still provide clearly recognisable physical evidence of the nature of local development in c.1897-1905 (a period in which the population of Subiaco increased from around 2,700 to around 7,700).
- For the manner in which the history of the early twentieth century houses and their occupants helps to demonstrate the original settlement of this part of Subiaco as a generally ‘middle class’ area.

Note: early residents included small business owners, mid-level white-collar workers (such as accountants, clerks and teachers); retail employees (such as butchers and sales representatives); skilled tradesmen (such as builders, carpenters, mechanics, moulders and plasterers); women of apparently independent means (generally identified by their marital status, but also including the owner of a laundry business, a dressmaker and a dance teacher), and a relatively small number of unskilled workers (such as general labourers).

- For the manner in which the properties occupied by these residents help to illustrate the form, scale and style of houses generally considered suitable for the ‘middle class’ families of Subiaco in the early twentieth century (noting that most of the original buildings can still be clearly recognised, despite a number of large rear additions).
- For the manner in which the inclusion of a few larger villas and more modest rental properties demonstrates the social diversity of Subiaco in the early twentieth century.
- For the association of the area with a small number of people who were prominent in the local business community, were prominent local builders/developers or were otherwise public identities of the early to mid twentieth century (see Section 4.4).

2.1.3 Scientific Value

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.*

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 Park Street Heritage Area has been assessed as having no particular Scientific Values.

2.1.4 Social Value

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 Park Street Heritage Area has social values:

- As an area which makes an important contribution to the sense of place and local identity of Subiaco (both on its own and in association with other Heritage Areas within the Triangle Precinct).

Note: the traditional residential character of many nearby streetscapes has been diminished to a much greater degree by the cumulative impact of alterations to the original housing stock, infill and redevelopment.

2.2 ASSESSMENT OF LEVEL OF SIGNIFICANCE

This section of the report has been prepared with reference to the City of Subiaco's *Planning Policy 3.2, Assessment of Cultural Heritage Significance* – Section 2, Determination of the level of significance.

2.2.1 Rarity/Representativeness

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.*

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 Park Street Heritage Area is:

- A good representative collection of the type of late nineteenth to early twentieth century housing that developed as the suburb expanded across rising land in close proximity to both transport (the railway line and the tramway along Hay Street), and Kings Park.

2.2.2 Integrity

In accordance with Section 2.3 of *Local Planning Policy 3.2, 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.

- This report has found that the Park Street Heritage Area has a relatively high level of integrity as residential area dating from the Federation era (c.1890s-c.1915), together with relatively minor infill and consolidation from the Inter-War era (c.1915-1940).

2.2.3 Authenticity

In accordance with Section 2.3 of *Local Planning Policy 3.2, 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.

- All of the houses have undergone some degree of adaptation and/or extension to meet modern living standards. Common changes include re-roofing; painting/rendering of face brickwork; reconstruction or generally sympathetic renovation of verandah detailing; new fencing; rear extensions (some two storey and a few visually prominent); and a small number of street front carport addition/alterations. However, the original form/style of most of the houses (as viewed from the street) can still be readily understood and, overall, they have retained a medium to high level of authenticity.

2.2.4 Condition

In accordance with Section 2.3 of *Local Planning Policy 3.2, 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, as seen from the street, 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, as seen from the street, 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, minor structural cracking or deteriorating timber elements).

Poor - a building was considered to be in poor condition if, as seen from the street, it was in a particularly severe state of neglect or disrepair, or if there was evidence of localised structural issues (such as significant cracking).

- Based on a streetscape survey the majority of the buildings appear to be well maintained and in good condition commensurate with their age.

2.3 STATEMENT OF SIGNIFICANCE

The Park Street Heritage Area is of cultural heritage significance within the City of Subiaco for the following reasons:

- The area helps to illustrate the early development of the suburb of Subiaco – noting that approximately 50% of the existing properties still provide clearly recognisable physical evidence of the nature of local development in the period c.1897-1905.
- The existing development within this area continues to represent the rapid development of the rising ground near public transport routes as a desirable ‘middle-class’ residential area during the late nineteenth and early twentieth century, and its consolidation through to the 1930s.

- The area is made up of a collection of aesthetically pleasing streetscapes with a strong heritage character. Unlike many other parts of Subiaco, the majority of the properties continue to make some to considerable contribution to the traditional character of the associated streetscapes and have retained a medium to high level of authenticity.
- The defined period and nature of development within this area has resulted in a complementary palette of materials and design idioms, enlivened by a diversity of individual details.
- The area makes an important contribution to the sense of place and local identity of Subiaco (both on its own and in association with other Heritage Areas within the Triangle Precinct)
- The history of the subdivision and early sale of residential lots helps to illustrate the status of Western Australia (and Subiaco) as a place of opportunity during the gold rush era of the late nineteenth century – attracting significant interest and investment from the eastern states.

2.4 LEVELS OF CONTRIBUTION

In accordance *Local Planning Policy 3.2, Assessment of Cultural Heritage Significance* – Section 5.2: Heritage Areas, 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 places are very important to the significance of the heritage area.*

In general 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 façade, re-roofing, and/or changes to the treatment of front gardens and boundary fencing.

- *Some Contribution - These places contribute to the significance of the heritage area.*

The original design characteristics of these houses can still be readily understood, but intrusive changes to the built fabric of the main façade(s), such as the rendering or painting of important areas of original face brickwork, or alterations to the form/extent of the front verandah, have diminished their authenticity to varying degrees.

They may be considered to be of little significance as individual places but, through their scale, form and remnant detailing, still contribute to the overall heritage character of the surrounding area.

- *Little/No Contribution*

These houses were built after the primary period of development or have undergone major alterations to the primary façade(s) in a manner that has largely obscured the original design intent. This only considers the inherent heritage values and does not consider if the design of the existing place respects the traditional streetscape character.

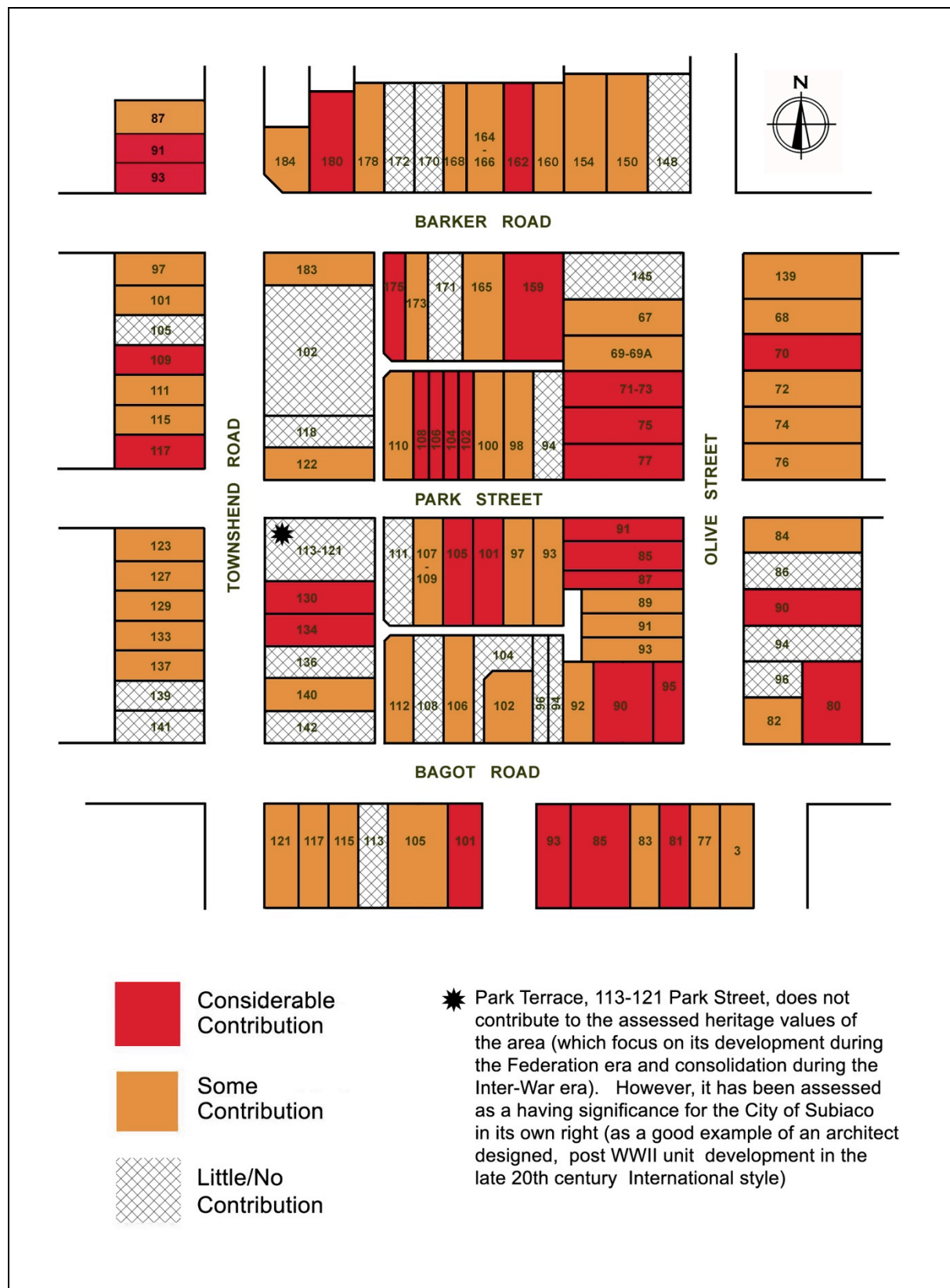


Figure 2: Levels of contribution

As outlined in more detail in the place records (Section 5) and illustrated in Figure 2, the 109 places considered in this report have been assessed as follows:

- Considerable Contribution: 32 properties (equating to 29%)
- Some Contribution: 54 properties (50%)
- Little/No Contribution: 23 properties (21%)

The last category includes:

- 2 blocks of flats dating from the mid-late 1960s (which together replaced 5 houses and 1 shop with an attached residence).

While it does not contribute to the assessed heritage values of the area, one of these blocks of flats (Park Terrace, 113-121 Park Street) has been included in the City of Subiaco Local Heritage Survey in its own right as a good example of an architect designed, post WWII unit development in the Late 20th Century International style;

- 1 house which replaced a butcher shop in the 1960s;
- 5 houses which were built on lots created by the subdivision of larger sites during the 1980s-1990s;
- 9 houses which replaced earlier dwellings in the period c.1980-2023;
- 5 early dwellings which have been extensively altered since the mid twentieth century (effectively obscuring the original design); and
- 1 vacant site where the former dwelling was demolished in c.2017.

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3 MANAGEMENT RECOMMENDATIONS

3.1 PROPOSED LOCAL HERITAGE AREA

Based on the assessment of significance (see Section 2), the properties at 93-121 Park Street; 77-121 Bagot Road; 139-184 Barker Road; 87-142 Townshend Road; 67-96 Olive Street and 3 Kings Road, Subiaco, are recommended for inclusion within a local Heritage Area under the Local Planning Scheme. In particular, this relates to the opportunity to conserve the streetscape presentation of a good representative collection of Federation era houses (dating from c.1897-1915), together with a small collection of complementary Inter-War era infill (dating from c.1915-1940).

Consistent with the City of Subiaco's *Development Guidelines for Residential Heritage Areas* (Planning Policy 3.4, adopted 26 November 2013, reviewed 23 March 2021), the objectives of the proposed local Heritage Area are 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 and enhance the cultural heritage significance and character of heritage areas.*

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 houses in the Heritage List under the Local 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

4.1.1 Early development of Subiaco (c.1881-1895)

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.³ The land in question incorporated the majority of Subiaco and was laid out as typically 5-acre lots on a grid pattern - designated as Perth Suburban Lots. This identified the major through roads of modern Subiaco, including Barker, Bagot and Townshend Roads.⁴

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*:⁵

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 Roads⁶.

In the earliest days of settlement, roads and services were virtually non-existent, as illustrated by later reminiscences:

About 50 years ago [c.1895], when Robert Hancock brought his young wife here from Victoria, Subiaco was just a "canvas- town" in the bush. They had to carry water in buckets from a community well which served all the residents, tramping along through sand with the precious quota. There were no made roads or streets, and the Hancocks were allowed only a sparse quantity of water.⁷

In October/November 1895, the Subiaco Progress Association was formed to speak for the community and lobby for improvements. The Subiaco Roads Board was formed in the following year and the area was declared a municipality in May 1897. Further improvements followed, including the extension of Metropolitan Water Board services to Subiaco in 1899 (initially serving Broome and Rokeby Roads only); and the construction of the Perth Electric Tramways Company's line along Broome and Rokeby Roads in 1899. Loans made available through the granting of municipal status 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:

³ Bizzaca, K., *City of Subiaco Thematic History and Framework* (prepared for the City of Subiaco, February 2014), pp 13-14

⁴ Ibid, Figure 5: Plan of 139 Perth Suburban Lots, surveyed and drawn by Gilbert H Rotton, F.B. No 1, 1883 (SROWA, Cons 3868 Item 337)

⁵ Ibid, p 17

⁶ Broome Road was renamed Hay Street, c.1903.

⁷ *The Daily News* 3 April 1945 p 6

Note: all historic newspaper references have been sourced at trove.nla.gov.au/search/advanced/category/newspapers

.... 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.⁸

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, the homes of 'middle class' families, and gentleman's villas on the rising land towards 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.⁹

4.1.2 Residential subdivision of the study area

The study area was laid out across several Perth Suburban Lots (PSLs) and was subdivided for residential development in the early to mid 1890s.

- PSL 207

Perth Suburban Lots 205 to 207 were subdivided as Deposited Plan 1088 in c.1895. This residential subdivision, known as the Berrybrow Estate, comprised 106 lots with frontage to Broome Road (Hay Street), Perth Street (Churchill Avenue), Barker Road and Townshend Road.

- PSL 208

Perth Suburban Lot 208 was subdivided as Deposited Plan 1125 in the mid 1890s. This residential subdivision comprised 42 lots including 10 along the northern side of Barker Road (east of Townsend Road).

- PSL 219

Perth Suburban Lots 218 and 219 were subdivided as Deposited Plan 214 in the early 1890s. This residential subdivision comprised 52 lots, with frontages to Ivy Street (the section of present day Olive Street between Barker and Bagot Roads) and Mabel Street (the section of Bedford Avenue between Barker and Bagot Roads). It was flanked by Barker and Bagot Roads and bisected by part of Salisbury Avenue (the section of present day Park Street which extended across PSL 218 to 221).

- PSL 220

Perth Suburban Lot 220 was subdivided as Deposited Plan 1552 in the mid 1890s. This residential subdivision comprised 38 lots with frontages along the eastern side of Townshend Road (between Barker and Bagot Roads), part of the southern side of Barker Road, part of Salisbury Avenue and part of the northern side of Bagot Road.

In November 1896 lots with frontages to Barker, Bagot and Townshend Roads were being advertised within the "Parkerville Estate" (with Salisbury Avenue also being referred to as part of this estate in 1897).¹⁰

- PSL 221

Perth Suburban Lot 221 was subdivided as Deposited Plan 1535 in the mid 1890s. This residential subdivision comprised 42 lots, including 14 lots along the western side of Townshend Road, between Barker and Bagot Roads.

Newspaper advertisement indicates that the "Salisbury Estate" (later identified as Perth

⁸ Bizzaca, K. op cit, p 21

⁹ *The West Australian* 4 August 1928 p 7

¹⁰ *The West Australian* 27 October 1896 p 7; and 25 May 1897 p 7

Suburban Lot 221) was being subdivided in September 1896:

*A block of land, known as the Salisbury Estate, and having frontages to Townsend-road, Barker-road, and Bagot-road, close to Subiaco station has changed hands this week, the purchasers in trust being Messrs. Handcock and McClenaghan, who, it is understood, are now having it subdivided, and will offer it on an early date for private sale.*¹¹

Blocks of land with frontages to Salisbury Avenue and Barker, Bagot and Townshend Roads, were being advertised for sale by the end of that month.¹²

Other advertisements indicate that Messers Handcock and McClenaghan were real estate agents who were active in Perth in c.1896-1897.

- PSL 243 & 244

Perth Suburban Lots 243 to 246 were subdivided as Deposited Plan 352 in c.1891, at around which time the land holding was transferred from James Mackey of Perth to James Fleming of North Carlton, Melbourne.¹³ This residential subdivision comprised 141 lots, including 14 lots along the southern side of Bagot Road, between Townshend Road and what was originally known as Park Street (the present day Kings Road).

During the 1890s private subdivisions created a number of duplications of street names across Subiaco, including three named Park Street. To resolve this, and to avoid name changes where new streets had been extended through different subdivisions, the Subiaco Council renamed several streets in late 1901 (including the changes noted above).¹⁴

The majority of the original lots were in the order of 300-500m², with street frontages typically in the order of 10-12m. As they were developed, some lots were amalgamated (with properties such as 90 Bagot Road, 102 Bagot Road and 159 Barker Road having generous frontages of 20-25m) while others were subdivided (with narrow freestanding houses such as 173 and 175 Barker Road having lot frontages of around 7.5m, and the terrace housing at 102-108 Park Street having frontages of around 5m).

4.1.3 Early development of the Park Street Heritage Area (c.1895-1901)

106 lots were laid out within the Park Street Heritage Area as part of the original subdivisions. While the sale of land proceeded rapidly, these blocks were often purchased for investment purposes (with a significant proportion of the purchasers being Victorian based). The readily available evidence indicates that some development did take place in the mid-late 1890s, but the location of the first houses cannot be confirmed. It is also very likely that some of the original premises were temporary structures that were replaced over time.

The rate of development can be illustrated by the number of houses identified in the Post Office Directories.¹⁵ Based on this source, the number of houses in the Study Area increased from around 24 in 1901 to 72 in 1906, 86 in 1910 and 91 in 1915. By comparison with the figures for 1949 (see Section 4.1.6) this indicates that approximately 81% of the development dating from the first half of

¹¹ *The West Australian* 15 September 1896 p 8

¹² *The West Australian* 130 September 1896 p 7; and 12 December 1896 p 8

¹³ Certificate of Title Volume 47 Folio 86 (copy provided by the City of Subiaco, September 2016, as part of the Heritage Assessment of the Kings Road Heritage Area)

¹⁴ *The West Australian* 1 November 1901 p 3

¹⁵ Wises Western Australian Post Office Directories (<https://slwa.wa.gov.au/collections/collections/post-office-directories>)

The number of houses is indicative only. Houses were usually listed around 1 year after they were constructed. Occasionally extant buildings were omitted for no apparent reason. Since the 1950s some street addresses have been changed – for example 81 Olive Street is now known as 91 Park Street.

the twentieth century had already been completed by 1910, increasing to about 86% by 1915.

The Post Office Directories listed Subiaco's residents by surname until 1900 and by their general location along each street from 1901. The following lists the residents identified for the Study Area in 1901:¹⁶

Bagot Road

- Thomas Franklin Mills (labourer, WAGR) (probably 93 Bagot Road; symmetrical weatherboard house; extant)

Members of the Mills family were living in Bagot Road by 1899 (location not determined) and in 1901 they were the only residents identified for the southern side of Bagot Road, between Francis and Park Streets (the latter now known as Kings Road). They are known to have been living at #93 in c.1906-1915.

- Frederick W Cox and Arthur W Fletcher (possibly 115 Bagot Road; symmetrical brick house; extant)

The readily available evidence suggests that 115 Bagot Road may have been sub-let in two parts at an early date. Cox and Fletcher appear to have been relatively short-term tenants as they were not listed here in 1900 or 1902.

- Austin Duffy (labourer/road contractor) (probably 121 Bagot Road; symmetrical weatherboard house; extant)

The Duffy family was living in Bagot Road by 1899 and are known to have been living at #121 in c.1906-1928. The readily available evidence suggests that the current house was built in c.1901 (possibly replacing an earlier, temporary structure).

Barker Road

- Thomas Dunn (probably 164 Barker Road; brick semi-detached cottage; extant).

Dunn appears to have been a relatively short-term tenant as he was not listed in this area in 1900 or 1902.

- James Mailer (builder) (probably 166 Barker Road) (brick semi-detached cottage, extant).

James Mailer was listed as a resident of Barker Road in 1900 (location not determined). The readily available evidence suggests that the Mailer (aka Mailor) family were living at #168 in c.1901-1909 and at #164 in c.1909-1918.

- James Wilson Huelin (accountant/land agent) (probably 170 Barker Road; asymmetrical weatherboard house; site redeveloped late 1980s)

Huelin was listed as a resident of Barker Road from 1898 and he is known to have been living in the immediate vicinity of #170 in 1901-1905.

- Andrew Davenport (builder/contractor) (probably 180 Barker Road; symmetrical brick house; extant).

Davenport was listed as a resident of Barker Road in 1898 & 1900 (location not determined). He was living in the vicinity of #180 in 1901 but had moved away by 1902.

- John Robert Filewood (miner) (probably 183 Barker Road; weatherboard house; replaced c.1925).

J R Filewood was listed as the only resident along the southern side of this section of Barker Road in the Post Office Directory of 1901. In the Subiaco Rate Book of 1903 he was more specifically identified as the tenant of Lot 7 (183 Barker).

¹⁶ Note: The Post Office Directories did not include street numbers for Subiaco before 1906 and the suggested street addresses have been based on an analysis of the sequence of entries in 1901 to 1906, with additional reference to the available 1903 and 1905 Rate Books.

- William James Henry Wilkinson (printer) (possibly 184 Barker Road; symmetrical brick house; extant).

Wilkinson was living in the general vicinity of #184 in c.1910-1902.

Olive Street (originally known as Ivy Street)

- Mrs Mary A Andrews (location not determined).

Park Street (originally known as Salisbury Avenue)

- William Holladay Richards (carpenter) (probably 98 Park Street; asymmetrical brick house; extant)
Richards was living in Salisbury Avenue by 1898 (location not determined). He was living in the immediate vicinity of 98 Park Street in c.1901-1905.
- Charles Atkinson (possibly 102 Park Street; one of a terrace of 4 small brick houses; extant)
Charles Atkinson was living in Salisbury Avenue in 1899-1900 (location not determined). He is known to have been living in the immediate vicinity of #102 in 1901-1902.
- James Gaull (possibly 104 Park Street; one of a terrace of 4 small brick houses; extant).
Gaull appears to have been a relatively short-term tenant, as he was not listed in this area in 1900 or 1902.
- Charles W Shepherd (possibly 106 Park Street; one of a terrace of 4 small brick houses; extant).
Shepherd appears to have been a relatively short-term tenant, as he was not listed in this area in 1900 or 1902.
- Ernest Cork (possibly 108 Park Street; one of a terrace of 4 small brick houses; extant).
Cork appears to have been a relatively short-term tenant, as he was not listed in this area in 1900 or 1902.

Townshend Road

- Arthur Granville (possibly 106 Townshend Road; weatherboard house; site redeveloped in the late 1960s).
Members of the Granville family appear to have lived here in c.1901-1903.
- George Heywood (storekeeper) (probably 110 Townshend Road; weatherboard house; site redeveloped in the late 1960s).
Heywood was identified as a storekeeper of Townshend Road from 1899-1902, after which the property was taken over by Eliza Lennon (storekeeper).
- Ralph Carr (house located in the vicinity of 114-118 Townshend Road; weatherboard house; site redeveloped in the mid-late twentieth century).
Carr appears to have lived here in c.1901-1902.
- Thomas William Hetherington (tailor) (house located in the vicinity of 118-122 Townshend Road) (#118 redeveloped, symmetrical brick house at #122 extant).
Hetherington appears to have lived here in c.1901-1903.
- Mrs Mary Robertson (probably located in the vicinity of 127-129 Townshend Road) (site redeveloped in the early-mid 1920s).
Mrs Mary Robertson (dressmaker) was listed as a resident of Townshend Road from 1899 to 1902.
- James Charles King (carpenter) (possibly 124 Townshend Road) (site redeveloped in the late 1960s).
King appears to have lived here in c.1901-1903. 124 Townshend Road was developed with a corner store in c.1904.

- John J Cooke (possibly 128 Townshend Road; weatherboard house; site redeveloped in the late 1960s).
Cooke appears to have lived here for a relatively short time, c.1901.
- Mrs David Marshall (probably 130 Townshend Road; symmetrical weatherboard house; extant).
David Marshall (carpenter, later supervisor, Public Works Department) had been identified as a resident of Townshend Road from as early as 1898 (location not determined). Members of the Marshall family are known to have lived at 130 Townshend Road in c.1906-1919.
- George William Hatswell (builder) (house located in the vicinity of 134-142 Townshend Road, possibly #134; weatherboard house; extant).
Hatswell was listed as a resident of Townshend Road from 1899 (location not determined). He had moved away by 1902.

The majority of these sites appear to have been originally developed with simple symmetrical cottages, with about half built of weatherboard and half of brick. The latter included 1 pair of semi-detached houses and one row of 4 terrace houses (both groups designed for the rental market). Typical of well-developed residential areas of the early to mid-twentieth century, the Subiaco community was served by a number of small local shops that provided day-to-day household supplies. Within the Park Street Heritage Area, George Heywood may have been operating a shop at 110 Townshend Road in as early as 1899, and the readily available evidence suggests that these premises included a store/greengrocer's shop until the late 1920s. A timber house with brick wing extending up to the footpath still occupied this site in the mid-twentieth century¹⁷ (demolished late 1960s).

4.1.4 Development of the Park Street Heritage Area through to the end of the Federation period (c.1901 to c.1915)

Bagot Road (This includes the properties now known as 3 Kings Road and 95 Olive Street).

1906: 12 houses (4 northern side & 8 southern side)

1910: 16 houses (7 northern side & 9 southern side)

1915: 16 houses (7 northern side & 9 southern side)

Note: There were 3 primary residents identified for this section of Bagot Road in 1901 (as above) and 20 houses and a block of flats in the mid 1950s.

Barker Road

1906: 15 houses (8 northern side & 7 southern side)

1910: 16 houses (9 northern side & 7 southern side)

1915: 18 houses (10 northern side & 8 southern side)

Note: There were 6 primary residents identified for this section of Barker Road in 1901 (as above) and 20 houses in the mid 1950s.

Olive Street (This includes the property now known as 91 Park Street)

1906: 10 houses (5 eastern side & 5 western side)

1910: 14 houses (7 eastern side & 7 western side)

1915: 18 houses (7 eastern side & 11 western side)

Note: There was 1 primary resident identified for this section of Olive Street in 1901 (as above) and 23 houses in the mid 1950s.

¹⁷ Metropolitan Sewerage Plan, Part Sheet 185, State Records Office of Western Australia (revised 1927 and 1955) (<https://mapping.sro.wa.gov.au/#/map>)

Park Street

1906: 12 houses (8 northern side & 4 southern side)

1910: 16 houses (8 northern side & 8 southern side)

1915: 16 houses (8 northern side & 8 southern side)

Note: There were 5 primary residents identified for this section of Park Street in 1901 (as above) and 16 houses in the mid 1950s.

Townshend Road

1906: 23 houses (12 eastern side & 11 western side)

1910: 23 houses (12 eastern side & 11 western side)

1915: 23 houses (12 eastern side & 11 western side)

During this period a shop continued to operate at 110 Townshend Road, while a second shop was developed at 124 Townshend Road (corner Park Street) in c.1904. The latter appears to have been established by Broughton Brothers, Grocers, and was still operating as a mixed business in 1949. The retail premises, which were attached to a house known as 121 Park Street, were demolished late 1960s as part of the development of a larger site developed with flats.

Note: There were 9 primary residents identified for this section of Townshend Road in 1901 (as above) and 28 houses plus two shops (#s 124 and 141) in the mid 1950s.

The houses constructed during this period reflected the diverse nature of Subiaco, and included the larger homes of successful businessmen, the more modest, but still well-built, family homes of white collar workers and skilled tradesmen; plus small cottages and terraces suitable for junior employees, labourers, widows and others of lesser means. Diversity was also reflected in a mix of owner-occupied houses and rental accommodation with a high turn-over of tenants. However, overall, the emerging character was of a 'middle-class' community.

Examples of some of the larger houses dating from this period include a two-story house built across 2 lots at 90 Bagot Road in c.1901-1904 (initially occupied as the family home of William Richardson Purvis-Ley, engineer and miner); St Albans, a villa built across 2 lots at 159 Barker Road in c.1902 (occupied as the family home of Ernest Thomas Anderson Basan, financier/money lender); and 'Watervale', a villa built across 3 lots at 102 Bagot Road in c.1906 (occupied as the family home of James Alexander Jones, restaurant/hostel proprietor).

Examples of very modest dwellings included the narrow freestanding cottage that was built at 87 Olive Street in c.1904, and the semi-detached cottages which were built at 107-109 Park Street in c.1906.

4.1.5 Consolidation of residential development in the early Inter-War period (c.1915-1925)

During the early inter-war period the total number of houses increased from around 91 in 1915 to 103 in 1925 (compared to a total of 106 houses and 1 block of flats in 1949). This confirms that the major period of initial development had been completed by the mid 1920s.

Bagot Road

1915: 16 houses (7 northern side & 9 southern side)

1920: 17 houses (7 northern side & 10 southern side)

1925: 20 houses (9 northern side & 11 southern side)

Barker Road

1915: 18 houses (10 northern side & 8 southern side)

1920: 19 houses (11 northern side & 8 southern side)

1925: 19 houses (12 northern side & 7 southern side)

Olive Street

1915: 18 houses (7 eastern side & 11 western side)

1920: 18 houses (7 eastern side & 11 western side)

1925: 20 houses (9 eastern side & 11 western side)

Park Street (

1915: 16 houses (8 northern side & 8 southern side)

1920: 16 houses (8 northern side & 8 southern side)

1925: 16 houses (8 northern side & 8 southern side)

Townshend Road

1915: 23 houses (12 eastern side & 11 western side)

1920: 25 houses (12 eastern side & 13 western side)

1925: 28 houses (12 eastern side & 16 western side)

During this period shops continued to operate at 110 and 124 Townshend Road, while a new freestanding butcher shop was developed at 141 Townshend Road. The latter was established by George Fair c.1920 (demolished mid-late 1960s).

Note: Another general store was established at 65 Bagot Road in c.1918 (recently demolished as part of the renovation of the attached residence). This was located just outside of the study area, but was well placed to serve the local community.

4.1.6 Further development through to the mid-twentieth century (c.1926-1949)

The only changes to the number of dwellings between 1926 and 1949 related to the construction of one of Subiaco's first purpose designed block of flats at 80 Bagot Road in 1933 (occupying the site of a former house); the replacement of the original house at 86 Bagot Road in c.1932-1937 (now known as 95 Olive Street); and the construction of a duplex at 69-69A Olive Street in c.1939 (occupying part of the former grounds of 67 Olive Street).

The first of these was part of a movement towards the construction of flats in many Western cities, which commenced in the post WWI era and gained momentum in Perth from the late 1920s. This reflected an increasing demand for good quality but affordable, low-maintenance housing in close proximity to the city, particularly by single people, young couples and retirees. 'Bagot Court', 80 Bagot Road, was a block of four flats built by J. J. Plunkett at a cost of around £2,500.

4.1.7 Post WWII development (1950-2023)

Redevelopment in the 1960s to early 1970s saw the construction of two more blocks of flats. One of these replaced 4 weatherboard houses at 102-114 Townshend Road while the other replaced a weatherboard residence at 128 Townshend Road and the adjacent brick shop and attached weatherboard residence, 124 Townshend Road/121 Park Street. During the same period, the site of the free-standing brick butcher's shop at 141 Townshend Road (corner Bagot Road) was redeveloped with a house.

Modest timber-framed houses have been particularly vulnerable to redevelopment and other examples that have been demolished include 86 Olive Street (1980s), 94 Park Street (1990s), 108 Bagot Road (c.2000), 170 Barker Road, 105 Townshend Road (c.2003), 94 Olive Street (c.2006), 118 Townshend Road (c.2010), 142 Townshend Road (c.2017) and 136 Townshend Road (c.2023). Together this means that around 57% of the Study Area's weatherboard houses have been demolished since 1960. During the same period, only one brick house has been replaced, being 171

Barker Road, where the double block was cleared and replaced by 2 new brick houses during the 1980s.

All of the other new development undertaken since the mid-twentieth century has been located on what were previously side or back yards. These include 94, 96 and 104 Bagot Road (which were all subdivided from the grounds of 102 Bagot Road) and 96 Olive Street (which was subdivided from the grounds of 82 Bagot Road).

In addition to the sites that have been subdivided or fully redeveloped numerous properties have also been altered and extended to meet modern living standards since the mid twentieth century. Much of this work has not significantly impacted on the character of the place as viewed from the public realm, but some prominent two storey additions, side additions, carports and non-authentic renovations have had a greater impact.

In 2023 the area includes 105 houses, 3 blocks of flats and 1 vacant block:

Bagot Road

2023: 21 houses + 1 block of flats (10 houses + 1 block of flats on the northern side; and 11 houses on the southern side).

Barker Road

2023: 21 houses (13 houses on the northern side; and 8 houses on the southern side).

King Street

2023: 1 house

Note: This was formerly known as 75 Bagot Road.

Olive Street

2023: 23 houses (10 houses on the eastern side; and 13 houses on the western side).

Note: 95 Olive Street was formerly known as 84 Bagot Road.

Park Street

2023: 16 houses + 1 block of flats (8 houses on the northern side; and 8 houses + 1 block of flats on the southern side).

Note: 91 Park Street was formerly known as 81 Olive Street.

Townshend Road

2023: 23 houses, 1 block of flats + 1 vacant block (6 houses + 1 block of flats + 1 vacant block on the eastern side; and 17 houses on the western side).

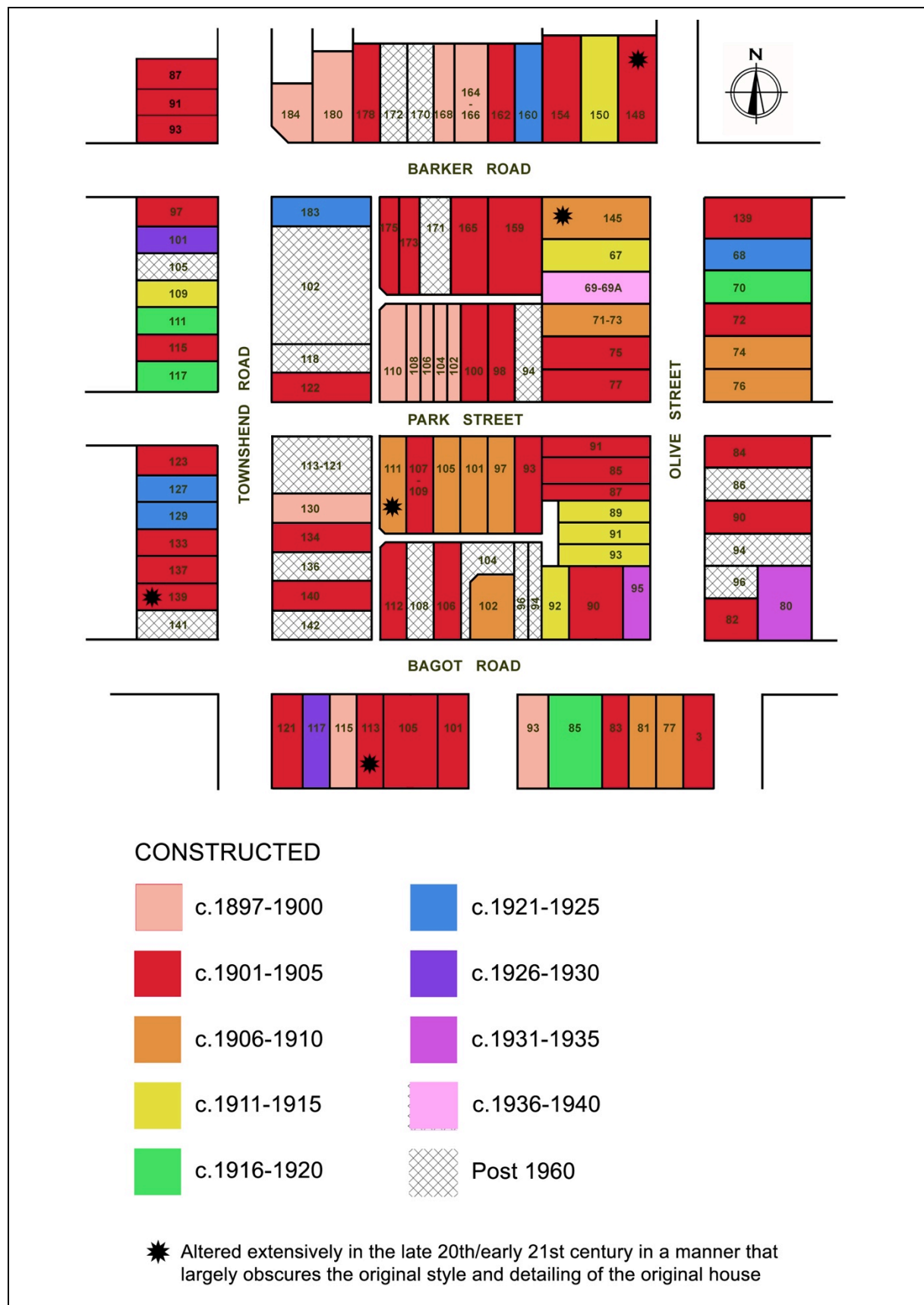


Figure 3: Sequence of development

4.2 GENERAL DESCRIPTION OF THE STUDY AREA

4.2.1 Public Realm

The road reserve for Park Street is approximately 12.8m wide, while the other road reserves within the study area are all 20.1m wide. Verges vary between approximately 3.5m wide in Park Street, 5m wide in Bagot and Barker Roads, 5.8m wide in Townshend Road and 7.1m wide in Olive Street.

Street trees are an important element throughout the study area, framing views along the street and towards the houses. Soft and hard landscaping is varied, with few consistent themes, and the verges are maintained to varied standards. Off street parking is limited and street parking is therefore visually prominent.



Barker Road, looking east from Townshend Road



Bagot Road, looking east from Townshend Road



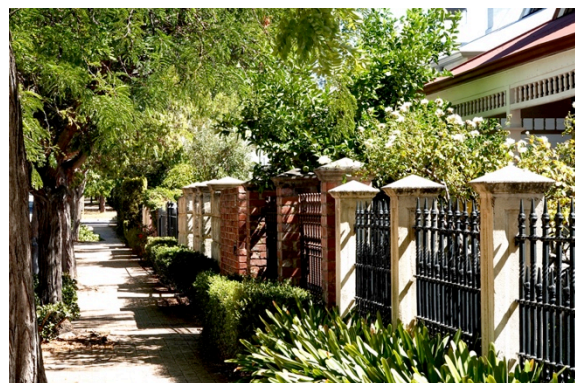
Townshend Road, looking south from Barker Road



Olive Street, looking south from Barker Road



Park Street, looking east



Park Street, looking west along northern footpath

Treatment of streets and verges

Park Street is distinguished by red brick paving to the gutters and road surface. The narrow verges are paved with contrasting cream brick, providing combined hardstand parking and pedestrian zones. Narrow garden beds have been formed between the footpath and front boundaries and these feature a mix of clipped hedges and other low garden plants.

Townshend Road has red brick verge parking zones and concrete footpaths. These are separated by narrow garden beds, which are variously bare earth, grass, lawn or, in few cases, planted with low shrubs. Brick paving has also been used for the median strip, with sections raised as garden beds and planted with eucalypts.

Olive Street, Barker Road and Bagot Road all have street parking. Concrete footpaths have been laid adjacent to the lot boundaries and are separated from the street by garden beds. The latter are predominantly lawn, grass or bare earth, but some have been landscaped with low shrubs.

Street trees

A historical aerial photograph dated 1948 confirms that street trees had been established in the study area by the early-mid twentieth century, with the size and spacing of the trees suggesting varied planting schemes (and success). Subsequent aerial photographs indicate that some of these trees have continued to mature, while others have been replaced with varied infill planting.¹⁸ Street trees currently include peppermints (*Agonis flexuosa*), honey locust (*Gleditsia tricanthos*), 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.

4.2.2 Residential Lots and Setbacks

The original residential subdivisions in this area created residential lots of approximately 300-500m² (with typical frontages of approximately 10-12m).

The majority of the area was developed with one house per lot, but a small number of lots were re-subdivided by investors/builders to create smaller sites for terraces, semi-detached cottages or narrow freestanding houses (such as 102-108 and 107-109 Park Street; 173 & 175 Barker Road; and 87 Olive Street). Other sites were combined to allow the development of larger houses with more spacious gardens (such as the original site for 102 Bagot Road, which extended across 3 lots and a number of others which extended across 1½ or 2 lots).

Traditional front setbacks for the residential properties varied between about 2 to 7m and were most typically in the order of about 2.5 to 4.5m. The largest current setback is about 9.5m for the flats at 102 Townshend Road (which allows this non-contributory building to be partly screened from the street by mature garden planting).

Side setbacks on single lots typically ranged between about 0 to 2m.

4.2.3 Residential Development

The Study Area was largely developed with modest suburban houses, which did not clearly represent the major architectural styles of the Federation and Inter-War periods. Elements of the popular Queen Anne and Bungalow styles were 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

¹⁸ Historical aerial photographs, as available for selected years in the period 1948-2023, Map Viewer Plus (landgate.wa.gov.au)

very limited embellishment. Weatherboard houses, in particular, were often very functional in design.

Of the 109 properties that have been assessed, 32 (approximately 29%) have been assessed as making a considerable contribution to the heritage values of the study area, 54 (approximately 50%) have been assessed as making some contribution; and 23 (approximately 21%) have been assessed as making no contribution (see Section 2.4).

4.3 SUMMARY OF KEY FEATURES/ELEMENTS

Key features/elements include:

- Mixed, mature street planting (including a variety of common street trees such as peppermints, brush box, honey locust, and various eucalypts);
- Varied lot frontages, which are most typically 10-12m but which now range from about 5.1m to 20.2m for houses, and from around 20 to 44m for the flat developments.
- Front setbacks ranging between about 2 to 9.5m, but most typically in the order of about 2.5 to 4.5m;
- Side setbacks typically ranging from about 0 to 2m, but with a few wider side gardens on amalgamated lots.
- Front boundaries predominantly finished with modern timber picket fences, but with some variations including open frontages, post and rail fences with crimped wire panels, masonry piers with palisade or timber picket infill panels, and solid masonry courtyard walls;
- Use of brick walls for about 75% of the pre-1940 housing, 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 or, to a lesser degree, rendered.

- Use of timber framing with weatherboard cladding for about 10% of the current properties (originally about 25% of the pre-1940 housing, but greatly reduced by demolitions and redevelopments since 1960).
- 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 readily available physical or documentary evidence to indicate which places may have been altered in this way.
- Original housing stock predominantly to a standard that would have been considered suitable for 'middle class' families (but also including small terraces, suitable as modest rental accommodation, and one large two storey house);
- Predominant development of simple suburban houses, which did not clearly represent any of the key architectural styles of the major period of development (spanning 1890s-1925).
- Some, mostly limited, use of detailing derived from the Federation Queen Anne and the Inter-War Bungalow styles;
- Compatible architectural forms and detailing, including:
 - Predominantly single-storey houses (some now extended with rear two story additions);
 - A breakdown of the apparent bulk of the main facades 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 (the former more common for the earliest surviving houses).
 - 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, most typically casements (in groups of three or four) or individual double hung sashes.
 - Raked or bull-nosed verandahs to the main facade, with timber posts (turned or square), brackets and friezes (typically timber).
- Note: much of the current verandah detailing includes modern fabric based on informed or conjectural reconstruction.

4.4 ASSOCIATIONS

4.4.1 Residents

In the first half of the twentieth century, the occupants of this area were predominantly skilled tradesmen (such as mechanic, electrician, carpenter, plasterer, moulder and iron turner); retail workers (such as grocer, butcher, tailor, bootmaker, stationer, salesman and shop assistant); and office workers (such as clerks). There were also some men with occupations such as labourer, gardener or driver. In the Electoral Rolls the majority of women gave their occupations as ‘married’, ‘widow’, ‘home duties’ or similar.

Consistent with the large percentage of relatively modest houses, few 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. Residents that did have a slightly higher profile included:

- **Phillip Norman Appleby** (movie theatre manager, including associations with Wests Theatre, Coliseum Picture Theatre and Regal Theatre in Subiaco).
 - 68 Olive Street, c.1929-1969.
- **Thomas Henry Bath** (farmer, state politician (1902-1914), later WA Wheat Pool trustee)
 - 134 Townshend Road, c.1905-1920.
 - 101 Townshend Road, early-mid 1930s.
- **Arthur Gray** (founding partner of Musgrove’s Ltd., musical dealers).
 - 3 Kings Road (previously known as 73 Bagot Road) (c.1918-1940s).
- **James Alexander Jones** (restaurant and hostel proprietor, Duke of York Hostel, Murray Street)
 - 102 Bagot Road, c.1907-1925.
- **Samuel and Anneline Nicholl** (proprietors of the Perth branch of the Parisian Dyeing & Cleaning Company, which established large new premises in Hay Street, Subiaco, in c.1923).
 - 159 Barker Road, c.1930-1955, with other family members remaining here until at least the 1980s.

4.4.2 Builders/Developers

The builders and designers of Subiaco's houses can only occasionally be identified through the public records. The following builders were associated with the identified sites at around the time of construction. In some cases, further research into early Certificates of Title would be required to confirm if they owned the property in the relevant period.

- **George William Hatswell** (builder): 134 Townshend Road (c.1900)

In 1901, a man named George William Hatswell (builder) occupied a house in the vicinity of 134-142 Townshend Road, and the readily available evidence suggests that this may have been #134. Further research into early Certificates of Title would determine if he owned lot 29 at that time and may have been responsible for its construction.

- **James Allan** (builder): 140 Townshend Road (c.1902)

Entries Subiaco Rate Books show that Allan owned houses at 136, 140 & 142 Townshend Road by 1903 and that he was living in the house at 142 Townshend Road until c.1910 (demolished 2017).

Allan was working as a 'contractor' in Subiaco in 1899 (when a cottage he owned and occupied on the corner of Bagot and Townshend Roads was destroyed by fire). In the Electoral Rolls of 1903 & 1906 he was listed as a 'contractor' of Bagot Road, while in the Rate Books of 1905 he was described as a builder. This suggests that Allan may have been responsible for the construction of the group of three, adjacent weatherboard houses of which only 140 Townshend Road now survives.

- **Chandler family** (plasterers/builder): 148 Barker Road (c.1902) and 90 Olive Street (c.1905)

In 1906 there were three plasterers with the surname Chandler living in Subiaco. An analysis of online family trees and birth/death records suggests that these were brothers, James Thomas Chandler (born c.1862-1938); Frederick Charles Chandler (c.1866-1910) and Ernest Albert Chandler (c.1868-1951). In the Subiaco Rate Books of 1906, James Thomas Chandler was identified as a builder and it is possible that the family were involved in the construction of their own houses at 148 Barker Road (constructed c.1902 and occupied by Frederick); 90 Olive Street (constructed c.1905 and occupied by Ernest); and the nearby 140 Barker Road (occupied by James until he moved to a newly built house at 72 Heytesbury Road in c.1906).

- **John Major Grasham** (bricklayer): 72 Olive Street (c.1897-1902)

John Grasham was born in England and married Annie Prosser in NSW in c.1886. The readily available evidence suggests that this couple lived in Subiaco in c.1898-1901 and again in c.1902-1906 (visiting England in c.1901). Newspaper notices for new brick villas placed during 1904 suggest that Grasham may have been using his skills as a bricklayer to work as a local/builder developer during this period. It is therefore possible that he constructed the house that he lived in at 72 Olive Street.

- **Henry Guthrie** (builder/contractor): 93 Townshend Road (1902)

Henry (aka Harry) Guthrie (c.1868-1946) was a builder/contractor of Perth, who was also a prominent member of the Perth horse racing fraternity.

Guthrie appears to have been a successful builder who undertook a diverse range of works in Perth during the first quarter of the twentieth century, including the Methodist Church, Maylands (1902); Charles Street farmers' markets (1905); Metropolitan Waterworks Board factory, West Perth (1906); Baptist Church, Bayswater (1906); Pavilion Theatre, Perth (1913); Melrose Theatre (1921); Prince of Wales Theatre (1922); and the Rest Home for the Aged Blind in Victoria Park (1924); as well as various other commercial buildings and houses.¹⁹

¹⁹ Various newspaper articles which identified H Guthrie as the builder/contractor for major local projects.

- **William George Jewell** (plasterer/builder): 101 Bagot Road (constructed c.1902)

The Post Office Directories did not include street numbers for Bagot Road until 1906, but the Subiaco Rate Books confirm that W Jewell was the owner/occupier of a house on Lot 7 (101 Bagot Road) by 1903.

William Jewell (1869-1940) was born in Ballarat, Victoria, and had moved to Western Australia by 1898, when he was living in John Street, Subiaco (with his wife, Mary, and young children, Ivy and Floris). In the Electoral Rolls of 1903, William Jewell was listed as a plasterer of Bagot Road. By 1908 he was listed in the Post Office Directory as a builder of 117 Hamersley Road and by 1912 as contractor of 300 Rokeby Road. Jewell moved around Subiaco a number of times and the available evidence suggests that other houses built by him may have included:

- 96-98 Barker Road (built c.1906) (occupied by Jewell in c.1906)
- “Merrina”, 117-119 Hamersley Road (built c.1907) (occupied by Jewell in c.1908-1911)
- “Dunelm”, 300 Rokeby Road (built c.1911) (occupied by Jewell in c.1912-1920)(since demolished)
- 195 Townshend Road (built c.1920) (occupied by Jewell in c.1920-1922)
- 101 Hamersley Road (built c.1922) (occupied by Jewell in c.1923-1940)
- 9 Redfern Street (built c.1923) (occupied by Jewell’s daughter and son-in-law, Ivy and Raymond Preston, c.1924-1969)

It is possible that towards the end of his life he specialised in his original trade as, at the time of his death in March 1940, William “Bill” Jewell was described as a ‘master plasterer’.²⁰

- **Donald Fraser** (builder/ contractor): 106 Bagot Road (c.1905) and 171 Bagot Road (c.1905, since demolished)

James ‘Donald’ Fraser and Mary Ann Kemsley were married in Victoria in c.1877 and lived in Subiaco in c.1905-1912. At the beginning of that period Donald Fraser was listed as a ‘contractor’ of York Street, Subiaco.

In May 1905 a newspaper notice stated that a duplicate Certificate of Title had been issued to Mrs Mary Fraser for Lots 3, 4 and part 5 of Perth Suburban Lot 220. An analysis of entries in the Post Office Directories suggests that 165 Barker Road was constructed on Lot 3 in that year, with 171 Barker Road being erected on the Lot 4/part Lot 5 about the same time. The first occupant identified for 171 Barker Road was Mary’s husband, James ‘Donald’ Fraser (builder/ contractor) and, based on his occupation, it is possible that he was responsible for the construction of both houses. Members of the family continued to live here until c.1912.²¹

- **Frederick Sedgley** (builder): 101 Park Street (c.1907) and 105 Park Street (c.1907)

In 1903 Frederick Sedgley and his wife, Matilda, were living in Henry Street, Subiaco - at which time the Electoral Rolls gave his occupation as ‘labourer’. However, he quickly established himself as a builder of some note.

Sedgley was listed as a builder & contractor in the Trades section of the Post Office Directories from 1909 to 1941 and undertook extensive speculative residential development in Subiaco and the surrounding suburbs in the period c.1905 to 1930, advertising at least nineteen houses for sale in Subiaco during that period – ranging from compact jarrah cottages through to a substantially built 7 room villa. He was also involved in other local building works, including the

²⁰ Green, A.L., *Who Built Subiaco* op. cit. Section 3.27.

²¹ Green, A.L., *The demographics of Subiaco in 1910: Who was living here, what did they do for a living, what were their relationships and did they stay or leave?* Private research 2017-2022 (copy held by the City of Subiaco Museum)

Subiaco Council Chambers (1909), Subiaco Congregational Sunday School rooms (1914) and the Subiaco War Memorial Clock Tower (1923).²²

- **Joseph Shonbrun** (developer): 92 Bagot Road (c.1915)

Entries in the Rate Books show that this site had been purchased by Joseph Shonbrun by 1910-1911. Joseph Shonbrun, who was Hungarian by birth, became a naturalised Australian in Victoria in 1902 and formally changed his family name to Joseph Shaw at around the time of WWI. Shonbrun, who listed his occupation as tea merchant in the Electoral Rolls, also undertook residential development. In the period c.1905-1914 he is known to have developed houses at 159, 161, 163 and 165 Hamersley Road, and 12 Union Street. Newspaper advertisements confirm that he also developed other properties in Subiaco, one of which appears to have been 92 Bagot Road.

- **James Chesters** (developer): 85 Bagot Road (c.1920)

Lots 40 & 41 (85 Bagot Road), were retained as a vacant block owned lot by a local real estate agent/developer, James Chesters, from at least c.1903 until 1918-1919. During the first 20 years of the century, Chesters acquired large land holdings in Subiaco and was responsible for the construction of many houses as speculative developments. It is therefore possible that he was responsible for the construction of 85 Bagot Road in c.1920.

4.4.3 Architects

- **Henderson And Jefferis Architects:** 121 Bagot Road (c.1901)

In 1897 Edgar Jerome Henderson formed what was to be a successful partnership with Harry Jefferis at the Austral Chambers in Barrack Street, Perth. Through Henderson, the firm secured a great deal of Catholic work, and their buildings included the first portion of St John of God Hospital, Subiaco. This firm (which was dissolved in January 1906) placed numerous notices calling for tenders for houses and business premises in Subiaco in the period 1901-1905, including the following:²³

*TENDERS are invited for the ERECTION of Brick Villa Residence at Subiaco, for A. Duffy, Esq. The, lowest or any tender not necessarily accepted., HENDERSON and JEFFERIS Architects*²⁴

The earliest available information indicates the site of 121 Bagot Road had been occupied by Austin Duffy by the late 1890s. He was the only person by the name A Duffy listed along Bagot Road during that period, which suggests that the above was probably an advertisement for the construction of a new house on his property on the corner of Bagot and Townshend Roads.

- **James Mottram, architect:** 84 Olive street (c.1905)

James Mottram was born in Western Australia but online family trees suggest that he moved to Victoria with his family in the 1860s. The first reference found for 'James Mottram, Architect' was a call for tenders for alterations and additions to a house in Fitzroy, Victoria, in July 1887 and he continued to advertise there until 1902.

The first reference found for J Mottram as an architect in Western Australia was in August 1903 when he addressed the West Leederville Progress Association on the topic "*Healthy Homes and How to Build Them*". Newspaper notices indicate that he maintained a modest architectural practice in Subiaco until at least 1908.

His movements after that time are unclear but it is possible that he was the J. S. Mottram who

²² Green, A.L., *Who Built Subiaco* op. cit. Section 3.43.

²³ Green, A.L., *Some of the Architects who undertook work in Subiaco in c.1885-1920*. Private research paper 2019 (copy held in the Local History Collection of the Subiaco Library)

²⁴ *The West Australian* 28 January 1901 p1 (trove.nla.gov.au)

was advertising in the Bridgetown area in c.1912-1920 (initially promoting himself with the claim 'Architect, 30 Years' Melbourne Experience'). While the initials are different, it seems likely that this was the same man as James Mottram was described as a resident of Manjimup when his youngest son, Charles Francis Mottram, enlisted in the armed forces in 1916.²⁵

- **Cameron Chisholm and Nicol, architects:** 113-121 Park Street (c.1968)

In 1968 113-121 Park Street was redeveloped with a block of flats to a design prepared by Cameron Chisholm and Nicol, architects in 1967.

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:²⁶

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)
 - Ongoing infill development
- Looking Forward – Urban Village Period (1980s-2010s)
 - 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, March 2023)
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, 1905, 1906, 1907/08 to 1910/11, 1912/13 to 1918/19, 1929/30 and 1935/36.
- Western Australian Post Office Directories, 1890s-1949 (slwa.wa.gov.au)
- Electoral Rolls (www.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)
- Birth, death and marriage records (www.ancestry.com.au and www.wamarriage.info)
- 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, Landgate Map Viewer Plus (www.landgate.wa.gov.au)
Note: These are available for selected years from 1948 to 2023. For the pre 2000 period many are of poor clarity.

²⁵ Green, A.L., *Some of the Architects who undertook work in Subiaco in c.1885-1920*. Op.cit.


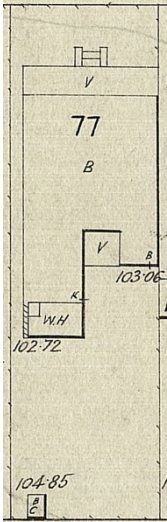
²⁶ Bizzaca, K., op. cit., pp iv-vi

5 PLACE RECORDS


5.1 73-121 BAGOT ROAD

<i>Name</i>	House, 77 Bagot Road		
<i>Address</i>	77 Bagot Road, Subiaco (Lot 44, DP 352)		
<i>Other</i>	-		
<i>Place No.</i>	-		
<i>Heritage Listings</i>	-		
<i>Place Type</i>	Individual building		
<i>Photograph</i> (Greenward Consulting, March 2023)			
<i>Construction date</i>	c.1906	<i>Architectural style</i> This was designed as a simple cottage and does not represent any of the major architectural styles of the Federation era.	
<i>Construction materials</i>	<i>Walls</i> Brick - Painted brick	<i>Roof</i> Metal - Corrugated	<i>Other</i>
<i>Use</i>	<i>Current</i> Residential - Single storey	<i>Original</i> Residential - Single storey	<i>Other</i>
<i>Authenticity</i>	Medium: The authenticity of the house within its streetscape setting has been reduced by the painting of the main façade. It also seems likely that the verandah was originally bull-nosed, reflecting the curve of the party wall at the eastern end.		


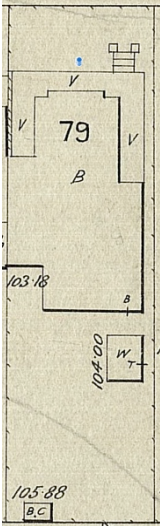
<i>Integrity</i>	High: The place continues to be used for its original purpose
<i>Contributory Significance</i>	Some contribution to the assessed heritage values of the study area
<i>Historical Notes and Associations</i>	<p>Subiaco's population increased significantly in the 1890s due to an economic depression in the eastern states and the discovery of gold in Western Australia. During the 1890s property developers bought large landholdings for subdivision in the Perth metropolitan area. The original subdivisions in Subiaco were generally simple grid pattern developments with small lots suitable for occupancy by working families. However, the more elevated parts of the suburb, particularly towards Kings Park, also attracted business and professional men and some lots were later amalgamated to accommodate their larger homes and gardens. Mixed development occurred and within the Park Street Heritage Area this ranged from narrow, single storey terrace housing through to a large 2-storey house set in spacious grounds. The readily available evidence indicates that the number of houses within this area increased from around 24 in 1901 to 72 in 1906; 86 in 1910; 92 in 1915, 94 in 1920 and 103 by 1925. Development then stabilised, with 106 houses and 1 block of flats identified in 1949.</p> <p>Perth Suburban Lots 243 to 246 were subdivided as Deposited Plan 352 in the early 1890s. This comprised 141 lots of which Lot 44 was developed as 77 Bagot Road. The 1903 Rate Books identified the owner of Lot 44 as 'Parry', although this was possibly Mrs Barry, who was identified as the owner of a house on this site in 1907-1908. Members of this family continued to be identified as the owners until at least the mid-1930s and used it as a rental property throughout this time.</p> <p>The first long-term occupants were members of the Thomas family, who settled here in c.1909. Florence Edith Wright (c.1885-1936) and Percy James Thomas (clerk) (c.1873-1951) were married in Perth in 1905 and this couple had at least 5 children in the period c.1906-1915. They were living at 77 Bagot Road by July 1909 (when they announced the birth of a daughter) and remained here until c.1926. After that time they took up farming at Salmon Gums.</p> <p>There was a high turnover of occupants from the mid 1920s to late 1930s, but from c.1940 until the early 1950s, 77 Bagot Road was occupied by Herbert Williams (government employee), his wife Phyllis, and at least some of their children. In 1940 H Williams of 77 Bagot Road was identified as the secretary of the Subiaco branch of the ALP.</p> <p>An analysis of a historical Metropolitan Sewerage Plan (revised March 1954) and historical aerial photographs suggests that the house was extended to the rear in c.1995-2000. The footprint of the front portion has remained relatively unchanged.</p>

	 <p>Metropolitan Sewerage Plan, Part Sheet 186, State Records Office of Western Australia (revised 1927 & 1954)</p>
<p><i>Physical Description</i> (Based on a streetscape inspection in March 2023)</p>	<p><u>Architectural style</u></p> <p>77Bagot Road does not clearly represent any of the major architectural styles of the period. It was designed to a scale and form generally considered suitable for occupiers such as office workers and skilled tradesmen.</p> <p><u>Plan form at the street frontage</u></p> <ul style="list-style-type: none"> The main façade features a central entrance door, flanked by windows to each of the front rooms. This symmetry is offset by a verge gable over the western portion of the façade, and a parapet wall at the eastern end of the verandah. <p><u>Roof form and materials</u></p> <ul style="list-style-type: none"> Hipped-gable roof clad with corrugated metal sheeting. Prominent verge gable, finished with rough-cast render, simple ‘half-timber’ detailing and a louvered apex panel. Small louvered gablet at the ridgeline. Face brick chimney with contrasting rendered detailing and cap. Dropped, raked roof to the verandah (possibly originally bull-nosed to reflect the curve of the parapet wall at the eastern end). <p><u>Wall materials and finishes to the main facade</u></p> <ul style="list-style-type: none"> Painted brick laid in a Flemish bond (originally tuck-pointed). Two painted ‘string courses’ (not an original detail). <p><u>Other detailing to main facade</u></p> <ul style="list-style-type: none"> Centrally located 5-panel entrance door, with traditional moulded architraves, a highlight and single sidelight. Stained glass detailing. Pair of narrow, full height double hung windows with timber kick-plates to each of the front rooms. Chamfered square timber posts with carved timber brackets to the verandah. Rendered front steps leading up to a timber verandah.


	<p><u>Streetscape setting</u></p> <ul style="list-style-type: none"> • House set back approximately 4.2m from the Bagot Road frontage. • Zero setback to the eastern boundary and narrow path along the western side of the house. • Lot width approximately 10.1. • Front yard enclosed by rendered posts and a clipped hedge. • Hard-stand carparking area in front of the house, on the western side of the block. <p><u>General Condition</u> (as viewed from the street)</p> <ul style="list-style-type: none"> • Good
<i>References</i>	<ul style="list-style-type: none"> • Perth 18-52. Suburb of Subiaco. Plan of Subiaco showing all subdivisions & DP Nos., Batty Library, series235_cons3868_item354 (dating from c.1896-1897) • City of Subiaco Rate Books 1903, 1907-1908, 1910-1911, 1914-1915, 1917-1918, 1929-1930 & 1935-1936 (information provided by the City of Subiaco, March 2023) • Western Australian Post Office Directories, 1890s-1949 (slwa.wa.gov.au) • Electoral Rolls (scanned copies of selected years available at ancestry.com.au) • <i>The demographics of Subiaco in 1910: Who was living here, what did they do for a living, what were their relationships and did they stay or leave?</i> A private research paper prepared by Annette Green 2017-2022, copy held by the City of Subiaco Museum. • Various newspaper notices and advertisements relating this property and/or the occupants of the house (trove.nal.gov.au) • Metropolitan Sewerage Plan SROWA_series634_cons4156_item0186 • Historical aerial photographs, as available for selected years in the period 1948-2022, Map Viewer Plus (landgate.wa.gov.au) <p>Note: Biographical information has been based on readily available information from a range of online sources, including contemporary newspaper items and ancestry.com.au. 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.</p>

<i>Name</i>	House, 81 Bagot Road		
<i>Address</i>	81 Bagot Road, Subiaco (Lot 43, DP 352)		
<i>Other</i>	Known as 79 Bagot Road until c.1919		
<i>Place No.</i>	InHerit database Place No. 24019		
<i>Heritage Listings</i>	Local Heritage Survey – Adopted 4/02/2003		
<i>Place Type</i>	Individual building		
<i>Photograph</i> (Greenward Consulting, March 2023)			
<i>Construction date</i>	c.1907	<i>Architectural style</i> Federation Queen Anne (selected elements, commensurate with the size/nature of the place)	
<i>Construction materials</i>	<i>Walls</i> Brick - Pointed brick	<i>Roof</i> Metal - Corrugated	<i>Other</i> Rendered string courses
<i>Use</i>	<i>Current</i> Residential: Single storey	<i>Original</i> Residential: Single storey	<i>Other</i>
<i>Authenticity</i>	Medium-High: The façade has been altered with a small extension (designed to infill the original return verandah on the western side). However, other than the above, the original external detailing and form of the building (as viewed from the street) appears to be largely intact and/or sympathetically restored/renovated. The form of the original building can still be readily understood/ interpreted.		
<i>Integrity</i>	High: The place continues to be used for its original purpose.		
<i>Contributory Significance</i>	Considerable contribution to the assessed heritage values of the study area 81 Bagot Road is a good representative example of the traditional materials, detailing and general streetscape character of the houses built for Subiaco's		


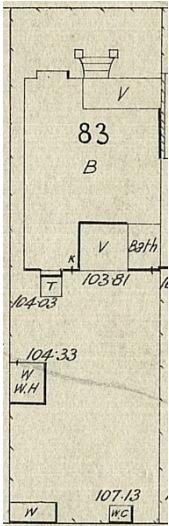
	'middle-class' residents in the early twentieth century.
<i>Historical Notes and Associations</i>	<p>Subiaco's population increased significantly in the 1890s due to an economic depression in the eastern states and the discovery of gold in Western Australia. During the 1890s property developers bought large landholdings for subdivision in the Perth metropolitan area. The original subdivisions in Subiaco were generally simple grid pattern developments with small lots suitable for occupancy by working families. However, the more elevated parts of the suburb, particularly towards Kings Park, also attracted business and professional men and some lots were later amalgamated to accommodate their larger homes and gardens. Mixed development occurred and within the Park Street Heritage Area this ranged from narrow, single storey terrace housing through to a large 2-storey house set in spacious grounds. The readily available evidence indicates that the number of houses within this area increased from around 24 in 1901 to 72 in 1906; 86 in 1910; 92 in 1915, 94 in 1920 and 103 by 1925. Development then stabilised, with 106 houses and 1 block of flats identified in 1949.</p> <p>Perth Suburban Lots 243 to 246 were subdivided as Deposited Plan 352 in the early 1890s. This comprised 141 lots of which Lot 43 was developed as 81 Bagot Road in c.1908 (known as #79 until c.1919). A house had been built here by c.1907-1908 when the Rate Books identified 'E Simms' as the owner/occupier. Edgar Alexander Simms (c1885-1942) (clerk) and Violet Jones (1887-1955) were married in Subiaco in c.1907 and had at least 2 children in the period c.1908-1910. However, by 1914 Edgar had successfully petitioned for divorce on the grounds of desertion. Simms was still identified as the owner in 1917-1918, but the house had been rented out from around 1912. It was sold to Catherine Hoare in c.1918 and continued to be rented out to a series of tenants until c.1923.</p> <p>The first long-term owner/occupants were the Hopgood family. Albert Edward James Hopgood (bootmaker) (1872-1950) and Mary Ann Manuel (1875-1957) were married in Boulder in c.1898 and had at least five children in the period 1899-1905: Albert, Arnold, Mary, Rosa and Lionel. Albert, jnr (bootmaker) (c.1899-1969) and his wife, Vera (who had married in c.1930) had moved in with Albert, snr, and Mary by the early 1940s and they were still listed at this address in the Electoral Rolls of 1968.</p> <p>A sewerage plan of the property showing the outline of the building in 1954 shows it has not changed significantly since then apart from the infill of the western verandah and an extension of the skillion roof at the rear. Aerial photographs from the mid 20th century show that the residence had a red corrugated iron roof until the late 1980s. It was at that time the place was extended to the rear and the roof re-clad.</p> <p>81 Bagot Road was adopted on the City of Subiaco Local Heritage Survey in 2003. It has been assessed as level 3 (contributes to the heritage of the City of Subiaco).</p>

	 <p>Metropolitan Sewerage Plan, Part Sheet 186, State Records Office of Western Australia (revised 1927 & 1954)</p> <p>Note: While the street number changed from 79 to 81 in c.1919 this was not amended on the Sewerage plans.</p>
<p><i>Physical Description</i> (Based on a streetscape inspection in March 2023)</p>	<p><u>Architectural style</u></p> <p>81 Bagot Road features detailing derived from the Federation Queen Anne style. It was designed to a scale and form generally considered suitable for occupiers such as professional men, office workers, retail employees and skilled tradesmen.</p> <p><u>Plan form at the street frontage</u></p> <ul style="list-style-type: none"> The original facade was generally symmetrical with a return verandah wrapping around a projecting central wing. <p><u>Roof form and materials</u></p> <ul style="list-style-type: none"> Hipped-gable roof clad with corrugated metal sheeting. Prominent central verge gable, finished with rough-cast render and simple 'half-timber' detailing. Separate bull nosed verandah roof. Face brick chimneys with contrasting rendered detailing and caps. <p><u>Wall materials and finishes to the main facade</u></p> <ul style="list-style-type: none"> Tuck-pointed face brick façade. Two rendered string-courses, one at about 1m and the other at above 2.1m above floor height. <p><u>Other detailing to main facade</u></p> <ul style="list-style-type: none"> Main entrance located towards the rear of the eastern verandah. Three full height double hung windows with timber kick plates, one at the end of the eastern verandah and the other two set in a shallow rectangular window bay at the front of the house. Turned timber verandah posts, carved timber brackets and timber verandah frieze, the latter featuring timber balustrettes linked by curved upper panels. <p><u>Alterations</u></p> <ul style="list-style-type: none"> Addition built within the area of the original return verandah along the western side of the central wing. <p><u>Streetscape setting</u></p> <ul style="list-style-type: none"> House set back approximately 4.6m from the Bagot Road frontage.


	<ul style="list-style-type: none"> • Zero setback to the western boundary and narrow path along the eastern side of the house. • Lot width approximately 10.1m. • Front yard enclosed by a low stone wall, capped by a timber picket fence. Timber lynch gate. <p><u>General Condition</u> (as viewed from the street)</p> <ul style="list-style-type: none"> • Good
<i>References</i>	<ul style="list-style-type: none"> • <i>Local Heritage Survey of the Triangle Precinct, 2020-2021</i> (prepared for the City of Subiaco by Hocking Heritage + Architecture, adopted June 2021) • 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 1903, 1907-1908, 1910-1911, 1912-1913, 1917-1918, 1918-1919, 1929-1930 & 1935-1936 (information provided by the City of Subiaco, March 2023) • Western Australian Post Office Directories, 1890s-1949 (slwa.wa.gov.au) • Electoral Rolls (scanned copies of selected years available at ancestry.com.au) • <i>The demographics of Subiaco in 1910: Who was living here, what did they do for a living, what were their relationships and did they stay or leave?</i> A private research paper prepared by Annette Green 2017-2022, copy held by the City of Subiaco Museum. • Various newspaper notices and advertisements relating this property and/or the occupants of the house (trove.nal.gov.au) • Metropolitan Sewerage Plan SROWA_series634_cons4156_item0186 • Historical aerial photographs, as available for selected years in the period 1948-2022, Map Viewer Plus (landgate.wa.gov.au) <p>Note: Biographical information has been based on readily available information from a range of online sources, including ancestry.com.au. 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.</p>

<i>Name</i>	House, 83 Bagot Road		
<i>Address</i>	83 Bagot Road, Subiaco (Lot 42, DP 352)		
<i>Other</i>	'Brougham Villa' (name given for the house in a newspaper notice in 1920)		
<i>Place No.</i>	-		
<i>Heritage Listings</i>	-		
<i>Place Type</i>	Individual building		
<i>Photograph</i> (Greenward Consulting, March 2023)			
<i>Construction date</i>	c.1905	<i>Architectural style</i> Federation Queen Anne (selected elements, commensurate with the size/nature of the place)	
<i>Construction materials</i>	<i>Walls</i> Brick - Painted brick	<i>Roof</i> Metal - Corrugated	<i>Other</i> Rendered string course
<i>Use</i>	<i>Current</i> Residential - Single storey	<i>Original</i> Residential - Single storey	<i>Other</i>
<i>Authenticity</i>	Medium: The authenticity of the house within its streetscape setting has been reduced by the painting of the tuck-pointed brickwork. Other than this, the external detailing appears to be largely intact and/or sympathetically restored/renovated.		
<i>Integrity</i>	High: The place continues to be used for its original purpose		
<i>Contributory Significance</i>	Some contribution to the assessed heritage values of the study area		


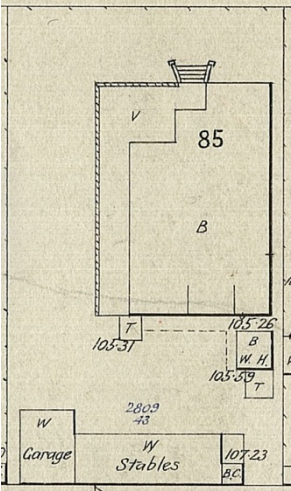
<p><i>Historical Notes and Associations</i></p>	<p>Subiaco's population increased significantly in the 1890s due to an economic depression in the eastern states and the discovery of gold in Western Australia. During the 1890s property developers bought large landholdings for subdivision in the Perth metropolitan area. The original subdivisions in Subiaco were generally simple grid pattern developments with small lots suitable for occupancy by working families. However, the more elevated parts of the suburb, particularly towards Kings Park, also attracted business and professional men and some lots were later amalgamated to accommodate their larger homes and gardens. Mixed development occurred and within the Park Street Heritage Area this ranged from narrow, single storey terrace housing through to a large 2-storey house set in spacious grounds. The readily available evidence indicates that the number of houses within this area increased from around 24 in 1901 to 72 in 1906; 86 in 1910; 92 in 1915, 94 in 1920 and 103 by 1925. Development then stabilised, with 106 houses and 1 block of flats identified in 1949.</p> <p>Perth Suburban Lots 243 to 246 were subdivided as Deposited Plan 352 in the early 1890s. This comprised 141 lots of which Lot 42 was developed as 83 Bagot Road in c.1905. An analysis of the sequence of entries in the Post Office Directories suggests that 83 Bagot Road was first listed in 1906, when the primary occupant was identified as William Nicholls. It is therefore quite likely that this was the house which was under construction in January 1905:</p> <p><i>TENDERS for 5-roomed Brick VILLA, Bagot-road, Labour only. Apply W. NICHOLAS</i></p> <p>In the 1907-1908 Rate Books 'Mrs Nicholas' was identified as the owner, changing to Miss Clare Nicholas in 1917-1918. The readily available evidence suggests that the first owner was William's wife, Margaret Jane Nicholas (nee Tonkin) (who died here in May 1916) and that the next owner was their daughter, Clare Adeline Nicholas (c.1880-?), who lived here in c.1917-1920 and still owned the property in 1935-1936. Clare appears to have sold the property in around the mid 1930s as in December 1938 a brief newspaper notice stated that the house had been sold on behalf of another owner, 'H J Metcalf'.</p> <p>In general, there was a high turnover of occupants until at least the mid-twentieth century, although members of the Lawn family lived here from c.1929-1933 and c.1935-1940. A review of the Post Office Directories at around 5-yearly intervals (together with reference to contemporary Electoral Rolls) indicates that some of the primary residents during this period included:</p> <ul style="list-style-type: none"> – 1906: William Nicholas (plasterer) – 1910: Nicholas Nicholls (clerk) – 1915: Not listed in the Post Office Directory – 1920: Clare Nicholas <p>In the middle of this year, a newspaper notice identified a Mrs Dryman as the occupant and referred to the house as 'Brougham Villa'.</p> <ul style="list-style-type: none"> – 1925: Thomas Edwards (hairdresser) – 1930 & 1935: Ronald Herbert Lawn (clerk) – 1940 Esther Ellen Lawn – 1945: Frederick W Hawcroft – 1949: Hilda May Sabine
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	<p>Entries in the Electoral Rolls suggest that members of the Sabine family were living here as early as 1943 (although they weren't listed here in the Post Office Directories until 1949). Hilda was still listed at this address in the Electoral Rolls of 1958. By the early 1960s she had moved to Busselton.</p> <p>An analysis of a historical Metropolitan Sewerage Plan (revised March 1954) and historical aerial photographs suggests that additions were undertaken at the rear of this house in the 1980s. The footprint of the front portion has remained relatively unchanged.</p>
	 <p>Metropolitan Sewerage Plan, Part Sheet 186, State Records Office of Western Australia (revised 1927 & 1954)</p>
<p><i>Physical Description</i> (Based on a streetscape inspection in March 2023)</p>	<p><u>Architectural style</u></p> <p>83 Bagot Road features detailing derived from the Federation Queen Anne style. It was designed to a scale and form generally considered suitable for occupiers such as professional men, office workers, retail employees and skilled tradesmen.</p> <p><u>Plan form at the street frontage</u></p> <ul style="list-style-type: none"> • Asymmetrical facade. • Projecting wing on the western side, featuring a rectangular window bay. • Abutting verandah extending across the remainder of the frontage. <p><u>Roof form and materials</u></p> <ul style="list-style-type: none"> • Hipped-gable roof clad with corrugated metal sheeting. • Prominent verge gable over the projecting wing, finished with rough-cast render and simple 'half-timber' detailing. • Louvered gablets to the short E-W ridgeline. • Face brick chimneys with contrasting rendered detailing. • Decorative eaves panel to main façade, featuring rendered brackets alternating with leaf pattern button mouldings. • Battened eaves. • Raked verandah roof (possibly originally bull-nosed) <p><u>Wall materials and finishes to the main facade</u></p> <ul style="list-style-type: none"> • Panted brickwork (originally tuck-pointed face brick). • Two rendered string-courses, one at about 1m and the other at above 2.1m


	<p>above floor height.</p> <p><u>Other detailing to main facade</u></p> <ul style="list-style-type: none"> • Parapet wall on the eastern side of the house. • Timber verandah accessed by rendered steps. • Central, 4-panel entrance door abutting the projecting wing. Traditional moulded architraves, highlight and narrow sidelights. • Triple casement window set under a bullnose window hood to the projecting wing. This features highlights, a moulded projecting sill and decorative under-sill panel. • Double hung window under the verandah. This features a matching moulded projecting sill and decorative under-sill panel. • Turned timber verandah posts, curved timber brackets and timber frieze, the latter featuring slender balustrettes. • Stone foundations. <p><u>Streetscape setting</u></p> <ul style="list-style-type: none"> • House set back approximately 4.6m from the Bagot Road frontage. • Zero setback to the eastern boundary and narrow path along the western side of the house. • Lot width approximately 10.1m. • Front yard enclosed by a scalloped timber picket fence. <p><u>General Condition</u> (as viewed from the street)</p> <ul style="list-style-type: none"> • Good
<i>References</i>	<ul style="list-style-type: none"> • 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 1903, 1907-1908, 1914-1915, 1917-1918, 1929-1930, 1935-1936 (information provided by the City of Subiaco, March 2023) • Western Australian Post Office Directories, 1890s-1949 (slwa.wa.gov.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.nal.gov.au), including: <ul style="list-style-type: none"> – <i>The West Australian</i> 23 January 1905 p 2 – <i>The West Australian</i> 24 July 1920 p 1 – <i>The West Australian</i> 6 December 1938 p 18 • Metropolitan Sewerage Plan SROWA_series634_cons4156_item0186 • Historical aerial photographs, as available for selected years in the period 1948-2022, Map Viewer Plus (landgate.wa.gov.au) <p>Note: Biographical information has been based on readily available information from a range of online sources, including ancestry.com.au. 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.</p>

<i>Name</i>	Homeleigh
<i>Address</i>	85 Bagot Road, Subiaco (Lots 40 & 41, DP 352)
<i>Other</i>	-
<i>Place No.</i>	-
<i>Heritage Listings</i>	-
<i>Place Type</i>	Individual building
<i>Photograph</i> (Greenward Consulting, March 2023)	


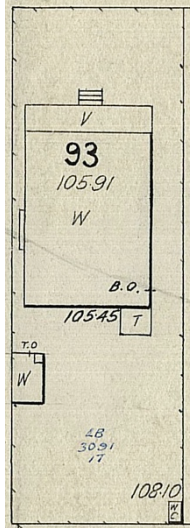
<i>Construction date</i>	c.1920	<i>Architectural style</i> Californian Bungalow	
<i>Construction materials</i>	<i>Walls</i> Brick - Pointed brick	<i>Roof</i> Metal - Corrugated	<i>Other</i> Roughcast render
<i>Use</i>	<i>Current</i> Residential - Single storey	<i>Original</i> Residential - Single storey	<i>Other</i>
<i>Authenticity</i>	High: The original external detailing and form of the building (as viewed from the street) appears to be largely intact and/or sympathetically restored/renovated.		
<i>Integrity</i>	High: The place continues to be used for its original purpose		
<i>Contributory Significance</i>	<p>Considerable contribution to the assessed heritage values of the study area</p> <p>85 Bagot Road is a good representative example of the traditional materials, detailing and general streetscape character of the bungalows built for Subiaco's 'middle-class' residents in the early Inter-War era.</p>		
<i>Historical Notes and Associations</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. During the 1890s property developers bought large landholdings for subdivision in the Perth metropolitan area. The original subdivisions in Subiaco were generally simple grid pattern developments with small lots suitable for occupancy by working families. However, the more elevated parts of the suburb, particularly towards Kings Park, also attracted business and professional men and some lots were later amalgamated to accommodate their larger homes and gardens. Mixed development occurred and within the Park Street Heritage Area this ranged from narrow, single storey terrace housing through to a large 2-storey house set in spacious grounds. The readily available evidence indicates that the number of houses within this area increased from around 24 in 1901 to 72 in 1906; 86 in 1910; 92 in 1915, 94 in 1920 and 103 by 1925. Development then stabilised, with 106 houses and 1 block of flats identified in 1949.</p> <p>Perth Suburban Lots 243 to 246 were subdivided as Deposited Plan 352 in the early 1890s. This comprised 141 lots of which Lots 40 & 41 were later developed as 85 Bagot Road.</p> <p>Lots 40 & 41 were retained as a vacant block owned lot by a local real estate agent/developer, James Chesters, from at least c.1903 until 1918-1919. During the first 20 years of the century, Chesters acquired large land holdings in Subiaco and was responsible for the construction of many houses as speculative developments. It is therefore quite possible that he was responsible for the construction of 85 Bagot Road in c.1920.</p> <p>This property was first listed in the Post Office Directories in 1921, when it was occupied by Simpson William Moon Beecroft (butcher), who remained here until c.1925. It was then occupied by Jean Noble (c.1875-1968), whose husband, John (a miner), had died in December 1915. Jean was a long-term owner/occupier of the property and remained here until her death in 1968, sharing the house throughout this time with her youngest daughter, Florence Ursula Noble (clerk) (c.1912-2000). Jean also appears to have been taking in boarders until at least the late 1940s, as the Post Office Directories frequently included a second name</p>		

	<p>under this address, while numerous family notices and advertisements confirmed that there was a relatively high turnover of other people living here. When one of these died in 1930, the house was referred to as 'Homeleigh' (matching the extant nameplate next to the front door). Another daughter, Marcelle Hamilton (nee Noble) (c.1902-1980) had moved in with her mother by the late 1940s, together with her husband, Frank. Jean was still listed at this address in the Electoral Rolls of 1968 (together with Florence, Marcelle, and Frank). Florence and Marcelle were still listed here in 1980.</p> <p>A plaque on the main façade records the fact that the property received a 2002 Subiaco Award of Distinction for the Built Environment.</p> <p>An analysis of a historical Metropolitan Sewerage Plan (revised March 1954) and historical aerial photographs indicates that the footprint of this house has remained relatively unchanged since the mid-twentieth century.</p>
	 <p>Metropolitan Sewerage Plan, Part Sheet 186, State Records Office of Western Australia (revised 1927 & 1954)</p>
<p><i>Physical Description</i> (Based on a streetscape inspection in March 2023)</p>	<p><u>Architectural style</u></p> <p>85 Bagot Road was influenced by the Federation and Californian Bungalow styles, and was set in relatively spacious grounds. It was designed to a scale and form generally considered suitable for occupiers such successful business and professional men of the era.</p> <p><u>Plan form at the street frontage</u></p> <ul style="list-style-type: none"> • Asymmetrical design, featuring a stepped facade, with the first setback forming an entry vestibule. • Spacious verandah incorporating a deep front porch at the north-west corner and extending along the western side of the house. <p><u>Roof form and materials</u></p> <ul style="list-style-type: none"> • Hipped-gabled roof clad with corrugated metal sheeting. • Prominent gable over the front porch, finished with rough-cast render and simple 'half-timber' detailing. • Battened eaves. <p><u>Wall materials and finishes to the main facade</u></p> <ul style="list-style-type: none"> • Tuck-pointed brickwork up to about 1.8m, capped by a slightly projecting brick course.


	<ul style="list-style-type: none"> • Roughcast render above the face brick. <p><u>Other detailing to main facade</u></p> <ul style="list-style-type: none"> • Triple awning window with highlights and a plain rendered sill set under a raked awning to the front wall. • Entrance door set in the face of the first setback along the main facade. Three panel door (consistent with the inter-war era), moulded timber architraves, leadlight sidelights and highlights. • Traditional beaten copper plaque, bearing the house name 'Homeleigh', mounted on a timber base board next to the door. • Single double hung window set in the second setback. • Verandah extending across the western half of main facade, and returning along the western side (the latter screened from the street by lattice panels). • Rendered masonry balustrade across the front of the verandah, capped by chamfered timber posts. • Arched verandah valance with square timber uprights. • Rendered steps leading up to a timber verandah floor. <p><u>Streetscape setting</u></p> <ul style="list-style-type: none"> • House set back approximately 5.4m from the Bagot Road frontage. • Lot width approximately 20.2m. • Front yard enclosed by a decorative timber panelled fence, which is in keeping with the style of the house. • Mature planting allows only partial views of the front of the house from the street. <p><u>General Condition</u> (as viewed from the street)</p> <ul style="list-style-type: none"> • Good
<i>References</i>	<ul style="list-style-type: none"> • 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 1903, 1910-1911, 1917-1918, 1919-1919, 1929-1930 (information provided by the City of Subiaco, March 2023) • Western Australian Post Office Directories, 1890s-1949 (slwa.wa.gov.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.nal.gov.au), including: <ul style="list-style-type: none"> – <i>The West Australian</i> 5 December 1930 p 12 • Metropolitan Sewerage Plan SROWA_series634_cons4156_item0186 • Historical aerial photographs, as available for selected years in the period 1948-2022, Map Viewer Plus (landgate.wa.gov.au) <p>Note: Biographical information has been based on readily available information from a range of online sources, including ancestry.com.au. 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.</p>

<i>Name</i>	Lansdownie		
<i>Address</i>	93 Bagot Road, Subiaco (corner Francis Street) (Lot 39, DP 352)		
<i>Other</i>	-		
<i>Place No.</i>	-		
<i>Heritage Listings</i>	-		
<i>Place Type</i>	Individual building		
<i>Photograph</i> (Greenward Consulting, March 2023)			
<i>Construction date</i>	c.1898-1900	<i>Architectural style</i> Vernacular (simple symmetrical cottage)	
<i>Construction materials</i>	<i>Walls</i> Timber - Weatherboard	<i>Roof</i> Metal - Corrugated	<i>Other</i>
<i>Use</i>	<i>Current</i> Residential - Single storey	<i>Original</i> Residential - Single storey	<i>Other</i>
<i>Authenticity</i>	High: The original external detailing and form of the building (as viewed from the street) appears to be largely intact and/or sympathetically restored/renovated.		
<i>Integrity</i>	High: The place continues to be used for its original purpose		
<i>Contributory Significance</i>	Considerable contribution to the assessed heritage values of the study area 93 Bagot Road is a good example of a simple symmetrical weatherboard house. It helps to illustrate the diversity of housing built in Subiaco in the early twentieth century.		
<i>Historical Notes and Associations</i>	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. During the 1890s property developers bought large landholdings for subdivision		


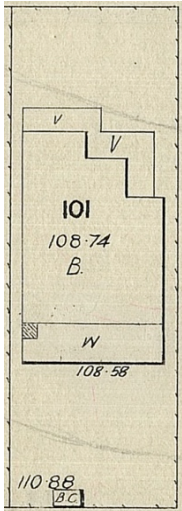
	<p>in the Perth metropolitan area. The original subdivisions in Subiaco were generally simple grid pattern developments with small lots suitable for occupancy by working families. However, the more elevated parts of the suburb, particularly towards Kings Park, also attracted business and professional men and some lots were later amalgamated to accommodate their larger homes and gardens. Mixed development occurred and within the Park Street Heritage Area this ranged from narrow, single storey terrace housing through to a large 2-storey house set in spacious grounds. The readily available evidence indicates that the number of houses within this area increased from around 24 in 1901 to 72 in 1906; 86 in 1910; 92 in 1915, 94 in 1920 and 103 by 1925. Development then stabilised, with 106 houses and 1 block of flats identified in 1949.</p> <p>Perth Suburban Lots 243 to 246 were subdivided as Deposited Plan 352 in the early 1890s. This comprised 141 lots of which Lot 39 was developed as 93 Bagot Road. Members of the Mills family were living in Bagot Road by 1899 and in 1901 their house was the only occupied property on the southern side of Bagot Road, between Francis Street and Park Street (the latter now known as Kings Road). In 1903 the Subiaco Rate Books more specifically identified their property as Lot 39. It is therefore possible that the house was built in as early as 1898.</p> <p>Thomas Franklin Mills (c.1854-1911) (WAGR) and Hannah Parker (c.1856-1914) were married in Victoria in c.1883 and had at least 5 children: William Arthur Thomas (born c.1884); Louisa May (c.1885); Elsie Maud (c.1887); Ethel Amy (c.1893); and Veronica (c.1898). In a letter to newspaper children's pages in 1908, Ethel Mills referred to their house as 'Lansdownie'. Hannah and Thomas remained here until around the times of their deaths, while Elsie and Ethel remained here until c.1915.</p> <p>Entries in the Rates Books suggest that the house was sold by Miss E Mills in c.1916-1917, with the owner in 1917-1918 being identified as a Miss Anderson. After the Mills family departed there was a high turnover of occupants until at least the mid-twentieth century (with the majority of occupants remaining here for around 1-4 years), which suggests that it was primarily used as a rental property. A review of the Post Office Directories at 5-yearly intervals (together with reference to contemporary Electoral Rolls) indicates that some of the primary residents during this period included:</p> <ul style="list-style-type: none"> – 1920: Mrs Lilly Haffner – 1925: Mrs Julia Luchinelli – 1930: Miss May Crommelin <p>May Crommelin lived here in c.1926-1930. The Rate Books of 1929-1930 and 1935-1936 identified 'Crommelin' as the owner of this property.</p> <ul style="list-style-type: none"> – 1935: Gilbert Lee Townshend Drummond-Hay (inspector) – 1940: John Dobson – 1945: Mrs C M Dean – 1949: Mrs Lillian Georgina Wallis <p>The weatherboard residence was offered for sale by auction in November 1954. An analysis of a historical Metropolitan Sewerage Plan (revised March 1954) and historical aerial photographs indicates that the footprint of this house has remained relatively unchanged since the mid-twentieth century.</p>
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	 <p>Metropolitan Sewerage Plan, Part Sheet 186, State Records Office of Western Australia (revised 1927 & 1954)</p>
<p><i>Physical Description</i> (Based on a streetscape inspection in March 2023)</p>	<p><u>Architectural style</u></p> <p>93 Bagot Road was designed as simple weatherboard cottage and does not represent any of the major architectural styles. It was designed to a scale and form generally considered suitable for occupiers such as office workers, retail employees and both skilled and unskilled tradesmen.</p> <p><u>Plan form at the street frontage</u></p> <ul style="list-style-type: none"> Symmetrical façade, featuring a central entrance door, flanked by windows to each of the front rooms. <p><u>Roof form and materials</u></p> <ul style="list-style-type: none"> Hipped roof clad with corrugated metal sheeting. Separate bullnose verandah roof. Painted brick chimney (originally face brick, with a rendered cap). <p><u>Wall materials and finishes to the main facade</u></p> <ul style="list-style-type: none"> Weatherboard's shaped to imitate ashlar stonework to the main façade. Square-edged weatherboards for the secondary façade along Francis Street. <p><u>Other detailing to main facade</u></p> <ul style="list-style-type: none"> Centrally located entrance door, with a highlight and narrow sidelights. Geometric pattern lead light panels to the door (in a design more consistent with the Inter-War period). Single double-hung window to each of the front rooms. Verandah detailed with turned timber posts, carved timber brackets and a simple frieze with square balustrettes. <p><u>Streetscape setting</u></p> <ul style="list-style-type: none"> House set back approximately 6.8m from the Bagot Road frontage. Lot width approximately 11.4. Built up to the boundary along Francis Street. Approximately 1.7m setback along the eastern side of the house. Front yard enclosed by a low stone wall and tall stone piers, set with square-


	<p>topped timber-picket fence panels.</p> <p><u>General Condition</u> (as viewed from the street)</p> <ul style="list-style-type: none"> • Good
<i>References</i>	<ul style="list-style-type: none"> • 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 1903, 1910-1911, 1912-1913, 1913-1914, 1914-1915, 1917-1918, 1929-1930 & 1935-1936 (information provided by the City of Subiaco, March 2023) • <i>The demographics of Subiaco in 1910: Who was living here, what did they do for a living, what were their relationships and did they stay or leave?</i> A private research paper prepared by Annette Green 2017-2022, copy held by the City of Subiaco Museum. • Western Australian Post Office Directories, 1890s-1949 (slwa.wa.gov.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.nal.gov.au), including: <ul style="list-style-type: none"> – <i>The Daily News</i> 8 February 1908 p 10 – <i>The West Australian</i> 16 November 1954 p 27 • Metropolitan Sewerage Plan SROWA_series634_cons4156_item0186 • Historical aerial photographs, as available for selected years in the period 1948-2022, Map Viewer Plus (landgate.wa.gov.au) <p>Note: Biographical information has been based on readily available information from a range of online sources, including ancestry.com.au. 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.</p>


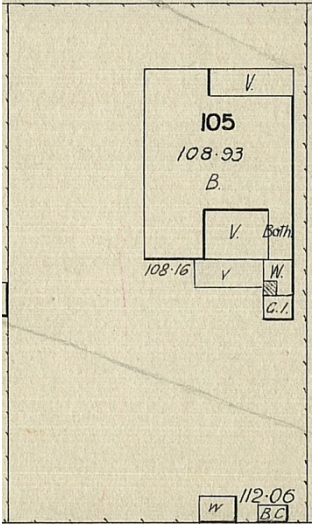
<i>Name</i>	Merowa		
<i>Address</i>	101 Bagot Road, Subiaco (corner Francis Street) (Lot 7, DP 352)		
<i>Other</i>	-		
<i>Place No.</i>	-		
<i>Heritage Listings</i>	-		
<i>Place Type</i>	Individual building		
<i>Photograph</i> (Greenward Consulting, March 2023)			
<i>Construction date</i>	c.1902	<i>Architectural style</i> Federation Queen Anne (selected elements, commensurate with the size/nature of the place)	
<i>Construction materials</i>	<i>Walls</i> Brick - Pointed brick	<i>Roof</i> Metal - Corrugated	<i>Other</i> Rendered detailing
<i>Use</i>	<i>Current</i> Residential - Single storey	<i>Original</i> Residential - Single storey	<i>Other</i>
<i>Authenticity</i>	Medium to High: The original external detailing and form of the building (as viewed from the street) appears to be largely intact and/or sympathetically restored/ renovated. The major unsympathetic alteration has been the use of round metal posts for the verandah.		
<i>Integrity</i>	High: The place continues to be used for its original purpose		
<i>Contributory Significance</i>	Considerable contribution to the assessed heritage values of the study area In addition to its aesthetic values, this place also represents the work of local builder and plasterer, William George Jewell, with the nature and quality of the decorative rendered detailing to the main façade illustrating his trade skills (which later saw him described as a master plasterer).		

<p><i>Historical Notes and Associations</i></p>	<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. During the 1890s property developers bought large landholdings for subdivision in the Perth metropolitan area. The original subdivisions in Subiaco were generally simple grid pattern developments with small lots suitable for occupancy by working families. However, the more elevated parts of the suburb, particularly towards Kings Park, also attracted business and professional men and some lots were later amalgamated to accommodate their larger homes and gardens. Mixed development occurred and within the Park Street Heritage Area this ranged from narrow, single storey terrace housing through to a large 2-storey house set in spacious grounds. The readily available evidence indicates that the number of houses within this area increased from around 24 in 1901 to 72 in 1906; 86 in 1910; 91 in 1915, 94 in 1920 and 13 by 1925. Development then stabilised, with 106 houses and 1 block of flats identified in 1949.</p> <p>Perth Suburban Lots 243 to 246 were subdivided as Deposited Plan 352 in the early 1890s. This comprised 141 lots of which Lot 7 was developed as 101 Bagot Road. This had been developed by 1903, when the Subiaco Rate Books identified W Jewell as the owner/occupier. Entries in the Post Office Directories indicate that this was a local plasterer/builder, William George Jewell, who lived here until c.1904. William Jewell (1869-1940) was born in Ballarat, Victoria, and had moved to Western Australia by 1898, when he was living in John Street, Subiaco (with his wife, Mary, and young children, Ivy and Floris). In the Electoral Rolls of 1903, William Jewell was listed as a plasterer of Bagot Road. By 1908 he was listed in the Post Office Directory as a builder of 117 Hamersley Road and by 1912 as contractor of 300 Rokeby Road. Research has indicated that he built at least 6 houses in Subiaco, which he occupied for varying periods.</p> <p>"Merowa", a five-room brick villa on the corner of Bagot Road and Francis Street, was being advertised for sale at the beginning of 1904. In 1930 it was more specifically described as follows when it was offered for sale by the mortgagees:</p> <p><i>A well constructed Brick Residence of main room 13 x 17 ft., 2 bedrooms 14 x 14 ft., each, breakfast room, 11 x 12 ft., kitchen 11 x 12 ft., large entrance hall.</i></p> <p>The house had a high turn-over of occupants until at least the mid-twentieth century (the majority of whom lived here for around 1-5 years), which suggests that it was primarily used as a rental property. A review of the Post Office Directories at 5-yearly intervals (together with reference to contemporary Electoral Rolls) indicates that some of the primary residents during this period included:</p> <ul style="list-style-type: none"> – 1906: Andrew Brunton (manager) In 1907-1908 & 1910-1911 the Rate Books identified 'Leighton' as the owner. – 1910: Catherine Howard (widow) In 1912-1914 and 1917-1919 the Rate Books identified 'Luce' as the owner. – 1915: Alfred Tomlinson (School of Engineering, University WA) – 1920: Mrs Helen Maud Forbes – 1925: Hubert John Gallagher (traveller) – 1930: Mrs N Thornton and Richard Lancelot Turnbull (motor driver) In 1929-1930 the Rate Books identified the Perpetual Trustees as the owner.
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	<p>– 1935: Walter Eustace Mitchell Blackburn (clerk) In 1935-1936 the Rate Books identified the Cooperative Building Society as the owner.</p> <p>– 1940: Andrew George Olney (journalist)</p> <p>– 1945: Frederick W Smith</p> <p>– 1949: Edward Rathbone Biddell (bank manager)</p> <p>An analysis of a historical Metropolitan Sewerage Plan (revised March 1927) and historical aerial photographs indicates that the house was extended at the rear in c.2013. The footprint of the front portion has remained relatively unchanged.</p>
	 <p>Metropolitan Sewerage Plan, Part Sheet 187, State Records Office of Western Australia (revised 1927)</p>
<p><i>Physical Description</i> (Based on a streetscape inspection in March 2023)</p>	<p><u>Architectural style</u></p> <p>101 Bagot Road was designed in the Federation Queen Anne style. It was designed to a scale and form generally considered suitable for occupiers such as small business owners, professional men, skilled tradesmen and women of independent means.</p> <p><u>Plan form at the street frontage</u></p> <ul style="list-style-type: none"> • Asymmetrical facade. This was designed in a manner that addresses the location at the intersection of Bagot Road and Francis Street, with a stepped façade and verandah facing north-eastern corner. <p><u>Roof form and materials</u></p> <ul style="list-style-type: none"> • Hipped-gabled roof clad with corrugated metal sheeting and battened eaves. • Pair of ball finials at the apex of the roof. • Prominent verge gable, featuring a smooth panelled face, 'half-timbering' and a louvered vent with a triangular cap. • Painted brick chimney (originally face brick) with rendered detailing and cap. <p><u>Wall materials and finishes to the main facade</u></p> <ul style="list-style-type: none"> • Tuck-pointed brickwork laid in Flemish bond. • Plain rendered stringcourse at about 1m above floor level. • Decorative rendered stringcourse at about 2.1m above floor level, featuring vertical grooves (in sets of 3), alternating with vermiculated circles.


	<ul style="list-style-type: none"> Decorative rendered eaves course, featuring alternating vermiculated panels and floral buttons, together with timber brackets. Under the gable this also features a nameplate with the word 'MEROWA'. <p><u>Other detailing to main facade</u></p> <ul style="list-style-type: none"> Projecting wing on the western side of the main façade, with a shallow rectangular window bay set with two tall, narrow double-hung windows. Entrance door at the first setback (which formed an entry vestibule). This features traditional moulded architraves, highlight and side lights. Single, tall, narrow double-hung window at the second setback. <p><u>Streetscape setting</u></p> <ul style="list-style-type: none"> House set back approximately 7m from the Bagot Road frontage. Lot width approximately 11.4m. Built up to the boundary on the western side, with a narrow pathway along the eastern side. Front yard enclosed by a stone block retaining wall and stone piers, framing with timber picket panels. Mature garden planting limits some views of the house from the street. <p><u>General Condition</u> (as viewed from the street)</p> <ul style="list-style-type: none"> Good
<i>References</i>	<ul style="list-style-type: none"> 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 1903, 1907-1908, 1910-1911, 1912-1913, 1917-1918, 1918-1919, 1929-1930 & 1935-1936 (information provided by the City of Subiaco, March 2023) Western Australian Post Office Directories, 1890s-1949 (slwa.wa.gov.au) Electoral Rolls (scanned copies of selected years available at ancestry.com.au) <i>Who Built Subiaco? – The builders who lived and/or worked in Subiaco in the period c.1895-1940</i>, research paper prepared by Annette Green (updated 2020) (copy held in the Local History Collection of the Subiaco Library). Various newspaper notices and advertisements relating this property and/or the occupants of the house (trove.nal.gov.au), including: <ul style="list-style-type: none"> <i>The West Australian</i> 16 January 1904 p 4 <i>The West Australian</i> 7 November 1913 p 2 <i>The West Australian</i> 10 July 1930 p 2 Metropolitan Sewerage Plan SROWA_series634_cons4156_item0187 Historical aerial photographs, as available for selected years in the period 1948-2022, Map Viewer Plus (landgate.wa.gov.au) <p>Note: Biographical information has been based on readily available information from a range of online sources, including ancestry.com.au. 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.</p>

<i>Name</i>	Urivoca		
<i>Address</i>	105 Bagot Road, Subiaco (Lots 5 & 6, DP 352)		
<i>Other</i>	-		
<i>Place No.</i>	-		
<i>Heritage Listings</i>	-		
<i>Place Type</i>	Individual building		
<i>Photograph</i> (Greenward Consulting, March 2023)			
<i>Construction date</i>	c.1905	<i>Architectural style</i> Federation Bungalow	
<i>Construction materials</i>	<i>Walls</i> Brick - Rendered brick	<i>Roof</i> Metal - Corrugated	<i>Other</i>
<i>Use</i>	<i>Current</i> Residential - Single storey	<i>Original</i> Residential - Single storey	<i>Other</i>
<i>Authenticity</i>	Medium: The authenticity of the house within its streetscape setting has been reduced by the rendering of the main facade. Other than this, the external detailing appears to be largely intact and/or sympathetically restored/renovated.		
<i>Integrity</i>	High: The place continues to be used for its original purpose		
<i>Contributory Significance</i>	Some contribution to the assessed heritage values of the study area		
<i>Historical Notes and Associations</i>	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. During the 1890s property developers bought large landholdings for subdivision in the Perth metropolitan area. The original subdivisions in Subiaco were		


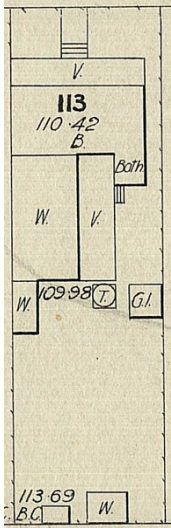
	<p>generally simple grid pattern developments with small lots suitable for occupancy by working families. However, the more elevated parts of the suburb, particularly towards Kings Park, also attracted business and professional men and some lots were later amalgamated to accommodate their larger homes and gardens. Mixed development occurred and within the Park Street Heritage Area this ranged from narrow, single storey terrace housing through to a large 2-storey house set in spacious grounds. The readily available evidence indicates that the number of houses within this area increased from around 24 in 1901 to 72 in 1906; 86 in 1910; 91 in 1915, 94 in 1920 and 13 by 1925. Development then stabilised, with 106 houses and 1 block of flats identified in 1949.</p> <p>Perth Suburban Lots 243 to 246 were subdivided as Deposited Plan 352 in the early 1890s. This comprised 141 lots of which Lots 5 and 6 were developed as 105 Bagot Road. This property was first listed in the Post Office Directories 1906 and was occupied by Ernest Frederick Waterhouse (accountant) in c.1906-1909, after which the family moved to Cottesloe. During this period, newspaper items referred to the house as 'Urivoca'.</p> <p>In the Subiaco Rate Books of 1907-1908 the owner was identified as 'Rosenbaum', changing to 'McDermott' in 1912-1913.</p> <p>George McDermott (c.1873-1945) and Mary Cottee (c.1877-1967) were married in New Zealand in c.1897 and had 3 children: George (born c.1899); Mabel (c.1902); and John ('Jack') (c.1920). George, snr, was working as shift boss at the Ivanhoe Mine in the Goldfields by 1903 and was the mine's underground manager in c.1906-1912. By 1915 he was working a mine in the Cue district, and in the mid-1920s was working the Southern Cross district. 105 Bagot Road therefore appears to have been the family's city residence, where Mary and the children lived more permanently. Mary was still listed at this address in the Electoral Rolls of 1954, but had moved away by 1958.</p> <p>An analysis of a historical Metropolitan Sewerage Plan (revised March 1927) and historical aerial photographs indicates that major additions were constructed at the rear of the house in c.1983-1985, and that most of the roof was reclad at that time. The footprint of the front portion has remained relatively unchanged since the mid-twentieth century. Historical aerial photographs show that a garage had been built beside the house by 1948.</p>
	 <p>Metropolitan Sewerage Plan, Part Sheet 187, State Records Office of Western Australia (revised 1927)</p>

<p><i>Physical Description</i> (Based on a streetscape inspection in March 2023)</p>	<p><u>Architectural style</u></p> <p>105 Bagot Road appears to have been designed in the Federation Bungalow style. It was set on a spacious block and was of a scale and form generally considered suitable for occupiers such as small business owners, professional men, skilled tradesmen and women of independent means.</p> <p><u>Plan form at the street frontage</u></p> <ul style="list-style-type: none"> • Asymmetrical facade. • Projecting wing on the western side. • Abutting verandah extending across the remainder of the frontage. • Separate enclosed verandah (in the form of traditional sleep-out) along the eastern side of the house. <p><u>Roof form and materials</u></p> <ul style="list-style-type: none"> • Hipped roof clad with corrugated metal sheeting. • Main roof extends in a broken-back alignment to form a raked roof over the verandah extending. • Separate, low-pitched hipped roof over the side verandah. • Prominent verge gable on the western side of the main façade, finished with a flush panel and vertical timber battens, and set over a row of curved timber eaves brackets. • Rendered chimney. <p><u>Wall materials and finishes to the main facade</u></p> <ul style="list-style-type: none"> • Main facade fully rendered, concealing any evidence of the original materials and detailing. <p><u>Other detailing to main facade</u></p> <ul style="list-style-type: none"> • Centrally located 5-panel entrance door, abutting the projecting wing. This features a highlight and sidelights (fitted with stained glass). • Two double hung windows to the projecting wing, set over a continuous moulded sill and under a raked window hood with curved brackets. • Two double hung windows under the front verandah, set over a continuous moulded sill. • Masonry verandah balustrade framed by painted brick piers, the latter capped by paired square timber posts. Solid timber valance with a shallow inverted v-shaped form. • Side yard developed with a detached single garage, constructed of brick with a simple gabled roof. <p><u>Streetscape setting</u></p> <ul style="list-style-type: none"> • House set back approximately 4m from the Bagot Road frontage. • Lot width approximately 10.1m. • Set back of around 900mm on the eastern side of the house and of 5.9m from the enclosed verandah on the western side. • Front yard enclosed by low painted-brick wall, capped with wrought iron panels and framed by painted-brick piers.
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	<p><u>General Condition</u> (as viewed from the street)</p> <ul style="list-style-type: none"> • Good
<i>References</i>	<ul style="list-style-type: none"> • 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 1903, 1907-1908, 1910-1911, 1912-1913, 1913-1914, 1929-1930 & 1935-1936 (information provided by the City of Subiaco, March 2023) • Western Australian Post Office Directories, 1890s-1949 (slwa.wa.gov.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.nal.gov.au), including: <ul style="list-style-type: none"> – <i>The Daily News</i> 20 July 1907 p 15 • Metropolitan Sewerage Plan SROWA_series634_cons4156_item0187 • Historical aerial photographs, as available for selected years in the period 1948-2022, Map Viewer Plus (landgate.wa.gov.au) <p>Note: Biographical information has been based on readily available information from a range of online sources, including ancestry.com.au. 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.</p>

<i>Name</i>	House, 113 Bagot Road		
<i>Address</i>	113 Bagot Road, Subiaco (Lot 4, DP 352)		
<i>Other</i>	-		
<i>Place No.</i>	-		
<i>Heritage Listings</i>	-		
<i>Place Type</i>	Individual building		
<i>Photograph</i> (Greenward Consulting, March 2023)			
<i>Construction date</i>	c.1902 Extensively altered, possibly in the 1960s	<i>Architectural style</i> Original style obscured by later alterations and additions	
<i>Construction materials</i>	<i>Walls</i> Brick - Painted brick	<i>Roof</i> Tile - Cement	<i>Other</i>
<i>Use</i>	<i>Current</i> Residential - Single storey	<i>Original</i> Residential - Single storey	<i>Other</i>
<i>Authenticity</i>	Low: the original form and detailing of the house has been largely obscured by later alterations and additions.		
<i>Integrity</i>	High: The place continues to be used for its original purpose		
<i>Contributory Significance</i>	Little/No contribution to the assessed heritage values of the study area		
<i>Historical Notes and Associations</i>	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. During the 1890s property developers bought large landholdings for subdivision in the Perth metropolitan area. The original subdivisions in Subiaco were		


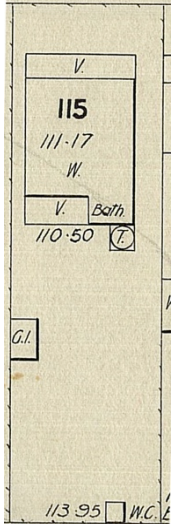
	<p>generally simple grid pattern developments with small lots suitable for occupancy by working families. However, the more elevated parts of the suburb, particularly towards Kings Park, also attracted business and professional men and some lots were later amalgamated to accommodate their larger homes and gardens. Mixed development occurred and within the Park Street Heritage Area this ranged from narrow, single storey terrace housing through to a large 2-storey house set in spacious grounds. The readily available evidence indicates that the number of houses within this area increased from around 24 in 1901 to 72 in 1906; 86 in 1910; 91 in 1915, 94 in 1920 and 13 by 1925. Development then stabilised, with 106 houses and 1 block of flats identified in 1949.</p> <p>Perth Suburban Lots 243 to 246 were subdivided as Deposited Plan 352 in the early 1890s. This comprised 141 lots of which Lot 4 was developed as 113 Bagot Road. A house had been built here by 1903, when the owner/occupier was identified as 'Alex Campbell' (amending an earlier entry which gave the owner/occupier as A Robins). Members of the Campbell family retained ownership until at least 1918-1919.</p> <p>113 Bagot Road had a high turn-over of occupants until c.1933 (with the majority living here for around 1-4 years), which suggests that it was primarily used as a rental property. A review of the Post Office Directories at 5-yearly intervals (together with reference to contemporary Electoral Rolls) indicates that some of the primary residents during this period included:</p> <ul style="list-style-type: none"> – 1905: John Grasham (builder) – 1910: Douglas William Thomas (Post and Telegraph Department, telegraphist) – 1915: James Atheling Thomson (electrical engineer) – 1920: Alexander Campbell (carpenter) <p>In the Rate Books of this period the owner was identified as Mrs L Campbell. This was Alexander's wife, Lilly, who was also listed at this address in the Electoral Rolls. Members of this family lived here in c.1919-1921 (having previously lived in Leonora for several years).</p> <ul style="list-style-type: none"> – 1925: Francis Debney Johnson (engineer) <p>In the Rate Book of 1929-1930 the owner was listed as William Roland.</p> <ul style="list-style-type: none"> – 1930: James Baird <p>The first longer term resident was Arthur Charles Cam (c.1874-1947), who had served as head teacher at Port Hedland in c.1918-23; at Ellis Creek in c.1924, and at Arrino in c.1927-1927. Arthur lived here from c.1934 until around the time of his death and was identified as the owner of the property in the Rate Books of 1935-1936 (at which time he was described as a clerk).</p>
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	 <p>Metropolitan Sewerage Plan, Part Sheet 187, State Records Office of Western Australia (revised 1927)</p>
<p><i>Physical Description</i> (Based on a streetscape inspection in March 2023)</p>	<p>The original style and detailing of this house has been obscured by later alterations and additions, including alterations to the roof cladding, the wall finishes, the form and detailing of the verandah, the finishes to the walls, and the detailing of the windows.</p> <p>A cement block and masonry lattice infill of part of the front verandah is now the prominent feature of the main facade.</p>
<p><i>References</i></p>	<ul style="list-style-type: none"> 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 1903, 1907-1908, 1912-1913, 1914-1915, 1918-1919, 19129-1930 & 1935-1936 (information provided by the City of Subiaco, March 2023) Western Australian Post Office Directories, 1890s-1949 (slwa.wa.gov.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.nal.gov.au), including: <ul style="list-style-type: none"> <i>The West Australian</i> 28 May 1904 p 4 <i>The West Australian</i> 22 October 1904 p 4 WA School teachers 1900-1980 (https://www.carnamah.com.au/teachers) Metropolitan Sewerage Plan SROWA_series634_cons4156_item0187 Historical aerial photographs, as available for selected years in the period 1948-2022, Map Viewer Plus (landgate.wa.gov.au) <p>Note: Biographical information has been based on readily available information from a range of online sources, including ancestry.com.au. 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.</p>


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<i>Name</i>	House, 115 Bagot Road		
<i>Address</i>	115 Bagot Road, Subiaco (Lot 3, DP 352)		
<i>Other</i>	-		
<i>Place No.</i>	-		
<i>Heritage Listings</i>	-		
<i>Place Type</i>	Individual building		
<i>Photograph</i> (Greenward Consulting, March 2023)			
<i>Construction date</i>	c.1900 The house appears to have been reclad in the inter-war era.	<i>Architectural style</i> Vernacular (simple symmetrical cottage)	
<i>Construction materials</i>	<i>Walls</i> Timber – weatherboard Fibrous Cement – flat sheet	<i>Roof</i> Metal - Corrugated	<i>Other</i>
<i>Use</i>	<i>Current</i> Residential - Single storey	<i>Original</i> Residential - Single storey	<i>Other</i>
<i>Authenticity</i>	Medium: The authenticity of the house within its streetscape setting (as defined in the inter-war era) has been reduced by alterations to the verandah detailing.		
<i>Integrity</i>	High: The place continues to be used for its original purpose		
<i>Contributory Significance</i>	Some contribution to the assessed heritage values of the study area		
<i>Historical Notes and</i>	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.		

<i>Associations</i>	<p>During the 1890s property developers bought large landholdings for subdivision in the Perth metropolitan area. The original subdivisions in Subiaco were generally simple grid pattern developments with small lots suitable for occupancy by working families. However, the more elevated parts of the suburb, particularly towards Kings Park, also attracted business and professional men and some lots were later amalgamated to accommodate their larger homes and gardens. Mixed development occurred and within the Park Street Heritage Area this ranged from narrow, single storey terrace housing through to a large 2-storey house set in spacious grounds. The readily available evidence indicates that the number of houses within this area increased from around 24 in 1901 to 72 in 1906; 86 in 1910; 91 in 1915, 94 in 1920 and 13 by 1925. Development then stabilised, with 106 houses and 1 block of flats identified in 1949.</p> <p>Perth Suburban Lots 243 to 246 were subdivided as Deposited Plan 352 in the early 1890s. This comprised 141 lots of which Lot 3 was developed as 115 Bagot Road.</p> <p>The Post Office Directories did not include street numbers for Bagot Road until 1906, but an analysis of the sequence of entries suggests that 115 Bagot Road had probably been built by 1900. In the Rate Books of 1903 'S Brown' was identified as the owner and F Tooker (Arthur Forbes Tooker, civil servant/clerk) as the occupier. The Rate Books continued to identify S Brown/Samuel Brown as the owner until at least 1918-1919.</p> <p>115 Bagot Road had a high turn-over of occupants until c.1926 (with most staying for around 1-4 years), which suggests that it was primarily used as a rental property. A review of the Post Office Directories at around 5-yearly intervals (together with reference to contemporary Electoral Rolls) indicates that some of the primary residents during this period included:</p> <ul style="list-style-type: none"> – 1901: Frederick W Cox and/or Arthur W Fletcher – 1906: Alfred Willcox Plummer (auditor) – 1910: Robert McGregor (traveller) – 1915: Henry Joseph Maher (labourer) – 1920: Andrew Kett (soldier) – 1925: John Robert Sharman (gardener) <p>A brief newspaper notice in February 1925 stated that 'A. Truscott' had sold his house at 115 Bagot Road. By 1927 it had been occupied as the long-term home of the Dear family and Frank Dear was identified as the owner in the Rate Books from at least 1929-1930 (noting that other Rate Books from the 1920s are not available).</p> <p>Frank Reginald Dear (c.1882-1981) and Marjorie Emma Lewis (c.1882-1975) were married in the district of Williams in c.1914 and had at least one child, Robert Frank ('Bob')(born 1919). By 1927 Frank (a former bricklayer) was working as a civil servant in the position of inspector of scaffolding and newspaper articles confirm that he was still in this job in the early 1940s. Frank was still listed at 115 Bagot Road in the Electoral Rolls of 1980.</p> <p>The current house has a weatherboard skirt, with flat sheet fibrous cement cladding to the upper walls. While the use of asbestos became very popular in the late inter-war and early post-WWII period, it was already being promoted as</p>
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	<p>a durable and fire resistant building product during the early Post-WWI period (when products like Wunderlich Durasbestos came onto the Perth market). As the chimney is consistent with the early twentieth century it seems likely that the original, timber-framed house was reclad by the Dear family (date not determined).</p> <p>An analysis of a historical Metropolitan Sewerage Plan (revised March 1927) and historical aerial photographs suggests that major extensions were made at the rear of the house in the mid 1980s. The footprint of the front portion has remained relatively unchanged.</p>
	 <p>Metropolitan Sewerage Plan, Part Sheet 187, State Records Office of Western Australia (revised 1927)</p>
<p><i>Physical Description</i> (Based on a streetscape inspection in March 2023)</p>	<p><u>Architectural style</u></p> <p>115 Bagot Road was designed as a modest suburban house, and does not represent any of the major architectural styles of the Inter-War era. It was designed to a scale and form generally considered suitable for occupiers such as office workers, retail employees and both skilled and unskilled tradesmen.</p> <p><u>Plan form at the street frontage</u></p> <ul style="list-style-type: none"> • Symmetrical facade. This features a central entrance door, flanked by windows to each of the front rooms. <p><u>Roof form and materials</u></p> <ul style="list-style-type: none"> • Hipped roof clad with corrugated metal sheeting. • Small gablet and tall timber finial at the end of the N-S ridgeline. • Face-brick chimney with projecting rendered cap (in a style consistent with the early twentieth century). • Bull-nose verandah roof. <p><u>Wall materials and finishes to the main facade</u></p> <ul style="list-style-type: none"> • Flush panel sheeting over a weatherboard skirt (materials and style consistent with the Inter-War era). <p><u>Other detailing to main facade</u></p> <ul style="list-style-type: none"> • Centrally located entrance door (not original), with a highlight but no sidelights. • Single double-hung window to each of the front rooms, both fitted with


	<p>wrought iron security screens.</p> <ul style="list-style-type: none"> • Plain timber sills and architraves. • Renovated verandah detailing including turned timber posts, diagonal cross balustrade and a frieze set with turned timber balustrettes. • Centrally located steps leading from a timber lynch gate (the latter possibly dating from c.2000). <p><u>Streetscape setting</u></p> <ul style="list-style-type: none"> • House set back approximately 3.5m from the Bagot Road frontage. • Lot width approximately 10.1m. • House set close to the western boundary and approximately 1.6m from the eastern boundary. • Front yard enclosed by a low rendered masonry wall capped by a timber picket fence. <p><u>General Condition</u> (as viewed from the street)</p> <ul style="list-style-type: none"> • Good
<i>References</i>	<ul style="list-style-type: none"> • 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 1903, 1910-1911, 1918-1919, 1929-190 & 1935-1936 (information provided by the City of Subiaco, March 2023) • Western Australian Post Office Directories, 1890s-1949 (slwa.wa.gov.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.nal.gov.au), including: <ul style="list-style-type: none"> – <i>The West Australian</i> 10 February 1925 p 12 • Metropolitan Sewerage Plan SROWA_series634_cons4156_item0187 • Historical aerial photographs, as available for selected years in the period 1948-2022, Map Viewer Plus (landgate.wa.gov.au) <p>Note: Biographical information has been based on readily available information from a range of online sources, including ancestry.com.au. 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.</p>

<i>Name</i>	House, 117 Bagot Road		
<i>Address</i>	117 Bagot Road, Subiaco (Lot 2, DP 352)		
<i>Other</i>	-		
<i>Place No.</i>	-		
<i>Heritage Listings</i>	-		
<i>Place Type</i>	Individual building		
<i>Photograph</i> (Greenward Consulting, March 2023)			
<i>Construction date</i>	c.1928	<i>Architectural style</i> This house does not clearly represent any of the major architectural styles of the inter-war era but does include restrained elements of the Inter-War and Federation Bungalow styles.	
<i>Construction materials</i>	<i>Walls</i> Brick - Painted brick	<i>Roof</i> Metal - Corrugated	<i>Other</i> Render - roughcast
<i>Use</i>	<i>Current</i> Residential - Single storey	<i>Original</i> Residential - Single storey	<i>Other</i>
<i>Authenticity</i>	Medium: The authenticity of the house within its streetscape setting has been reduced by the painting of the original tuck-pointed brickwork. Other than this, the external detailing appears to be largely intact and/or sympathetically restored/renovated.		
<i>Integrity</i>	High: The place continues to be used for its original purpose		
<i>Contributory Significance</i>	Some contribution to the assessed heritage values of the study area		

<p><i>Historical Notes and Associations</i></p>	<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. During the 1890s property developers bought large landholdings for subdivision in the Perth metropolitan area. The original subdivisions in Subiaco were generally simple grid pattern developments with small lots suitable for occupancy by working families. However, the more elevated parts of the suburb, particularly towards Kings Park, also attracted business and professional men and some lots were later amalgamated to accommodate their larger homes and gardens. Mixed development occurred and within the Park Street Heritage Area this ranged from narrow, single storey terrace housing through to a large 2-storey house set in spacious grounds. The readily available evidence indicates that the number of houses within this area increased from around 24 in 1901 to 72 in 1906; 86 in 1910; 91 in 1915, 94 in 1920 and 13 by 1925. Development then stabilised, with 106 houses and 1 block of flats identified in 1949.</p> <p>Perth Suburban Lots 243 to 246 were subdivided as Deposited Plan 352 in the early 1890s. This comprised 141 lots of which Lot 2 was developed as 117 Bagot Road. This property was first listed in the Post Office Directories in 1929 and the first known occupant was James Gustav Gage (boilermaker), who remained here until c.1932. Mrs A Gage (James' wife, Agnes Emma Gage) was identified as the owner in the Rate Books of 1929-1930 and was still the owner in 1935-1936 (by which time the family were living at 22 Townshend Road).</p> <p>From c.1934, 117 Bagot Road became the long-term home of the Fennell family. Eric Leslie Fennell (salesman) (c.1898-1966) and Florence Ellen Maney (c.1899-1970) were married in Perth in c.1930 and had at least one child, Guy. Brief newspaper articles indicate that Eric was working for the International Harvester Co. in the late 1930s, and for West End Motors in the mid-late 1940s. Eric and Florence both remained at 117 Bagot Road until (or near) the end of their lives.</p> <p>An analysis of historical aerial photographs suggests that major additions were constructed at the rear of the house in the 1970s. A red roof (possibly an original tiled roof) was replaced with new corrugated metal sheeting in the mid-late 1980s. The footprint of the front portion of the house has remained relatively unchanged.</p>
<p><i>Physical Description</i> (Based on a streetscape inspection in March 2023)</p>	<p><u>Architectural style</u></p> <p>117 Bagot Road is typical of many modest but well built 2-3 bedroom suburban houses of the 1920s, in that it displays some restrained elements of the Inter-War California Bungalow style. It was designed to a scale and form generally considered suitable for occupiers such as professional men, office workers, retail employees and skilled tradesmen.</p> <p><u>Plan form at the street frontage</u></p> <ul style="list-style-type: none"> Asymmetrical façade, featuring a projecting wing on the western side, and stepping back in two stages on the eastern side. The first setback was designed to form an entry vestibule. <p><u>Roof form and materials</u></p> <ul style="list-style-type: none"> Hipped-gabled roof clad with corrugated metal sheeting. One hip of the main roof extends over the open north-east corner, creating a deep porch.


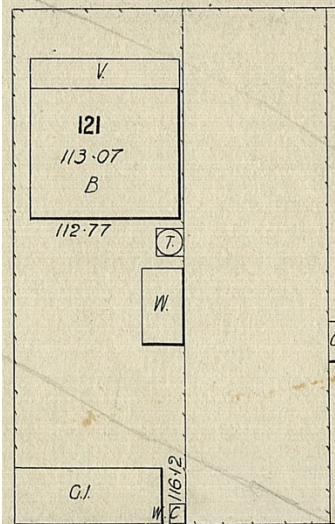
	<ul style="list-style-type: none"> Prominent verge gable with a flush panel face and vertical timber battens (crossed by an additional horizontal batten which was previously used to mount electrical cable connections). Exposed rafters Face-brick chimney with rendered cap. <p><u>Wall materials and finishes to the main facade</u></p> <ul style="list-style-type: none"> Painted brick (originally tuck-pointed brick) to about 2.1m, with a roughcast panel to the upper portion of the wall. <p><u>Other detailing to main facade</u></p> <ul style="list-style-type: none"> Triple casement window to the projecting wing, set under a simple raked window awning. The window is boxed out from the wall over a row of brick 'brackets' and features leadlight with a mixture of clear glass and a simple coloured glass floral motif. Entrance door located at the first setback, with half-height sidelights and no highlight. Leadlight glazing with a mixture of textured glass and a simple coloured glass flower motif. Single square window to the second setback, featuring leadlight with a mixture of textured glass and a simple coloured glass flower motif. Simple raked brick sill. Masonry piers at each corner of the verandah, capped by pairs of robust square timber posts. <p><u>Streetscape setting</u></p> <ul style="list-style-type: none"> House set back approximately 3.5m from the Bagot Road frontage. Lot width approximately 10.1m. Minimal side setbacks. Front yard enclosed by a painted brick wall over a rendered plinth. <p><u>General Condition (as viewed from the street)</u></p> <ul style="list-style-type: none"> Good
<i>References</i>	<ul style="list-style-type: none"> 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 1929-1930 & 1935-1936 (information provided by the City of Subiaco, March 2023) Western Australian Post Office Directories, 1890s-1949 (slwa.wa.gov.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.nal.gov.au). Historical aerial photographs, as available for selected years in the period 1948-2022, Map Viewer Plus (landgate.wa.gov.au) <p>Note: Biographical information has been based on readily available information from a range of online sources, including ancestry.com.au. 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.</p>

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<i>Name</i>	House, 121 Bagot Road		
<i>Address</i>	121 Bagot Road, Subiaco (corner Townshend Road) (Lot 1, DP 352)		
<i>Other</i>	-		
<i>Place No.</i>	InHerit database Place No. 26859		
<i>Heritage Listings</i>	Local Heritage Survey – Adopted 22/06/2021		
<i>Place Type</i>	Individual building		
<i>Photograph</i> (Greenward Consulting, March 2023)			
<i>Construction date</i>	c.1901	<i>Architectural style</i> This was designed as a simple symmetrical cottage and does not represent any of the major architectural styles of the Federation era.	
<i>Construction materials</i>	<i>Walls</i> Brick - Painted	<i>Roof</i> Metal - Corrugated	<i>Other</i>
<i>Use</i>	<i>Current</i> Residential - Single storey	<i>Original</i> Residential - Single storey	<i>Other</i>
<i>Authenticity</i>	Medium: Modifications of the exterior include painting of the brickwork, reconstruction of the verandah with a raked rather than bullnose roof, and alterations to the detailing of the front windows.		
<i>Integrity</i>	High: The place continues to be used for its original purpose		
<i>Contributory Significance</i>	Some contribution to the assessed heritage values of the study area		
<i>Historical Notes and</i>	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. During the 1890s property developers bought large landholdings for subdivision		

Associations	<p>in the Perth metropolitan area. The original subdivisions in Subiaco were generally simple grid pattern developments with small lots suitable for occupancy by working families. However, the more elevated parts of the suburb, particularly towards Kings Park, also attracted business and professional men and some lots were later amalgamated to accommodate their larger homes and gardens. Mixed development occurred and within the Park Street Heritage Area this ranged from narrow, single storey terrace housing through to a large 2-storey house set in spacious grounds. The readily available evidence indicates that the number of houses within this area increased from around 24 in 1901 to 72 in 1906; 86 in 1910; 91 in 1915, 94 in 1920 and 13 by 1925. Development then stabilised, with 106 houses and 1 block of flats identified in 1949.</p> <p>An early sewerage plan of the area suggests a cottage was present at 121 Bagot Road in c.1897. However, it is possible that this was replaced by the present brick building in 1901:</p> <p style="padding-left: 40px;"><i>TENDERS are invited for the ERECTION of Brick Villa Residence at Subiaco, for A. Duffy, Esq. The, lowest or any tender not necessarily accepted., HENDERSON and JEFFERIES Architects .</i></p> <p>The earliest available information indicates the site of 121 Bagot Road had been occupied by Austin Duffy by the late 1890s. He was the only person by the name A Duffy listed along Bagot Road during that period, which suggests that the above was probably an advertisement for the construction of a new house on his property.</p> <p>Austin Duffy and Minnie Mulvehill (c.1868-1931) had married in Victoria in c.1888 and they lived at 121 Bagot Road until c.1928. During that time Duffy designated himself as a labourer/road contractor and submitted tenders for works in Subiaco. In 1919 it was reported:</p> <p style="padding-left: 40px;"><i>After serving the Subiaco municipality in the capacity of contractor for cartage for a period of 20 years Mr. Austin Duffy has retired from active service. The uniformly satisfactory manner in which his work was carried out was referred to by councillors at a recent meeting, and at a pleasant little function he was presented with a handsome illuminated certificate of service. The certificate, which contains coloured sketches of the municipal chambers, power house, botanic gardens, and other objects of interest, was presented by the Mayor, Mr. Lionel T. Boas....²⁷</i></p> <p>Between 1906 and 1907, Reverend Patrick Verling, the first parish priest for St Joseph Subiaco (who went on to have a distinguished career in the Catholic Church in Western Australia) was also listed at this address. Austin Duffy was later acknowledged as a “prominent Subiaco Catholic” when he presented a “pair of handsome pedestals” to St Josephs Church in 1918.</p> <p>In August 1928 the 4 room brick house was offered for sale, together with the adjacent block (Lot 2) and in the Rate Books of 1929-1930 (and 1935-1936) the owner of 121 Bagot Road was identified as Mrs Maria Clairs. The Clairs family were listed at this address in c.1929 and appear to have returned in c.1940, noting that Rev. Edward S Clairs (retired Anglican minister and husband of Maria Elizabeth Clairs) died at 121 Bagot Road in March 1940 (aged 83 years).</p>
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	<p>Other occupants stayed for only short periods (of around 1-3 years) suggesting the place was used as an investment property through until at least the mid-twentieth century.</p> <ul style="list-style-type: none"> – 1930: John Hawley In the and 1935-1936, the – 1935: William Henry Anderson – 1940: Mrs C L Pillage – 1945: Not listed in the Post Office Directory – 1949: Henry Lot Vincent <p>A plan of the site prepared in the 1927 for the purpose of planning sewerage and water supply services shows that the simple cottage had a verandah across the front elevation and none at the rear. A water tank was located close to the back of the house alongside a timber washhouse. A galvanised iron shed and a brick water closet were located on the back property boundary. Aerial photographs of the place since the mid 20th century indicate that the form and extent of the original residence can still be readily determined despite rear additions in the late 1960s and most recently in late 2016.</p> <p>121 Bagot Road was adopted on the City of Subiaco Local Heritage Survey in 2021. It has been assessed as level 3 (contributes to the heritage of the City of Subiaco).</p>
	 <p>Metropolitan Sewerage Plan, Part Sheet 187, State Records Office of Western Australia (revised 1927)</p>
<p><i>Physical Description</i> (Based on a streetscape inspection in March 2023)</p>	<p><u>Architectural style</u></p> <p>121 Bagot Road was designed as a modest suburban house, and does not represent any of the major architectural styles of the Federation era. It was designed to a scale and form generally considered suitable for occupiers such as office workers, retail employees and skilled tradesmen.</p> <p><u>Plan form at the street frontage</u></p> <ul style="list-style-type: none"> • Symmetrical facade. This features a central entrance door, flanked by windows to each of the front rooms. <p><u>Roof form and materials</u></p> <ul style="list-style-type: none"> • Hipped roof clad with corrugated metal sheeting.

	<ul style="list-style-type: none"> • Small gablets at either end of the main east-west ridgeline, possibly originally louvered as roof vents. • Low pitched raked roof over the verandah. Note: the physical evidence to the parapet wall suggests that this may have originally been a bull-nose roof. <p><u>Wall materials and finishes to the main facade</u></p> <ul style="list-style-type: none"> • Painted brick façade (originally tuck-pointed face-brick). • Two painted 'string-courses' (not original). <p><u>Other detailing to main facade</u></p> <ul style="list-style-type: none"> • Centrally located 4-panel entrance door, with moulded architraves, a highlight and narrow sidelights. Sained glass panels with a floral motif. • Single window opening to each front room. These are divided into 3 vertical panels with the outer panels fitted with stacked awning windows. Note: Based on the form of the sill each opening may have originally been fitted with a central double hung window flanked by narrow double hung windows (similar to that at 82 Bagot Road). • Projecting rendered window sills, each with three scooped sections along the top (the central one wider than the outer). • Verandah extending across the full width of the main façade and abutting a parapet wall at the eastern end. • Turned timber verandah posts and lacework brackets and frieze (not original). <p><u>Streetscape setting</u></p> <ul style="list-style-type: none"> • House set back approximately 3m from the Bagot Road frontage. • Lot width approximately 11.4m. • Built up to a parapet wall along the eastern side. Narrow walkway along the western side. • Front yard enclosed by a scalloped timber picket fence, set on a rendered masonry retaining wall. <p><u>General Condition</u> (as viewed from the street)</p> <ul style="list-style-type: none"> • Good
References	<ul style="list-style-type: none"> • <i>Local Heritage Survey of the Triangle Precinct, 2020-2021</i> (prepared for the City of Subiaco by Hocking Heritage + Architecture, adopted June 2021) • Perth 18-52. Suburb of Subiaco. Plan of Subiaco showing all subdivisions & DP Nos., Batty Library, series235_cons3868_item354 (dating from c.1896-1897) • City of Subiaco Rate Books 1903, 1907-1908, 1914-1915, 1918-1919, 1929-1930 & 1935-1936 (information provided by the City of Subiaco, March 2023) • Western Australian Post Office Directories, 1890s-1949 (slwa.wa.gov.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.nal.gov.au), including: <ul style="list-style-type: none"> – <i>The West Australian</i> 28 January 1901 p 1 – <i>The WA Record</i> 18 May 1918 p 7


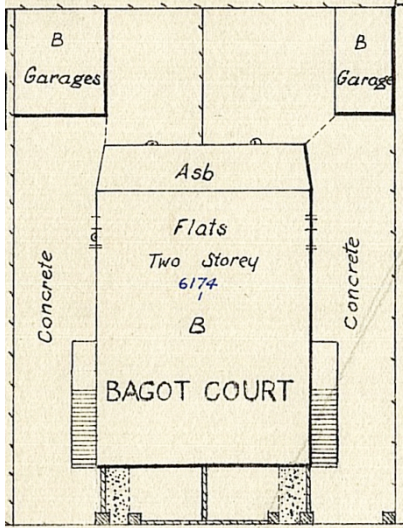
	<ul style="list-style-type: none">– <i>The West Australian</i> 15 October 1919 p 6– <i>The West Australian</i> 29 August 1927 p 3• Metropolitan Sewerage Plan SROWA_series634_cons4156_item0187• Historical aerial photographs, as available for selected years in the period 1948-2022, Map Viewer Plus (landgate.wa.gov.au) <p>Note: Biographical information has been based on readily available information from a range of online sources, including ancestry.com.au. 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.</p>
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5.2 80-112 BAGOT ROAD

<i>Name</i>	Bagot Court		
<i>Address</i>	80 Bagot Road, Subiaco (Lot 102 and 103, DP 27887)		
<i>Other</i>	Originally part Lots 14 & 15, DP 214		
<i>Place No.</i>	InHerit database Place No. 26858		
<i>Heritage Listings</i>	Local Heritage Survey – Adopted 22/06/2021 Heritage List – Adopted 14/12/2021		
<i>Place Type</i>	Individual building		
<i>Photograph</i> (Greenward Consulting, March 2023)			
<i>Construction date</i>	1933	<i>Architectural style</i> Inter War Stripped Classical	
<i>Construction materials</i>	<i>Walls</i> Brick - Rendered brick	<i>Roof</i> Tile - Terracotta	<i>Other</i> Face brick string course
<i>Use</i>	<i>Current</i> Residential - Flats	<i>Original</i> Residential - Flats	<i>Other</i>
<i>Authenticity</i>	High: The original external detailing and form of the building appears to be largely intact and the place has been well maintained.		
<i>Integrity</i>	High: The place continues to be used for its original purpose.		
<i>Contributory Significance</i>	Considerable contribution to the assessed heritage values of the study area In addition to its contribution to the aesthetic qualities of the streetscape, this place was amongst the first purpose-built blocks of flats constructed in Subiaco, and heralded a new style of living for the suburb.		


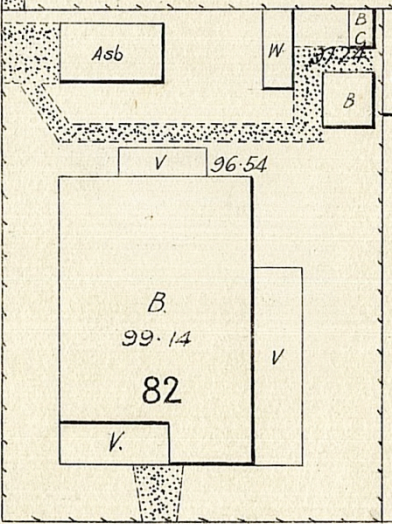
<p><i>Historical Notes and Associations</i></p>	<p>Subiaco's population increased significantly in the 1890s due to an economic depression in the eastern states and the discovery of gold in Western Australia. During the 1890s property developers bought large landholdings for subdivision in the Perth metropolitan area. The original subdivisions in Subiaco were generally simple grid pattern developments with small lots suitable for occupancy by working families. However, the more elevated parts of the suburb, particularly towards Kings Park, also attracted business and professional men and some lots were later amalgamated to accommodate their larger homes and gardens. Mixed development occurred and within the Park Street Heritage Area this ranged from narrow, single storey terrace housing through to a large 2-storey house set in spacious grounds. The readily available evidence indicates that the number of houses within this area increased from around 24 in 1901 to 72 in 1906; 86 in 1910; 91 in 1915, 94 in 1920 and 13 by 1925. Development then stabilised, with 106 houses and 1 block of flats identified in 1949.</p> <p>In the response to a demand for affordable housing, the development of purpose-built, self-contained flats commenced in the inner Perth metropolitan area in the late 1920s-early 1930s. Small blocks of flats began to appear, many built by small scale developers and investors.</p> <p>This block of four flats was built in 1933 by J.J. Plunkett, a building business that was established in 1903, and which continues in the home building market. John James Plunkett (1894-1981) and his brother Charles took over the family business in 1933, following the death of their father, Thomas Plunkett. A building permit was granted for the construction of four flats in Bagot Road in August 1933 for £2500. In December, tenders were requested by J.J. Plunkett for the painting and electrical fit out of the flats.</p> <p>The first two tenants of Bagot Road Flats were recorded in 1934; Thomas B Coatham (tailor) in Flat A, and Miss Amy Percy (who designated her occupation as home duties) in Flat D. The turnover of these flats was quite high until the cessation of the readily available Post Office Directories in 1949.</p> <p>No other flats were identified along Bagot Road until 1939, when a block of 4 flats were listed at #21-23. During the mid-late 1930s there were a few other blocks of flats constructed in the suburb of Subiaco, but the main focus for this type of development was the southern ward of the local government area – near Stirling Highway and the newly developing University of Western Australia.</p> <p>A plan of the site prepared in 1955 for the purpose of planning sewerage and water supply services shows an asbestos addition across the rear of the building, which is consistent with the current addition. Aerial photographs of the place since the mid 20th century indicate that the place has not significantly changed in form or extent since that time.</p> <p>80 Bagot Road was adopted on the City of Subiaco Local Heritage Survey and Heritage List in 2021. It has been assessed as level 2 (very important to the heritage of the City of Subiaco).</p>
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	 <p>Metropolitan Sewerage Plan, Part Sheet 185, State Records Office of Western Australia (revised 1927 and 1955)</p>
<p><i>Physical Description</i> (Based on a streetscape inspection in March 2023)</p>	<p><u>Architectural style</u></p> <p>80 Bagot Road was designed in the Inter War Stripped Classical, creating a formal and 'respectable' image for flat dwelling. The 4 flats were of a scale and form generally considered suitable for retired couples, singles and small families who wanted a good quality, low maintenance style of living in the inner suburban areas.</p> <p><u>Plan form at the street frontage</u></p> <ul style="list-style-type: none"> • Symmetrical façade, with two flats at ground floor level and two at first floor level. • Deep verandah/balcony extending across the full frontage, divided at the centre to provide a separate outdoor area for each flat. <p><u>Roof form and materials</u></p> <ul style="list-style-type: none"> • Hipped roof clad with terracotta tiles. • Wide panelled eaves. <p><u>Wall materials and finishes to the main façade</u></p> <ul style="list-style-type: none"> • Rendered masonry walls. • Contrasting brick on edge course along the top of the masonry balustrade to the ground floor verandahs. <p><u>Other detailing to main facade</u></p> <ul style="list-style-type: none"> • Separate entries defined for each flat - via the front verandah for the ground floor flats and external stairs for each of the first floor flats. • One slightly projecting rendered string course to the ground floor façade. • Six slightly projecting rendered string courses to the first floor façade. • Geometric arches to the front of the ground floor verandah. • Rectangular openings to the first floor verandahs, broken up with 'doric' columns. • 'BAGOT COURT' shown in stucco lettering over the ground floor verandahs, flanked by moulded stucco shields at either end. • Paired, double-hung windows with brick sills.


	<ul style="list-style-type: none"> • High waisted, 3 panel doors • Concrete stairs to each of the first floor flats, with rendered masonry balustrades and flat-roofed porches. <p><u>Streetscape setting</u></p> <ul style="list-style-type: none"> • House set back approximately 2m from the Bagot Road frontage. • Lot width approximately 20.2m. • Side driveways of about 3m wide providing access to rear car parking areas. • Front yards enclosed by a low face brick fence with a rendered cap. <p><u>General Condition</u> (as viewed from the street)</p> <ul style="list-style-type: none"> • Good
<i>References</i>	<ul style="list-style-type: none"> • <i>Local Heritage Survey of the Triangle Precinct, 2020-2021</i> (prepared for the City of Subiaco by Hocking Heritage + Architecture, adopted June 2021) • Perth 18-52. Suburb of Subiaco. Plan of Subiaco showing all subdivisions & DP Nos., Battye Library, series235_cons3868_item354 (dating from c.1896-1897) • Metropolitan Sewerage Plan SROWA_series634_cons4156_item0185 • Historical aerial photographs, as available for selected years in the period 1948-2022, Map Viewer Plus (landgate.wa.gov.au)

<i>Name</i>	House, 82 Bagot Road		
<i>Address</i>	82 Bagot Road, Subiaco (corner Olive Street) (Lots 102 and 103, DP 27887)		
<i>Other</i>	Originally part Lots 14 & 15, DP 214.		
<i>Place No.</i>	-		
<i>Heritage Listings</i>	-		
<i>Place Type</i>	Individual building		
<i>Photograph</i> (Greenward Consulting, March 2023)			
<i>Construction date</i>	Pre 1903	<i>Architectural style</i> Federation Queen Anne (selected elements, commensurate with the size/nature of the place)	
<i>Construction materials</i>	<i>Walls</i> Brick - Painted brick	<i>Roof</i> Metal - Corrugated	<i>Other</i> Rendered stringcourses
<i>Use</i>	<i>Current</i> Residential - Single storey	<i>Original</i> Residential - Single storey	<i>Other</i>
<i>Authenticity</i>	Medium: The authenticity of the house within its streetscape setting has been reduced by the painting of the main façade and the additions on the eastern side (late 1990s).		
<i>Integrity</i>	High: The place continues to be used for its original purpose		
<i>Contributory Significance</i>	Some contribution to the assessed heritage values of the study area		


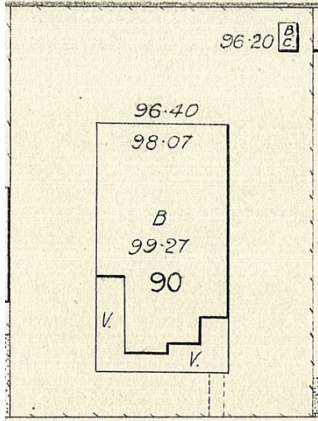
<p><i>Historical Notes and Associations</i></p>	<p>Subiaco's population increased significantly in the 1890s due to an economic depression in the eastern states and the discovery of gold in Western Australia. During the 1890s property developers bought large landholdings for subdivision in the Perth metropolitan area. The original subdivisions in Subiaco were generally simple grid pattern developments with small lots suitable for occupancy by working families. However, the more elevated parts of the suburb, particularly towards Kings Park, also attracted business and professional men and some lots were later amalgamated to accommodate their larger homes and gardens. Mixed development occurred and within the Park Street Heritage Area this ranged from narrow, single storey terrace housing through to a large 2-storey house set in spacious grounds. The readily available evidence indicates that the number of houses within this area increased from around 24 in 1901 to 72 in 1906; 86 in 1910; 91 in 1915, 94 in 1920 and 13 by 1925. Development then stabilised, with 106 houses and 1 block of flats identified in 1949.</p> <p>Perth Suburban Lots 218 and 219 were subdivided as Deposited Plan 214 the early 1890s. This comprised 52 lots, including 24 lots with frontages to Ivy Street, which extended between Barker and Bagot Roads (renamed as part of Olive Street in c.1901). At an early date, two lots at the southern end of Olive Street (eastern side) were re-subdivided to create new lots with frontages to Bagot Road.</p> <p>The corner site (subsequently known as 82 Bagot Road) had been developed by 1903, when the Subiaco Rate Books identified J Weis (possibly Joseph Weiss) as the owner and Charles Wilson as the occupant.</p> <p>82 Bagot Road had a high turn-over of occupants until c.1930, with the majority staying for around 1-3 years - which suggests that it was primarily used as a rental property. A review of the Post Office Directories at around 5-yearly intervals (together with reference to contemporary Electoral Rolls) indicates that some of the primary residents during this period included:</p> <ul style="list-style-type: none"> – 1906 James Michael Skewes (pattern maker) – 1910: Joseph White <p>Joseph White lived here in c.1908-1918. No further information has been found regarding this man, and this was possibly an alternative name for the owner of the property, Joseph Weiss (noting that weiss means white in German and Yiddish)</p> <ul style="list-style-type: none"> – 1915: Henry Weston (motor proprietor) <p>The Rate Books still listed J Weiss as the owner in 1915-1916, but this changed to Kreitmayer in 1915-1916.</p> <ul style="list-style-type: none"> – 1920: Frederick Dyson Boyce (salesman) – 1925: Frederick Fowler Stephenson (bank officer) <p>In 1929-1930 the Rate Books identified L Bayly as the owner/occupier. Lilla Ruth Joscelyn Percy (c.1888-1966) had married Percival George Wyckham Bayly in Victoria in c.1915 and they had at least three children before he died in NSW in 1924: Colin (born c.1916), Elizabeth (c.1920) and Brian (c.1921). Lilla and the children had moved to WA by the mid 1920s and had settled at 82 Bagot Road by 1930. Lilla lived here in c.1930-1941 and again in the mid-late 1940s. During this time she travelled to England at least twice and her daughter attended finishing</p>
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	<p>school in England in c.1937. At some stage between c.1949 and 1954 Lilla moved into one of the flats at 80 Bagot Road.</p> <p>An analysis of a historical Metropolitan Sewerage Plan (as revised in 1927 and 1955) and historical aerial photographs, shows that the site was subdivided and a new house constructed in the former rear yard in the mid-late 1990s (creating 96 Olive Street). The rear additions to the original house were removed and new additions were constructed along the eastern side (replacing a former side verandah). The footprint of the main portion of the original house has remained readily identifiable.</p>
	 <p>Metropolitan Sewerage Plan, Part Sheet 185, State Records Office of Western Australia (revised 1927 and 1955)</p>
<p><i>Physical Description</i> (Based on a streetscape inspection in March 2023)</p>	<p><u>Architectural style</u></p> <p>Typical of many modest but well built 2-3 bedroom suburban houses of the early twentieth century, 82 Bagot Road incorporated some restrained elements of the Federation Queen Anne style. It was designed to a scale and form generally considered suitable for occupiers such as professional men, office workers, retail employees and skilled tradesmen.</p> <p><u>Plan form at the street frontage</u></p> <ul style="list-style-type: none"> • Asymmetrical facade. • Projecting wing on the eastern side of the original house. • Abutting verandah extending across the remainder of the original frontage. • Late 1990s addition set back along the eastern side of the lot, with a wide verandah creating a partial roof over a double hardstand for cars. <p><u>Roof form and materials</u></p> <ul style="list-style-type: none"> • Hipped-gabled roof clad with corrugated metal sheeting. • Prominent verge gable over the projecting wing, with a flush panel face, robust vertical timber battens and original shaped bargeboards. • Steeply pitched hipped roof over the main part of the house with a short east-west ridgeline flanked by louvered gablets with carved timber bargeboards. • Two painted brick chimneys with rendered detailing and caps. <p><u>Wall materials and finishes to the main facade</u></p>

	<ul style="list-style-type: none"> Painted brick façade (originally tuck-pointed). Two rendered string courses, one at about 2.1m above floor level and the other at window sill height. <p><u>Other detailing to main facade</u></p> <ul style="list-style-type: none"> Centrally located 5-panel entrance door, abutting the projecting wing. This features moulded architraves, a highlight, narrow sidelights and stained glass panels. Single window opening to the projecting wing, fitted with narrow double hung windows on either side of a wider double hung window. This sits under a simple raked window awning and over a projecting moulded sill. Two single double hung windows under the verandah, set over a continuous moulded sill. Plaque mounted near the front door commemorating a 1997 Subiaco Award for restoration. <p><u>Streetscape setting</u></p> <ul style="list-style-type: none"> House set back approximately 2.3m from the Bagot Road frontage. Lot width approximately 20.1m. Setback of approximately 2.6m from the western (Olive Street) boundary. Original set back of approximately 4 m from the eastern boundary to the side verandah, but now built up to a parapet wall along that boundary. Front yard enclosed by a scalloped timber picket fence. <p><u>General Condition</u> (as viewed from the street)</p> <ul style="list-style-type: none"> Good
<i>References</i>	<ul style="list-style-type: none"> 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 1903, 1905, 1907-1908, 1914-1915, 1915-1916, 1917-1918 & 1929-1930 (information provided by the City of Subiaco, March 2023) Western Australian Post Office Directories, 1890s-1949 (slwa.wa.gov.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.nal.gov.au). Metropolitan Sewerage Plan SROWA_series634_cons4156_item0185 Historical aerial photographs, as available for selected years in the period 1948-2022, Map Viewer Plus (landgate.wa.gov.au) <p>Note: Biographical information has been based on readily available information from a range of online sources, including ancestry.com.au. 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.</p>

<i>Name</i>	House, 90 Bagot Road		
<i>Address</i>	90 Bagot Road, Subiaco (Lots 2 & 3, DP 930)		
<i>Other</i>	-		
<i>Place No.</i>	-		
<i>Heritage Listings</i>	-		
<i>Place Type</i>	Individual building		
<i>Photograph</i> (Greenward Consulting, March 2023)			
<i>Construction date</i>	c.1903	<i>Architectural style</i> Federation Filigree	
<i>Construction materials</i>	<i>Walls</i> Brick - Painted brick	<i>Roof</i> Metal - Corrugated	<i>Other</i> Rendered string course
<i>Use</i>	<i>Current</i> Residential - Two storey	<i>Original</i> Residential - Two storey	<i>Other</i>
<i>Authenticity</i>	Medium: The authenticity of the house within its streetscape setting has been reduced by the painting of the main façade. Its presentation is also impacted by the low level of maintenance of the external finishes.		
<i>Integrity</i>	High: The place continues to be used for its original purpose (although it has been subdivided into two apartments).		
<i>Contributory Significance</i>	<p>Considerable contribution to the assessed heritage values of the study area</p> <p>This building is one of a relatively small number of two storey houses built in Subiaco in the early twentieth century. It provides important evidence about the diversity of the residential development of that time, which ranged from narrow terraces to large houses set in spacious grounds.</p>		


<p><i>Historical Notes and Associations</i></p>	<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. During the 1890s property developers bought large landholdings for subdivision in the Perth metropolitan area. The original subdivisions in Subiaco were generally simple grid pattern developments with small lots suitable for occupancy by working families. However, the more elevated parts of the suburb, particularly towards Kings Park, also attracted business and professional men and some lots were later amalgamated to accommodate their larger homes and gardens. Mixed development occurred and within the Park Street Heritage Area this ranged from narrow, single storey terrace housing through to a large 2-storey house set in spacious grounds. The readily available evidence indicates that the number of houses within this area increased from around 24 in 1901 to 72 in 1906; 86 in 1910; 91 in 1915, 94 in 1920 and 13 by 1925. Development then stabilised, with 106 houses and 1 block of flats identified in 1949.</p> <p>Perth Suburban Lots 218 and 219 had been subdivided as Deposited Plan 214 by the mid-1890s. This comprised 52 lots, including 24 lots with frontages to Ivy Street, which extended between Barker and Bagot Roads (renamed as part of Olive Street in c.1901). In October 1898, two lots at the southern end of Olive Street (Lots 12 and 13 on the western side) were sold to Florence Edgecumbe, the wife of Francis (Frank) Edgecumbe, real estate agent (Swan Land Agency Co). At about the same time the property was re-subdivided to create 4 lots with frontages to Bagot Road. During the early twentieth century, the Edgecumbe family were living in West Perth and there is no evidence to suggest that they undertook any development on the Subiaco property.</p> <p>Lots 2 and 3 of Deposited Plan 930 were sold to William Richardson Purvis-Ley in June 1903 and the readily available evidence suggests that the Purvis-Ley family were responsible for the construction of the house.</p> <p>William Richardson Purvis-Ley (engineer and miner) (c.1856-1946) and Isabel Adolphus (c.1851-1943) were married in Victoria in c.1890 and moved to Western Australia in the late 1890s, together with at least some of William's five children from his first marriage (born c.1877-1887). Newspaper advertisements from October 1903-1907 indicate that "Madame Purvis-Ley" offered a variety of classes at 90 Bagot Road, including music (piano and theory), French, drawing, and ballroom dancing (plain and fancy styles) – with the primary focus on dance classes. William and Isabel were still living at 90 Bagot Road in 1908 but had moved to Sandstone by 1910.</p> <p>When the house was offered for sale in mid 1914 it was described as follows:</p> <p><i>HANDSOME TWO-STOREY BRICK RESIDENCE, No. 90 BAGOT-RD., SUBIACO. ROBERTSON BROS. (in conjunction with WILLOUGHBY G. BELL) have been instructed by the Owner to SELL as above.</i></p> <p><i>Lots 3 and 4 [2 and 3] of Perth Sub. Lot 219 having a frontage of 66ft. to Bagot rd. by a good depth, upon which is erected substantial 2-storey residence, constructed of brick on stone foundations, containing drawing room 18 x 16, dining-room 21ft 6in. x 15, 4 good bedrooms, one of which is 21 x 15 opening on to balcony; bathroom, linen press, kitchen, washhouse with copper and troughs fitted; pantry, all under one roof, e.l., fowl house and run.</i></p> <p><i>This Property is very conveniently situated, only 5 minutes' walk from the Hay</i></p>
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	<p><i>st. tram and King's Park. Easy Terms: £150 deposit, balance arranged.</i></p> <p>In the 1913-1914 Rate Books the owner's name was given as Hyman Weiss and he was still listed as the owner in 1917-1918. However, this transfer does not appear to have been formally completed as the Certificate of Title remained in Purvis-Ley's name until June 1920 when the property was sold to Mary Lillias Hall (who had been living here since c.1916).</p> <p>Mary Lillias Swan (c.1857-1951) and Henry Lyall Hall (c.1861-1935) were married in Victoria in c.1884. They came to WA in c.1894, where Henry worked as an estate agent and land speculator, as well as serving as a member of the Perth City Council (c.1896-1898) and Member for Perth in the Legislative Assembly (1897-1901).</p> <p>From 1921 through until at least the late 1930s, the upper floor of 90 Bagot Road was being advertised as a self contained flat. Following Henry's death in 1935, Mary continued to live in the ground floor quarters until c.1940, but by 1941 a ground floor flat was also being offered for rent.</p> <p>By 1942 the property had been sold to Elizabeth Esme Edna McDonald-Smith, who retained ownership until her death in 1976. Elizabeth Ferguson (c.1900-1976) had married Hector McDonald Smith (c.1902-1978) in the Blackwood district in c.1931 and entries in the Electoral Rolls show that were living at 90 Bagot Road from at around the mid 1930s until the mid-1940s (with Hector working as a teacher at Wesley College for at least part of this time). By 1950 Hector and Elizabeth had moved away from Subiaco and were identified as graziers and farmers of York.</p> <p>An analysis of a historical Metropolitan Sewerage Plan (as revised in 1927 and 1955) and historical aerial photographs, suggests that the footprint of the house has remained relatively unchanged since the mid-twentieth century.</p>
	 <p>Metropolitan Sewerage Plan, Part Sheet 185, State Records Office of Western Australia (revised 1927 and 1955)</p>
<p><i>Physical Description</i> (Based on a streetscape inspection in March 2023)</p>	<p><u>Architectural style</u></p> <p>90 Bagot Road was designed in the Federation Filigree style. The two-storey house and spacious grounds were of a scale and form generally considered suitable for occupiers such as successful businessmen (and in this case an engineer/miner).</p> <p><u>Plan form at the street frontage</u></p> <ul style="list-style-type: none"> Asymmetrical facade. <p>This features a stepped façade with a wrap-around a verandah/ balcony.</p>

	<ul style="list-style-type: none"> At ground floor level an arch on the eastern side of the main façade leads to a porch and recessed entry. <p><u>Roof form and materials</u></p> <ul style="list-style-type: none"> Hipped-gabled roof clad with traditional short-sheet corrugated iron. Gable centred over a slightly projecting wing on the western side of the main façade. This has a rough-cast rendered face and simple pattern of vertical and diagonal timber battens. Face brick chimneys with simple rendered detailing. <p><u>Wall materials and finishes to the main facade</u></p> <ul style="list-style-type: none"> Painted brick, originally tuck-pointed face-brick. One rendered string course at mid wall height to the first floor facade. <p><u>Other detailing to main facade</u></p> <ul style="list-style-type: none"> Rendered frame and 'key-stone' to the arches on the south and east sides of the main entry porch. 5-panel entry door at the back of the porch, framed by traditional moulded architraves, highlight and sidelights. Some leadlight panels. Second entry at the back of the setback along the western side of the house. This has a plain 4-panel door with a highlight over. Similar entry to the balcony at the back of the setback along the western side of the upper floor. Varied double hung windows, including full height with kick plates to the projecting wing. Other windows have moulded projecting sills and curved under-sill panels (ground floor verandah) or plain projecting sills (first floor balcony). Varied verandah detailing including turned timber verandah posts, carved timber brackets, square lattice frieze to ground floor, and open square and diagonal cross pattern balustrade to the first floor. <p><u>Streetscape setting</u></p> <ul style="list-style-type: none"> House set back approximately 2.1m from the Bagot Road frontage. Lot width approximately 20.2m. Approximate set back of 5.2m both sides, with the eastern side partly occupied by a skillion carport. Front yard enclosed by a low face-brick fence and tall clipped hedge. <p><u>General Condition</u> (as viewed from the street)</p> <ul style="list-style-type: none"> Fair to poor.
<i>References</i>	<ul style="list-style-type: none"> 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 1903, 1905, 1908-1909, 1910-1911, 1913-1914, 1915-1916, 1917-1918 & 1929-1930 (information provided by the City of Subiaco, March 2023) Certificates of Title: Volume 32 Folio 380, Volume 276, Folio 83; and Volume 689 Folio 73 (copies provided by the City of Subiaco, March 2023)

	<ul style="list-style-type: none">• Western Australian Post Office Directories, 1890s-1949 (slwa.wa.gov.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.nal.gov.au), including:<ul style="list-style-type: none">– <i>The West Australian</i> 4 July 1914 p 2– <i>The West Australian</i> 18 March 1921 p 12• Biographical Register of Members of the Parliament of Western Australia – Henry Lyall Hall (https://www.parliament.wa.gov.au/parliament/library/MPHistoricalData.nsf/(Lookup)/84FDACB7EB88FFBA482577E50028A626?OpenDocument)• Metropolitan Sewerage Plan SROWA_series634_cons4156_item0185• Historical aerial photographs, as available for selected years in the period 1948-2022, Map Viewer Plus (landgate.wa.gov.au) <p>Note: Biographical information has been based on readily available information from a range of online sources, including ancestry.com.au. 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.</p>
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<i>Name</i>	House, 92 Bagot Road		
<i>Address</i>	92 Bagot Road, Subiaco (Lot 4, DP 930)		
<i>Other</i>	Also known as 94 Bagot Road during the early twentieth century		
<i>Place No.</i>	-		
<i>Heritage Listings</i>	-		
<i>Place Type</i>	Individual building		
<i>Photograph</i> (Greenward Consulting, March 2023)			
<i>Construction date</i>	c.1915	<i>Architectural style</i> Federation Queen Anne (selected elements, commensurate with the size/nature of the place)	
<i>Construction materials</i>	<i>Walls</i> Brick - Painted brick	<i>Roof</i> Metal - Corrugated	<i>Other</i> Rendered string course
<i>Use</i>	<i>Current</i> Residential - Single storey	<i>Original</i> Residential - Single storey	<i>Other</i>
<i>Authenticity</i>	Medium: The authenticity of the house within its streetscape setting has been reduced by the painting of the main façade; the construction of a carport in the front yard; and the construction of a high masonry fence along the remainder of the front boundary.		
<i>Integrity</i>	High: The place continues to be used for its original purpose		
<i>Contributory Significance</i>	Some contribution to the assessed heritage values of the study area		

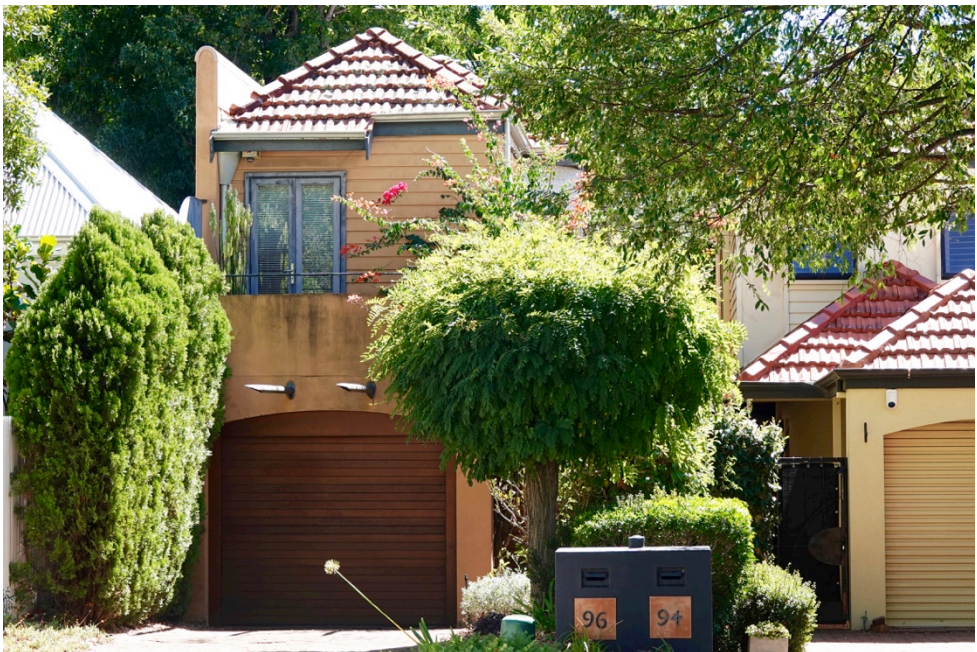
<p><i>Historical Notes and Associations</i></p>	<p>Subiaco's population increased significantly in the 1890s due to an economic depression in the eastern states and the discovery of gold in Western Australia. During the 1890s property developers bought large landholdings for subdivision in the Perth metropolitan area. The original subdivisions in Subiaco were generally simple grid pattern developments with small lots suitable for occupancy by working families. However, the more elevated parts of the suburb, particularly towards Kings Park, also attracted business and professional men and some lots were later amalgamated to accommodate their larger homes and gardens. Mixed development occurred and within the Park Street Heritage Area this ranged from narrow, single storey terrace housing through to a large 2-storey house set in spacious grounds. The readily available evidence indicates that the number of houses within this area increased from around 24 in 1901 to 72 in 1906; 86 in 1910; 91 in 1915, 94 in 1920 and 13 by 1925. Development then stabilised, with 106 houses and 1 block of flats identified in 1949.</p> <p>Perth Suburban Lots 218 and 219 had been subdivided as Deposited Plan 214 by the mid-1890s. This comprised 52 lots, including 24 lots with frontages to Ivy Street, which extended between Barker and Bagot Roads (renamed as part of Olive Street in c.1901). In late 1898, two lots at the southern end of Olive Street (Lots 12 and 13 on the western side) were re-subdivided to create 4 lots with frontages to Bagot Road. 92 Bagot Road was subsequently developed on Lot 4 of DP 930, with the side yard and garage on part Lot 38 of DP 1552.</p> <p>Entries in the Rate Books show that Lot 4 had been purchased by Joseph Shonbrun by 1910-1911. Shonbrun (c.1866-1920) was Hungarian by birth, became a naturalised Australian in Victoria in 1902 and formally changed his family name to Joseph Shaw at around the time of WWI. He was listed as a tea merchant in the Electoral Rolls, but also undertook residential development. In the period c.1905-1915 he is known to have developed several houses in Subiaco, one of which appears to have been 92 Bagot Road.</p> <p>The Rate Books identified a house on this site in 1915-1916, at which time the owner's name was given as Joseph Shaw and the occupant as Martin Watts (dental operator). There was a high turn-over of occupants until c.1925, when it became the long-term home of the Metcalf family. George Abraham Metcalf (c.1870-1947) and Elizabeth Gourley Starrat (c.1872-1948) were married in Fremantle in c.1897 and had 2 children who survived childhood. At the time of his retirement in 1935 it was reported:</p> <p><i>After nearly 40 years' service with the West Australian police force. Sergeant G. A. Metcalf will retire in September. At the end of this month he will relinquish his official duties and enter upon long service leave. For four years Sergeant Metcalf was in charge of the central police station, Perth, and he was stationed at various periods at Fremantle, Bulong, Kalgoorlie, Norseman and North Fremantle.</i></p> <p>George and Elizabeth both remained at 92 Bagot Road until (or near) the time of their deaths.</p> <p>An analysis of a historical Metropolitan Sewerage Plan (as updated 1955) and historical aerial photographs, shows that the site was subdivided and a new house built on the site of the former garage in the period c.1995-2000. A gable roofed carport has been constructed in front of the original house but the form</p>
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	<p>of the house can still be readily identified.</p> <div data-bbox="252 454 335 560"> </div> <div data-bbox="454 253 687 775"> </div> <p>Metropolitan Sewerage Plan, Part Sheet 185, State Records Office of Western Australia (revised 1927 and 1955)</p> <p>Note: Other records listed this block as #92 (with no house at 94 Bagot Road prior to the late twentieth century).</p>
<p><i>Physical Description</i></p> <p>(Based on a streetscape inspection in March 2023)</p>	<p><u>Architectural style</u></p> <p>Typical of many modest but well built 2-3 bedroom suburban houses of the early twentieth century, 94 Bagot Road incorporated some restrained elements of the Federation Queen Anne style. It was designed to a scale and form generally considered suitable for occupiers such as professional men, office workers, retail employees and skilled tradesmen.</p> <p><u>Plan form at the street frontage</u></p> <ul style="list-style-type: none"> Asymmetrical facade. This features a stepped frontage, with the first setback housing an entrance vestibule. <p><u>Roof form and materials</u></p> <ul style="list-style-type: none"> Hipped-gabled roof clad with corrugated metal sheeting. Prominent verge gable finished with a roughcast rendered face and timber battens (predominantly in a vertical format). Two chimneys, each with a mixture of smooth and roughcast rendered finishes. Bull-nosed roof over the front porch. <p><u>Wall materials and finishes to the main facade</u></p> <ul style="list-style-type: none"> Painted brick walls (originally tuck pointed face-brick). Rendered string course at window sill height. <p><u>Other detailing to main facade</u></p> <ul style="list-style-type: none"> Two narrow double hung windows to the front wall, set under a simple raked window hood and over scalloped rendered sills. 5-panel entrance door located at the first setback, featuring traditional moulded architraves, highlight, sidelights and leadlight glazing. Single window at the second setback. Turned timber verandah posts (some of these have been replaced, but a surviving original post attached to the wall indicates the original detailing). Parapet wall along the eastern boundary.


	<p><u>Streetscape setting</u></p> <ul style="list-style-type: none"> • House set back approximately 2.7m from the Bagot Road frontage. • Lot width approximately 10.1m. • Built up to the boundary on the eastern side. Setback of around 1.2m on the western side. • Modern carport occupying the eastern side of the front yard. This has a parapet wall along the eastern boundary and has been designed with a gable that matches the original gable to the house. • Remainder of front yard enclosed by a high, painted brick fence, faced by a low clipped hedge. <p><u>General Condition</u> (as viewed from the street)</p> <ul style="list-style-type: none"> • Good.
<i>References</i>	<ul style="list-style-type: none"> • 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 1905, 1910-1911, 1913-1914, 1914-1915, 1915-1916, 1917-1918 & 1929-1930 (information provided by the City of Subiaco, March 2023) • Western Australian Post Office Directories, 1890s-1949 (slwa.wa.gov.au) • Electoral Rolls (scanned copies of selected years available at ancestry.com.au) • <i>Campbell-Union Street & Hamersley-Heytesbury Road Conservation Area</i>, prepared for the City of Subiaco by Greenward Consulting, July 2014 • Various newspaper notices and advertisements relating this property and/or the occupants of the house (trove.nal.gov.au), including: <ul style="list-style-type: none"> – <i>The West Australian</i> 29 May 1935 p 12 • Metropolitan Sewerage Plan SROWA_series634_cons4156_item0185 • Historical aerial photographs, as available for selected years in the period 1948-2022, Map Viewer Plus (landgate.wa.gov.au) <p>Note: Biographical information has been based on readily available information from a range of online sources, including ancestry.com.au. 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.</p>

<i>Name</i>	House, 94 Bagot Road
<i>Address</i>	94 Bagot Road, Subiaco (Lot 38 of DP 1552)
<i>Photograph</i> (Greenward Consulting, March 2023)	
<i>Contributory Significance</i>	No contribution to the assessed heritage values of the street Late twentieth century development
<i>Historical Notes</i>	Historical aerial photographs show that this site was originally part of the grounds for 92 Bagot Road (occupied by the former side yard and garage). It was developed with a separate house in the period c.1995-2000.
<i>References</i>	<ul style="list-style-type: none"> Historical aerial photographs, Landgate Mapviewer Plus (https://map-viewer-plus.app.landgate.wa.gov.au/index.html)

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<i>Name</i>	House, 96 Bagot Road
<i>Address</i>	96 Bagot Road, Subiaco (Lot 103, DP 91731)
<i>Photograph</i> (Greenward Consulting, March 2023)	
<i>Contributory Significance</i>	No contribution to the assessed heritage values of the street Late twentieth century development
<i>Historical Notes</i>	<p>Historical aerial photographs show that the spacious grounds of 102 Bagot Road (which extended across Lots 36, 37 and part 38) were subdivided into 3 parts in c.1995-2000.</p> <p>During that period, the eastern portion of the block was developed with one new house (96 Bagot Road), while the rear yard and a strip the western side were developed with another new house and access drive (104 Bagot Road)..</p>
<i>References</i>	<ul style="list-style-type: none"> Historical aerial photographs, Landgate Mapviewer Plus (https://map-viewer-plus.app.landgate.wa.gov.au/index.html)

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<i>Name</i>	Watervale		
<i>Address</i>	102 Bagot Road, Subiaco (Lot 101, DP 91896)		
<i>Other</i>	Originally laid out as Lots 36 to 38, DP 1552. 'Amber Rose' (name on a current plaque above main entrance)		
<i>Place No.</i>	-		
<i>Heritage Listings</i>	-		
<i>Place Type</i>	Individual building		
<i>Photograph</i> (Greenward Consulting, March 2023)			
<i>Construction date</i>	c.1906	<i>Architectural style</i> Originally designed in the Federation Bungalow style	
<i>Construction materials</i>	<i>Walls</i> Brick - Rendered brick	<i>Roof</i> Metal - Corrugated	<i>Other</i>
<i>Use</i>	<i>Current</i> Residential - Two storey	<i>Original</i> Residential - Single storey	<i>Other</i>
<i>Authenticity</i>	Low: The authenticity of the house within its streetscape setting has been reduced by the rendering of the main facade, the construction of a prominent gable to the two-storey additions at the rear, and the extension of the house to the eastern boundary. This has significantly altered the scale and form of the place, but the original design can still be interpreted.		
<i>Integrity</i>	High: The place continues to be used for its original purpose		
<i>Contributory Significance</i>	Some contribution to the assessed heritage values of the study area		

<p><i>Historical Notes and Associations</i></p>	<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. During the 1890s property developers bought large landholdings for subdivision in the Perth metropolitan area. The original subdivisions in Subiaco were generally simple grid pattern developments with small lots suitable for occupancy by working families. However, the more elevated parts of the suburb, particularly towards Kings Park, also attracted business and professional men and some lots were later amalgamated to accommodate their larger homes and gardens. Mixed development occurred and within the Park Street Heritage Area this ranged from narrow, single storey terrace housing through to a large 2-storey house set in spacious grounds. The readily available evidence indicates that the number of houses within this area increased from around 24 in 1901 to 72 in 1906; 86 in 1910; 91 in 1915, 94 in 1920 and 13 by 1925. Development then stabilised, with 106 houses and 1 block of flats identified in 1949.</p> <p>Perth Suburban Lot 220 was subdivided as Deposited Plan 1552 in 1896 and advertised as the "Parkerville Estate". This comprised 38 lots with frontages along the eastern side of Townshend Road (between Barker and Bagot Roads), part of the southern side of Barker Road, part of Salisbury Avenue (renamed as part of Park Street in 1901) and part of the northern side of Bagot Road. 102 Bagot Road was subsequently developed across Lots 36 to 38.</p> <p>Entries in the Subiaco Rate Books show that Lots 36 & 37 had been purchased by 'Jones' by 1905 and that 'J Jones' was the owner/occupier of a house on this site by 1907-1908.</p> <p>James Alexander Jones (restaurant and hostel proprietor) (1857-1925) and Mary Ann Hilder were married in SA in c.1878 and this couple had at least 10 children. Members of this family lived at 'Watervale', 102 Bagot Road, for much of the time from c.1907-1932, although the house does appear to have been rented out for a period around WWI (c.1916-1919).</p> <p>James died in 1925, when it was reported:</p> <p><i>The funeral of the late Mr. James Alexander Jones, late of the Duke of York Hostel, Murray-street, Perth, took place on Thursday afternoon last, and was very largely attended. The deceased was born in Watervale, South Australia, where he resided for 41 years. He then came West [c.1897], where he has resided for the past 28 years, during which time he became very well known and highly respected. The cortege moved from his late residence, 'Watervale,' 102 Bagot-road, Subiaco.</i>²⁸</p> <p>In October 1931, a brief newspaper item stated that 102 Bagot Road had been sold on behalf of M A Jones. After this time there was a high turn-over of occupants until at least the late 1940s, which suggests that it was primarily being occupied as a rental property.</p> <p>An analysis of a historical Metropolitan Sewerage Plan (as revised in 1927 and 1955) and historical aerial photographs, shows that the original spacious grounds of 102 Bagot Road were subdivided into 3 parts in c.1995-2000. During that period, the eastern portion of the block was developed with one new house (96 Bagot Road), while the rear yard and a strip along the western side were developed with another new house and access drive (104 Bagot Road). In</p>
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²⁸ *The Daily News* 12 May 1925 p 7

	<p>c.1999-2000 the original house was enlarged with a second storey addition and new ground floor additions along the eastern side.</p>
<p><i>Physical Description</i> (Based on a streetscape inspection in March 2023)</p>	<div data-bbox="248 474 335 577"> </div> <div data-bbox="426 284 785 779"> </div> <div data-bbox="828 683 1370 779"> <p>Metropolitan Sewerage Plan, Part Sheet 185, State Records Office of Western Australia (revised 1927 and 1955)</p> </div> <p><u>Architectural style</u></p> <p>102 Bagot Road appears to have been designed as a Federation Bungalow. It was designed to a scale and form generally considered suitable for occupiers such as professional men and small business owners.</p> <p>A high front fence and garden planting limit public views, but it is clear that some of the original detailing has been altered and/or concealed by modern works.</p> <p><u>Plan form at the street frontage</u></p> <ul style="list-style-type: none"> Asymmetrical facade. The original design featured a bay window to the projecting wing on the eastern side of the main facade, with a prominent porch across the western side. A separate verandah on the eastern side of the house (possibly designed as a sleep-out) has been removed. <p><u>Roof form and materials</u></p> <ul style="list-style-type: none"> Hipped-gabled roof clad with corrugated metal sheeting. <p>The original roof featured double verge gables, one to the main part of the house and the other to the projecting front porch. Both are finished with rough cast render and vertical timber battens.</p> <p>Modern extensions have added two additional gables, one to the centre of the main roofline and one to the additions on the eastern side (both smaller than the originals, but with matching detailing).</p> <p><u>Wall materials and finishes to the main facade</u></p> <ul style="list-style-type: none"> The main façade has been fully rendered, concealing any evidence of the original finishes. <p><u>Other detailing to main facade</u></p> <ul style="list-style-type: none"> Prominent bay window with a single double-hung window to each face. Projecting porch, emphasised by a large gabled roof. This has large, rendered masonry piers and shallow arched valances. Entrance door located under secondary porch constructed as part of modern additions (door relocated from original location under the verandah).


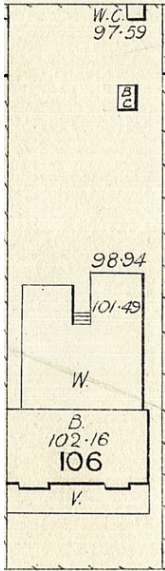
	<p><u>Streetscape setting</u></p> <ul style="list-style-type: none"> • House set back approximately 3.8m from the Bagot Road frontage. • Lot width approximately 16.6m (original block width approximately 25m). • Front yard enclosed by a high timber picket fence and gates. <p><u>General Condition</u> (as viewed from the street)</p> <p>Good.</p>
<i>References</i>	<ul style="list-style-type: none"> • 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 1903, 1905, 1907-1908, 1910-1911, 1914-1915, 1915-1916, 1917-1918 & 1929-1930 (information provided by the City of Subiaco, March 2023) • <i>The demographics of Subiaco in 1910: Who was living here, what did they do for a living, what were their relationships and did they stay or leave?</i> A private research paper prepared by Annette Green 2017-2022, copy held by the City of Subiaco Museum. • Western Australian Post Office Directories, 1890s-1949 (slwa.wa.gov.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.nal.gov.au), including: <ul style="list-style-type: none"> – <i>The West Australian</i> 30 October 1931 p 12. • Metropolitan Sewerage Plan SROWA_series634_cons4156_item0185 • Historical aerial photographs, as available for selected years in the period 1948-2022, Map Viewer Plus (landgate.wa.gov.au) <p>Note: Biographical information has been based on readily available information from a range of online sources, including ancestry.com.au. 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.</p>

<i>Name</i>	House, 104 Bagot Road
<i>Address</i>	104 Bagot Road, Subiaco (Lot 102, DP 91896)
<i>Photograph</i>	House at rear of battle-axe block, with no visual impact on streetscape.
<i>Contributory Significance</i>	No contribution to the assessed heritage values of the street Late twentieth century development
<i>Historical Notes</i>	Historical aerial photographs show that the original spacious grounds of 102 Bagot Road (which extended across Lots 36, 37 and part 38) were subdivided into 3 parts in c.1995-2000. During that period, the eastern portion of the block was developed with one new house (96 Bagot Road), while the rear yard and a strip the western side were developed with another new house and access drive (104 Bagot Road).
<i>References</i>	<ul style="list-style-type: none">Historical aerial photographs, Landgate Mapviewer Plus (https://map-viewer-plus.app.landgate.wa.gov.au/index.html)


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<i>Name</i>	House, 106 Bagot Road		
<i>Address</i>	106 Bagot Road, Subiaco (Lot 35 of DP 1552)		
<i>Other</i>	-		
<i>Place No.</i>	-		
<i>Heritage Listings</i>	-		
<i>Place Type</i>	Individual building		
<i>Photograph</i> (Greenward Consulting, March 2023)			
<i>Construction date</i>	c.1902	<i>Architectural style</i> Federation Queen Anne (selected elements, commensurate with the size/nature of the place)	
<i>Construction materials</i>	<i>Walls</i> Brick - Painted brick	<i>Roof</i> Metal - Corrugated	<i>Other</i> Rendered string course
<i>Use</i>	<i>Current</i> Residential - Single storey	<i>Original</i> Residential - Single storey	<i>Other</i>
<i>Authenticity</i>	Medium: The authenticity of the house within its streetscape setting has been reduced by the painting of the original face brickwork. Other than this, the external detailing appears to be largely intact and/or sympathetically restored/renovated.		
<i>Integrity</i>	High: The place continues to be used for its original purpose		
<i>Contributory Significance</i>	Some contribution to the assessed heritage values of the study area		


<p><i>Historical Notes and Associations</i></p>	<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. During the 1890s property developers bought large landholdings for subdivision in the Perth metropolitan area. The original subdivisions in Subiaco were generally simple grid pattern developments with small lots suitable for occupancy by working families. However, the more elevated parts of the suburb, particularly towards Kings Park, also attracted business and professional men and some lots were later amalgamated to accommodate their larger homes and gardens. Mixed development occurred and within the Park Street Heritage Area this ranged from narrow, single storey terrace housing through to a large 2-storey house set in spacious grounds. The readily available evidence indicates that the number of houses within this area increased from around 24 in 1901 to 72 in 1906; 86 in 1910; 91 in 1915, 94 in 1920 and 13 by 1925. Development then stabilised, with 106 houses and 1 block of flats identified in 1949.</p> <p>Perth Suburban Lot 220 was subdivided as Deposited Plan 1552 in 1896 and advertised as the "Parkerville Estate". This comprised 38 lots with frontages along the eastern side of Townshend Road (between Barker and Bagot Roads), part of the southern side of Barker Road, part of Salisbury Avenue (renamed as part of Park Street in 1901) and part of the northern side of Bagot Road. Lot 35 was subsequently developed as 106 Bagot Road.</p> <p>Entries in the Subiaco Rate Books show that a house had been built on this site by 1903, when 'D Palmer' (David Pringle Palmer, upholsterer) was the owner/occupier. The Post Office Directories did not include street numbers for Bagot Road until 1906, however, based on an analysis of the sequence of entries, #106 appears to have been occupied by Joseph William Fairbanks (carpenter) in c.1904-1907 (owner not determined).</p> <p>The 5-room brick villa was offered for sale in late 1906-early 1907. By 1907-1908 it had been purchased by E Southee, who was still identified as the owner in the Rate Books of 1929-1930. It seems likely that this was Emma Marry Southee, the wife of Hubert (aka Herbert) Guy Southee, a pharmacist who operated chemist shops in Subiaco in c.1907-1922 and again in the early 1950s. Southee rented the property to David Thompson Smith (Manufacturers Agent) in c.1909-1923, before living here for a time in c.1924-1928.</p> <p>By 1932, 106 Bagot Road had been occupied by Mrs Jane Moss (widow). After Jane died in March 1933, the house continued to be occupied by her daughter, Vera Isobel Moss (c.1894-1976). Vera was a dressmaker, who, in March 1932, advertised that she had returned from the eastern states and would see old and new clients at 106 Bagot Road. In the Electoral Rolls of 1943, Vera was listed here together with her brother, Arthur Moss (auto engineer). In 1949, she was listed here with another brother, John Baden Powell Moss (farm hand).</p> <p>In 1953 the house was offered for sale for £2,500.</p> <p>An analysis of a historical Metropolitan Sewerage Plan (as revised in 1927 and 1955), and historical aerial photographs, shows that the form of the house has remained relatively unchanged since at least the mid-twentieth century.</p>
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	 <p>Metropolitan Sewerage Plan, Part Sheet 185, State Records Office of Western Australia (revised 1927 and 1955)</p>
<p><i>Physical Description</i> (Based on a streetscape inspection in March 2023)</p>	<p><u>Architectural style</u></p> <p>Typical of many modest but well built 2-3 bedroom suburban houses of the early twentieth century, 106 Bagot Road incorporated some restrained elements of the Federation Queen Anne style. It was designed to a scale and form generally considered suitable for occupiers such as office workers, retail employees and both skilled and unskilled tradesmen.</p> <p><u>Plan form at the street frontage</u></p> <ul style="list-style-type: none"> • Symmetrical facade. This features a central entrance door, flanked by shallow, rectangular window bays to each of the front rooms. • Parapet wall along western boundary. <p><u>Roof form and materials</u></p> <ul style="list-style-type: none"> • Hipped roof with a small gable over each of the window bays. • Corrugated metal roof sheeting. • Roughcast render finish to the face of the gables. • Painted brick chimneys with smooth rendered detailing. <p><u>Wall materials and finishes to the main facade</u></p> <ul style="list-style-type: none"> • Painted brick walls (originally tuck-pointed face brick). • Rendered stringcourse at approximately 2m above floor level. <p><u>Other detailing to main facade</u></p> <ul style="list-style-type: none"> • Centrally located 5-panel entrance door with traditional moulded architraves, highlight, sidelights and stained glass panels. • Single full height, double-hung window with kick plate to each of the window bays. • Recessed arch to the parapet wall at the eastern end of the verandah. <p><u>Streetscape setting</u></p> <ul style="list-style-type: none"> • House set back approximately 2m from the Bagot Road frontage. • Lot width approximately 10.1m.


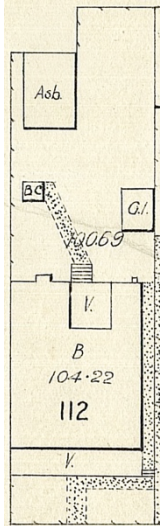
	<ul style="list-style-type: none"> • Zero setback on the western side of the house, narrow walkway along the eastern side. • Front yard enclosed by a timber picket fence. <p><u>General Condition</u> (as viewed from the street)</p> <ul style="list-style-type: none"> • Good.
<i>References</i>	<ul style="list-style-type: none"> • 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 1903, 1905, 1907-1908, 1910-1911, 1917-1919, 1929-1930 (information provided by the City of Subiaco, March 2023) • <i>The demographics of Subiaco in 1910: Who was living here, what did they do for a living, what were their relationships and did they stay or leave?</i> A private research paper prepared by Annette Green 2017-2022, copy held by the City of Subiaco Museum. • Western Australian Post Office Directories, 1890s-1949 (slwa.wa.gov.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.nal.gov.au), including: <ul style="list-style-type: none"> – <i>Bunbury Herald</i> 15 June 1903 p 2 – <i>The West Australian</i> 16 February 1907 p 6 – <i>The West Australian</i> 2 September 1953 p 23 • Metropolitan Sewerage Plan SROWA_series634_cons4156_item0185 • Historical aerial photographs, as available for selected years in the period 1948-2022, Map Viewer Plus (landgate.wa.gov.au) <p>Note: Biographical information has been based on readily available information from a range of online sources, including ancestry.com.au. 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.</p>

<i>Name</i>	House, 108 Bagot Road
<i>Address</i>	108 Bagot Road, Subiaco (Lot 34 of DP 1552)
<i>Photograph</i> (Greenward Consulting, March 2023)	
<i>Contributory Significance</i>	No contribution to the assessed heritage values of the street Late twentieth century development
<i>Historical Notes</i>	Historical aerial photographs show that the original weatherboard cottage on this site was demolished and replaced with a new house in c.2000.
<i>References</i>	<ul style="list-style-type: none"> Historical aerial photographs, Landgate Mapviewer Plus (https://map-viewer-plus.app.landgate.wa.gov.au/index.html)

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<i>Name</i>	House, 112 Bagot Road		
<i>Address</i>	112 Bagot Road, Subiaco (Lot 33 of DP 1552)		
<i>Other</i>	-		
<i>Place No.</i>	-		
<i>Heritage Listings</i>	-		
<i>Place Type</i>	Individual building		
<i>Photograph</i> (Greenward Consulting, March 2023)			
<i>Construction date</i>	c.1902	<i>Architectural style</i> This was designed as a simple symmetrical cottage and does not clearly represent any major architectural styles of the period.	
<i>Construction materials</i>	<i>Walls</i> Brick - Painted brick	<i>Roof</i> Tile - Terracotta	<i>Other</i>
<i>Use</i>	<i>Current</i> Residential - Single storey	<i>Original</i> Residential - Single storey	<i>Other</i>
<i>Authenticity</i>	Medium to low: The authenticity of the house within its streetscape setting has been reduced by the painting of the main facade, the style of the reconstructed front verandah and the mid-twentieth century style roof tiles.		
<i>Integrity</i>	High: The place continues to be used for its original purpose		
<i>Contributory Significance</i>	Some contribution to the assessed heritage values of the study area		

<p><i>Historical Notes and Associations</i></p>	<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. During the 1890s property developers bought large landholdings for subdivision in the Perth metropolitan area. The original subdivisions in Subiaco were generally simple grid pattern developments with small lots suitable for occupancy by working families. However, the more elevated parts of the suburb, particularly towards Kings Park, also attracted business and professional men and some lots were later amalgamated to accommodate their larger homes and gardens. Mixed development occurred and within the Park Street Heritage Area this ranged from narrow, single storey terrace housing through to a large 2-storey house set in spacious grounds. The readily available evidence indicates that the number of houses within this area increased from around 24 in 1901 to 72 in 1906; 86 in 1910; 91 in 1915, 94 in 1920 and 13 by 1925. Development then stabilised, with 106 houses and 1 block of flats identified in 1949.</p> <p>Perth Suburban Lot 220 was subdivided as Deposited Plan 1552 in 1896 and advertised as the "Parkerville Estate". This comprised 38 lots with frontages along the eastern side of Townshend Road (between Barker and Bagot Roads), part of the southern side of Barker Road, part of Salisbury Avenue (renamed as part of Park Street in 1901) and part of the northern side of Bagot Road.</p> <p>Lot 33 (112 Bagot Road) had been developed by 1903, when the Rate Books identified J W Fairbanks (carpenter) as the occupant (owner's name omitted). In 1905 the owner was identified as D Palmer (who maintained ownership until at least the end of WWI) and the occupant as D Smith.</p> <p>The property had had at least 9 different occupants in the period c.1903-1921. A review of the Post Office Directories and Rate Books at around 5-yearly intervals (together with reference to contemporary Electoral Rolls) indicates that some of these included:</p> <ul style="list-style-type: none"> – 1905: Frederick Smith (civil servant) – 1910: Ernest Percival Spear (merchant) – 1915: Frank Volplanes Paton (shipping clerk) – 1920: Gad Townley Dennison (electrician) <p>The first long-term owner/occupants were the Stuhrk (aka Sturk) family. John Stuhrk (c.1881-1958) (electrician) and Barbara Pauline ('Paula') Piopsetski (c.1885-1965) were married in Subiaco in c.1914 and this couple had at least 5 children in the period c.1914-1921. They had settled at 112 Bagot Road by 1921 and John and Barbara remained here until (or near) the end of their lives. John appears to have specialised as a motor electrician and in 1926 a newspaper advertisement placed by Westralian Auto Services Ltd, stated:</p> <p><i>.... we have installed Plant for carrying out Motor Car ELECTRICAL REPAIRS. This branch of the business is under the control of Mr. J. Sturk, who is well known throughout Perth and Western Australia as one of the cleverest Electricians here.</i></p> <p>An analysis of a historical Metropolitan Sewerage Plan (as revised in 1927 and 1955), and historical aerial photographs, shows that the house was extended to the rear in 2008. The footprint of the front portion has remained relatively unchanged.</p>
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	 <p>Metropolitan Sewerage Plan, Part Sheet 185, State Records Office of Western Australia (revised 1927 and 1955)</p>
<p><i>Physical Description</i> (Based on a streetscape inspection in March 2023)</p>	<p><u>Architectural style</u></p> <p>112 Bagot Road was designed as a simple symmetrical cottage and does not clearly represent any major architectural styles of the period. It was designed to a scale and form generally considered suitable for occupiers such as office workers, retail employees and both skilled and unskilled tradesmen.</p> <p><u>Plan form at the street frontage</u></p> <ul style="list-style-type: none"> Symmetrical facade. This features a central entrance door, flanked by windows to each of the front rooms. <p><u>Roof form and materials</u></p> <ul style="list-style-type: none"> Hipped roof clad with terracotta tiles (in a dappled tone consistent with the mid-twentieth century). Battened eaves. Rendered chimney. Shallow raked verandah roof, clad with tiles (the form and detailing suggests that this is a later reconstruction) <p><u>Wall materials and finishes to the main facade</u></p> <ul style="list-style-type: none"> Painted brick laid in Flemish bond (originally tuck-pointed face-brick). Two rendered string courses, one at window sill height and the other at about 2m above floor level. Painted to match brickwork. <p><u>Other detailing to main facade</u></p> <ul style="list-style-type: none"> Centrally located entrance door with a highlight and single sidelight. Single double hung window over a projecting moulded sill to each front room. Slender turned timber verandah posts with carved brackets. <p><u>Streetscape setting</u></p> <ul style="list-style-type: none"> House set back approximately 2.8m from the Bagot Road frontage. Lot width approximately 10.5m. Built up to the boundary of the laneway along the western side of the house,


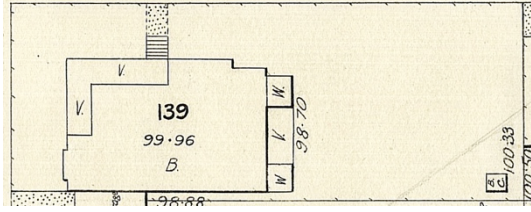
	<p>narrow walkway along the eastern side.</p> <ul style="list-style-type: none"> • Front yard enclosed by a timber picket fence. <p><u>General Condition</u> (as viewed from the street)</p> <ul style="list-style-type: none"> • Good.
<i>References</i>	<ul style="list-style-type: none"> • Perth 18-52. Suburb 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 1903, 1905, 1907-1908, 1914-1915, 1917-1918 & 1929-1930 (information provided by the City of Subiaco, March 2023) • Western Australian Post Office Directories, 1890s-1949 (slwa.wa.gov.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.nal.gov.au), including: <ul style="list-style-type: none"> – <i>The West Australian</i> 11 December 1926 p 15 • Metropolitan Sewerage Plan SROWA_series634_cons4156_item0185 • Historical aerial photographs, as available for selected years in the period 1948-2022, Map Viewer Plus (landgate.wa.gov.au) <p>Note: Biographical information has been based on readily available information from a range of online sources, including ancestry.com.au. 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.</p>

5.3 139-183 BARKER ROAD

<i>Name</i>	Hawarden
<i>Address</i>	139 Barker Road, Subiaco (Lot 26, DP 214)
<i>Other</i>	Mulberry House (current nameplate near main entrance)
<i>Place No.</i>	InHerit database Place No. 24038
<i>Heritage Listings</i>	Local Heritage Survey – adopted 4/02/2003
<i>Place Type</i>	Individual building
<i>Photographs</i> (Greenward Consulting, March 2023)	 <p>West elevation (Olive Street)</p>  <p>North elevation (Barker Road)</p>


<i>Construction date</i>	c.1902-1903	<i>Architectural style</i> Federation Queen Anne	
<i>Construction materials</i>	<i>Walls</i> Brick - Painted brick	<i>Roof</i> Metal - Corrugated	<i>Other</i> Rendered string courses
<i>Use</i>	<i>Current</i> Residential - Two storey	<i>Original</i> Residential - Single storey	<i>Other</i>
<i>Authenticity</i>	Medium: The authenticity of the house within its streetscape setting has been reduced by the painting of the original tuck-pointed face brickwork and the prominent mounting of solar panels along the northern side. Other than this, the external detailing appears to be largely intact and/or sympathetically restored/renovated.		
<i>Integrity</i>	High: The place continues to be used for its original purpose,		
<i>Contributory Significance</i>	Some contribution to the assessed heritage values of the study area		
<i>Historical Notes and Associations</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. During the 1890s property developers bought large landholdings for subdivision in the Perth metropolitan area. The original subdivisions in Subiaco were generally simple grid pattern developments with small lots suitable for occupancy by working families. However, the more elevated parts of the suburb, particularly towards Kings Park, also attracted business and professional men and some lots were later amalgamated to accommodate their larger homes and gardens. Mixed development occurred and within the Park Street Heritage Area this ranged from narrow, single storey terrace housing through to a large 2-storey house set in spacious grounds. The readily available evidence indicates that the number of houses within this area increased from around 24 in 1901 to 72 in 1906; 86 in 1910; 91 in 1915, 94 in 1920 and 13 by 1925. Development then stabilised, with 106 houses and 1 block of flats identified in 1949.</p> <p>Perth Suburban Lots 218 and 219 were subdivided as Deposited Plan 214 in the early 1890s. This comprised 52 lots and 139 Barker Road was laid out as Lot 26 within this subdivision. A house was listed on this lot in the Subiaco Rate Books 1903, when the owner/occupier was identified Mrs M (Mary) Jackson. It is quite possible that this was newly built and was the house on the corner of Olive Street and Barker Road for which advertisements were placed for bricklayers, carpenters and the construction of a fence in April to June 1903.</p> <p>The 'new' house was advertised to let in January 1904 and again in August of that year:</p> <p><i>'A beautiful Furnished Villa, six rooms, electric light, All conveniences: everything new. Particulars on the premises, "Hawarden," Olive-st and Barker-rd., Subiaco.'</i></p> <p>Other advertisements appeared during 1905-1906 and while Mary Jackson was still listed as the primary occupant in the Post Office Directory in 1905 it seems likely that she had already moved away.</p> <p>During the first half of January 1908 'Hawarden' was offered for sale as "a</p>		

	<p><i>beautiful Villa Residence ... containing 5 rooms, kitchen, bathroom, and pantry with or without Vacant Allotment in Olive Street</i>" (the latter referring to the adjacent lot to the south). In late January the entire contents of the house were offered for sale on behalf of 'Mrs J Jackson' [sic], with the listing indicating that the home was well furnished.</p> <p>In the Rate Books of 1908-1909 the owner was identified as Phillip Guy, who used it as a rental property. The first longer-term occupants were the extended Stacy family. George ('Stace') Stacy (journalist) and his wife, Elizabeth, lived here in c.1909-1918, while their daughter, Nellie, and her husband, Arthur Tyrell Williams (civil servant), lived here in c.1909-1920, after which they moved to 300 Rokeby Road.</p> <p>The house was offered for sale in 1912 (as follows), but entries in the Rate Books indicate that the Guy family retained ownership until at least 1917-1918.</p> <p><i>Lots 25 and 26 of Perth Sub. Lot 219, frontage of 91ft. to Barker-road, by depth of 132ft. along Olive-street, upon which is erected an exceptionally handsome Brick Villa Residence containing 5 large rooms, vestibule kitchen, pantry, bathroom, washhouse with copper and troughs, E.L., grounds nicely laid out with lawns, vines, and fruit trees. The situation is one of the best in Subiaco, being within 2 minutes' walk of the Hay-street tram, and few minutes from Leederville Railway Station.</i></p> <p>In April 1920 the property was once again offered for sale, this time emphasising the opportunity to split the site into its two separate lots (which had occurred by c.1923, when 68 Olive Street was constructed on Lot 25):</p> <p><i>ROBERTSON BROS., LTD., have been instructed by the owner, who has left the State, to SELL as above Lots 25 and 26 of Perth Sub. Lot 219, having a frontage of 91ft. to Olive-st. by a depth along Barker-rd. of 132ft. The improvements consist of a substantially built Brick Residence, containing large entrance hall dining room, sitting room, 3 BEDROOMS kitchen, bathroom, pantry, detached washhouse, with cement troughs fitted, electric light and gas installed. The property has just been thoroughly renovated throughout, and is in perfect condition. The house is built on one lot, leaving ample room for the erection of another house on the adjoining lot.</i></p> <p>The first long term owner/occupiers were the Toe family, who lived here from c.1921 until at least 1980. George Ernest Toe (born c.1868) and Louisa Alice Goode (c.1858) married in Perth in c.1887 and had at least four children: Beatrice Alice (c.1888); Ellen (c.1891); George Frederick (c.1895); and Ethel Louise (c.1898). All but George, jnr, were listed here in the Electoral Rolls in 1921, but Ethel married and moved away at around that time. George, snr (whose occupation was listed as collector), Louisa (home duties) and Beatrice (clerk) remained here until around the times of their deaths in 1922, 1943 and c.1980, respectively. Ellen (a typiste) and George (shipwright) lived here on and off over the years and returned in the latter part of their lives. George, who died in c.1982, was still listed at this address in the Electoral Rolls of 1980.</p> <p>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 original residence was approximately two thirds the size of the existing building and featured a verandah across the rear elevation with timber structures on the ends of the verandahs. Aerial photographs of the place since the mid 20th century indicate</p>
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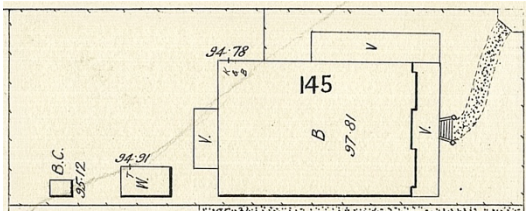



	<p>that the place was extended to the rear in the mid 1980s and in the late 1990s. The later additions included a second storey within the roof structure. The extent and form of the original residence can still be determined.</p> <p>139 Barker Road was adopted on the City of Subiaco Local Heritage Survey in 2003. It has been assessed as level 3 (contributes to the heritage of the City of Subiaco).</p>
	 <p>Metropolitan Sewerage Plan, Part Sheet 185, State Records Office of Western Australia (revised 1927 and 1955)</p>
<p><i>Physical Description</i> (Based on a streetscape inspection in March 2023)</p>	<p><u>Architectural style</u></p> <p>139 Barker Road was designed as Federation Queen Anne villa with a picturesque façade that featured varied detailing. It was designed to a scale and form generally considered suitable for occupiers such as professional men and small business owners.</p> <p>The house has been extended to the rear, with the detailing and finishes along the Barker Road frontage designed to match the original house.</p> <p><u>Plan form at the street frontage</u></p> <ul style="list-style-type: none"> Asymmetrical façade, designed to address the street corner with primary façades to both the west and north. <p>The plan form features stepped façade with a projecting bay at the southern end of the west elevation and another projecting bay part way along the north elevation. These are linked by a return verandah.</p> <p><u>Roof form and materials</u></p> <ul style="list-style-type: none"> Hipped-gabled roof clad with corrugated metal sheeting. The original section features a prominent verge gable over each of the projecting bays, both with a flush panel face and a pattern of vertical and diagonal timber battens. Roof extends in a broken back alignment over the verandahs. The north-facing gable is set over a series of timber eaves brackets. The west-facing gable is set over a rendered and moulded eaves panel. Painted brick chimney with a corbelled cap (originally tuck-pointed face-brick). <p><u>Wall materials and finishes to the main facade</u></p> <ul style="list-style-type: none"> Painted brick (originally tuck-pointed face-brick). Three rendered string courses – one at floor level, one at window sill height and the other at door head height. To the north facing projecting bay, the upper string course has a moulded finish and returns up and around the heads of the windows. <p><u>Other detailing to main facade</u></p> <ul style="list-style-type: none"> Main entrance located along the north-facing verandah, adjacent to the projecting bay. This features a 5-panel door, moulded architraves, highlight, sidelights and stained glass panels.

	<ul style="list-style-type: none"> • Two double hung windows to the north-facing bay. • Single double-hung window under the north-facing verandah, set over a projecting moulded sill. • Single double-hung window under the west-facing verandah, set over a projecting moulded sill. • Triple casement window with an arched head to the west-facing bay. This features a rendered 'keystone' and stained glass highlights. • Turned timber verandah posts, with arched heads forming integrated brackets. <p><u>Streetscape setting</u></p> <ul style="list-style-type: none"> • House set back approximately 4.4m from the Olive Street frontage and 3.5m from the Barker Road frontage. • Lot width approximately 15.5m (Olive Street frontage). • Corner of yard enclosed by a low, face-brick wall and face-brick piers, fitted with open, spear topped palisade fencing. High brick wall to side and rear gardens, covered by a climber on the northern side. <p><u>General Condition</u> (as viewed from the street)</p> <ul style="list-style-type: none"> • Good.
<i>References</i>	<ul style="list-style-type: none"> • <i>Local Heritage Survey of the Triangle Precinct, 2020-2021</i> (prepared for the City of Subiaco by Hocking Heritage + Architecture, adopted June 2021) • 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 1903, 1905, 1908-1909, 1910-1911, 1913-1914, 1917-1918 & 1929-1930 (information provided by the City of Subiaco, March 2023) • Western Australian Post Office Directories, 1890s-1949 (slwa.wa.gov.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.nal.gov.au), including: <ul style="list-style-type: none"> – <i>The West Australian</i> 6 August 1904 p 12 – <i>The West Australian</i> 27 January 1908 p 5 – <i>The West Australian</i> 9 May 1912 p 2 – <i>The West Australian</i> 21 April 1920 p 4 – <i>The West Australian</i> 1 January 1921 p 2 • Metropolitan Sewerage Plan SROWA_series634_cons4156_item0185 • Historical aerial photographs, as available for selected years in the period 1948-2022, Map Viewer Plus (landgate.wa.gov.au) <p>Note: Biographical information has been based on readily available information from a range of online sources, including ancestry.com.au. 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.</p>

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<i>Name</i>	Mirrojen		
<i>Address</i>	145 Barker Road, Subiaco (Lot 1, DP 214)		
<i>Other</i>	-		
<i>Place No.</i>	-		
<i>Heritage Listings</i>	-		
<i>Place Type</i>	Individual building		
<i>Photograph</i> (Greenward Consulting, March 2023)			
<i>Construction date</i>	c.1908, extensively altered in the mid-late 1990s.	<i>Architectural style</i> Original style obscured by modern alterations and additions	
<i>Construction materials</i>	<i>Walls</i> Brick - Rendered brick	<i>Roof</i> Metal - Corrugated	<i>Other</i> Glass
<i>Use</i>	<i>Current</i> Residential - Two storey	<i>Original</i> Residential - Single storey	<i>Other</i>
<i>Authenticity</i>	Low: major alterations and additions have retained only fragments of the original façade (to the Olive Street frontage)		
<i>Integrity</i>	High: The place continues to be used for its original purpose		
<i>Contributory Significance</i>	Little/No contribution to the assessed heritage values of the study area		
<i>Historical Notes and Associations</i>	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. During the 1890s property developers bought large landholdings for subdivision in the Perth metropolitan area. The original subdivisions in Subiaco were		


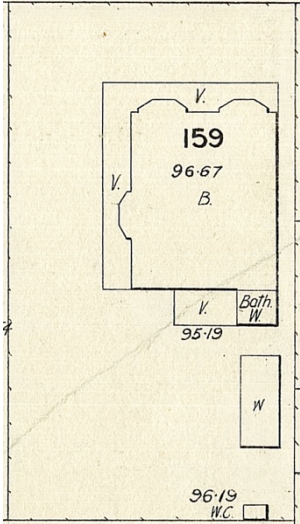
	<p>generally simple grid pattern developments with small lots suitable for occupancy by working families. However, the more elevated parts of the suburb, particularly towards Kings Park, also attracted business and professional men and some lots were later amalgamated to accommodate their larger homes and gardens. Mixed development occurred and within the Park Street Heritage Area this ranged from narrow, single storey terrace housing through to a large 2-storey house set in spacious grounds. The readily available evidence indicates that the number of houses within this area increased from around 24 in 1901 to 72 in 1906; 86 in 1910; 91 in 1915, 94 in 1920 and 13 by 1925. Development then stabilised, with 106 houses and 1 block of flats identified in 1949.</p> <p>Perth Suburban Lots 218 and 219 were subdivided as Deposited Plan 214 in the early 1890s. This comprised 52 lots and 145 Barker Road was laid out as Lot 1 within this subdivision.</p> <p>This property was first listed in the Post Office Directories in 1909, when it was identified as an un-numbered house along Olive Street, located at the corner of Barker Road and occupied by the Gluck family. The location of the house is confirmed by entries in the Subiaco Rate Books of 1908-1909, which identify Albert Gluck as the owner/occupier of a house on Lot 1. From 1914, it was listed in the Post Office Directories under Barker Road (#145).</p> <p>The first occupants were Albert Gluck (c.1854-1911), his wife Harriett (c.1856-1926), and some of their children, who named the house 'Mirrojen'. Albert and Harriett were married in England in c.1881 and migrated to Australia in the early-mid 1890s. By the late 1890s, Albert was a fruiterer and eating house proprietor of Hay Street, Perth, but had changed his trade to fancy goods merchant by January 1910, at which time he was facing bankruptcy proceedings. The family continued to own the property until at least 1917-1918, but rented it out from c. 1915.</p> <p>145 Barker Road had a high turn-over of occupants until the mid-1930s, which suggests that it was primarily used as a rental property. A review of the Post Office Directories at 5-yearly intervals (together with reference to contemporary Electoral Rolls) indicates that some of the primary residents during this period included:</p> <ul style="list-style-type: none"> – 1915: Isaac Herbert Boas (lecturer) – 1920: Harold Hugh Grenfell (salesman) – 1925: Ernest John Coombe (traveller) – 1930: Patrick Ryan (bootmaker) <p>In the Rate Books of 1929-1930 the owner was identified as 'W Clough'.</p> <p>By 1934, the house had been occupied by Fanny Ellen Jacobs (c.1881-1961), who shared the property for a time with her children Morris (born c.1912), Mary ('Mollie')(c.1915), and Lewis, jnr (c.1922). This appears to have been the family's city residence as, during the 1930s, Fanny was living apart from her husband, Lewis ('Lou') (c.1875-1950), a pianist and conductor who worked in the goldfields districts for many years. By the 1940s Lewis, snr, had retired and joined Fanny at 145 Barker Road. Fanny was still listed at this address in the Electoral Rolls of 1954 but had moved to Victoria Park by 1958.</p> <p>An analysis of a historical Metropolitan Sewerage Plan (dated 1927, updated</p>
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	1955) and historical aerial photographs indicates that major alterations and additions were undertaken in c.1995-2000. These extensively altered the footprint and envelope of the house.
	 <p>Metropolitan Sewerage Plan, Part Sheet 185, State Records Office of Western Australia (revised 1927 and 1955)</p>
<p><i>Physical Description</i> (Based on a streetscape inspection in March 2023)</p>	<p><u>Architectural style</u></p> <p>The original style of 145 Barker Road has been obscured by modern alterations and additions</p> <p><u>Surviving traditional details</u></p> <p>The only external detailing that still relates to the original design of this house is located under the east facing front verandah (largely screened from public view by shade cloth and garden planting). This façade retains its symmetrical layout with a central door flanked by shallow rectangular window bays. Oblique views from the footpath suggest that the original entry retains a 5 panel door, moulded architraves, highlight and sidelights. Each of the window bays features two narrow double-hung windows set over a simple projecting sill and a decorative under sill panel. The wall had been fully rendered, concealing the original materials and finishes, and the verandah has been fully replaced to match the style of the modern development.</p> <div>    </div>
<p><i>References</i></p>	<ul style="list-style-type: none"> 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 1903, 1905, 1908-1909, 1910-1911, 1912-1913, 1917-1918 & 1929-1930 (information provided by the City of Subiaco, March 2023)

	<ul style="list-style-type: none">• Western Australian Post Office Directories, 1890s-1949 (slwa.wa.gov.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.nal.gov.au), including:<ul style="list-style-type: none">– <i>The West Australian</i> 1 January 1910 p 11• Metropolitan Sewerage Plan SROWA_series634_cons4156_item0185• Historical aerial photographs, as available for selected years in the period 1948-2022, Map Viewer Plus (landgate.wa.gov.au) <p>Note: Biographical information has been based on readily available information from a range of online sources, including ancestry.com.au. 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.</p>
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<i>Name</i>	St Albans		
<i>Address</i>	159 Barker Road, Subiaco (Lots 1 & 2, DP 1552)		
<i>Other</i>	-		
<i>Place No.</i>	InHerit database Place No. 26862		
<i>Heritage Listings</i>	Local Heritage Survey – adopted 22/06/2021		
<i>Place Type</i>	Individual building		
<i>Photograph</i> (Greenward Consulting, March 2023)			
<i>Construction date</i>	c.1902	<i>Architectural style</i> Federation Queen Anne	
<i>Construction materials</i>	<i>Walls</i> Brick - Pointed brick	<i>Roof</i> Metal - Corrugated	<i>Other</i> Rendered string courses
<i>Use</i>	<i>Current</i> Residential - Single storey	<i>Original</i> Residential - Single storey	<i>Other</i>
<i>Authenticity</i>	High: The original external detailing and form of the building (as viewed from the street) appears to be largely intact and/or sympathetically restored/renovated.		
<i>Integrity</i>	High: The place continues to be used for its original purpose		
<i>Contributory Significance</i>	Considerable contribution to the assessed heritage values of the study area This is a good, relatively intact, example of a villa residence of the early twentieth century. Developed by Ernest Basan (financier/money lender) as his own home, it provides an interesting contrast with the more modest rental properties he developed at 173 & 175 Barker Road.		


<p><i>Historical Notes and Associations</i></p>	<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. During the 1890s property developers bought large landholdings for subdivision in the Perth metropolitan area. The original subdivisions in Subiaco were generally simple grid pattern developments with small lots suitable for occupancy by working families. However, the more elevated parts of the suburb, particularly towards Kings Park, also attracted business and professional men and some lots were later amalgamated to accommodate their larger homes and gardens. Mixed development occurred and within the Park Street Heritage Area this ranged from narrow, single storey terrace housing through to a large 2-storey house set in spacious grounds. The readily available evidence indicates that the number of houses within this area increased from around 24 in 1901 to 72 in 1906; 86 in 1910; 91 in 1915, 94 in 1920 and 13 by 1925. Development then stabilised, with 106 houses and 1 block of flats identified in 1949.</p> <p>From the readily available information 'St Albans', 159 Barker Road, was constructed in c.1902 for Ernest Thomas Anderson Basan (c1872-1958) and his wife Mary Ann (nee Petty) (1868-1940). While living in Western Australia, Basan worked as a financier/money lender as well as being the principal of the Perth Printing Press. In 1906 he engaged a gardener to establish a croquet lawn at his Subiaco residence. In November 1908, in preparation for a tour of Great Britain and Europe (which lasted for nearly two years), the house and contents were advertised for sale:</p> <p><i>That very desirable Brick Villa Residence 'St. Albans,' situate on Lots 1 and 2 of Sub. Lot 220, Barker-road, Subiaco, having a. frontage of 66ft. by a depth of 132ft. to r.o.w., and containing drawing room 20 x 16, bedroom 20 x 16, dining-room 24 x 16, bedroom 12 x 12, breakfast- room 10 x 12, all lofty, well-finished rooms, also kitchen, bathroom, maid's room, and pantry, as well as stables and summer-house. The grounds are beautifully laid out in lawns, choice flower beds, and a very fine croquet lawn 50ft. x 50ft., in perfect order. Electric light is installed. Water laid on throughout, and the footpaths are granolithic.</i></p> <p>The next known occupants were a newly married couple, Isaac Herbert Boas (Lecturer, Perth Technical School) and Adela Isabella (nee Solomon) who lived here in c.1909-1914. There was then a regular turn-over of occupants until c.1930 when the house was occupied by the Nicholl family (who were identified as the owner/occupiers in the Rate Books of 1929-1930).</p> <p>Samuel Barber Nicholl (c.1867-1936) and Anneline ('Ann') Cozens (c.1880-1955) had married in Perth in 1905 and had 6 children. Samuel Nicholl was the proprietor of the Perth branch of the Parisian Dyeing & Cleaning Company from the early twentieth century. His business premises were initially located in Perth, but in c.1923 new premises were established at 299 Hay Street, Subiaco, and these were later extended through to Churchill Avenue. Newspaper notices indicate that the family were still in control of this large local business at the time of Anneline's death in 1955. Two of the Nicholl's children, Cyril and William, were living with their mother at 159 Barker Road in 1950. William Cozen Nicholl (c.1912-1994) was still listed at this address in the Electoral Rolls of 1980.</p> <p>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 original footprint of</p>
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	<p>the residence has approximately doubled. Aerial photographs of the place since the mid 20th century indicate that the most significant additions occurred in the late 1990s. The major works were located at the rear of the block and these are largely concealed from public view by a contemporary carport at the front of the block (in the original garden area on the western side of the house). As part of these works 'Alu Tiles' (which had been laid over the original corrugated iron roof), were removed and replaced with new corrugated sheeting. The form and extent of the original residence can still be readily understood.</p> <p>St Albans, 159 Barker Road, was adopted on the City of Subiaco Local Heritage Survey in 2021. It has been assessed as level 3 (contributes to the heritage of the City of Subiaco).</p>
	 <p>Metropolitan Sewerage Plan, Part Sheet 185, State Records Office of Western Australia (revised 1927 and 1955)</p>
<p><i>Physical Description</i> (Based on a streetscape inspection in March 2023)</p>	<p><u>Architectural style</u></p> <p>159 Barker Road was designed as Federation Queen Anne villa with a picturesque façade. It was designed to a scale and form generally considered suitable for occupiers such as professional men and business owners.</p> <p><u>Plan form at the street frontage</u></p> <ul style="list-style-type: none"> Symmetrical façade offset by a verandah returning along the western side of the house. Key features of the symmetry are the central entrance door, flanked by bay windows capped by small gables. <p><u>Roof form and materials</u></p> <ul style="list-style-type: none"> Hipped-gabled roof with small gables over the two bay windows at the front of the house and a third small gable at the end of the north-south ridgeline. Clad with red, corrugated profile sheeting. Each of the gables has a rough-cast render face, 3 vertical timber battens and a tall timber finial. Battened eaves. Tuck-pointed face-brick chimneys with rendered caps. Bull-nosed verandah roof. <p><u>Wall materials and finishes to the main facade</u></p> <ul style="list-style-type: none"> Tuck-pointed face brickwork laid in Flemish bond.


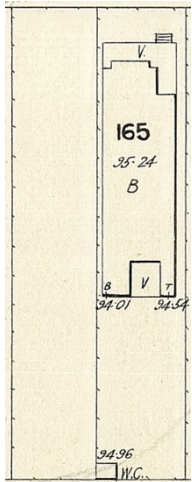
	<ul style="list-style-type: none"> • Rendered stringcourse at about 1.8m above floor level. <p><u>Other detailing to main facade</u></p> <ul style="list-style-type: none"> • Centrally located 3-panel entrance door, with traditional moulded architraves, highlight, sidelights and stained glass panels. • Single, full-height double-hung window with timber kick plate to the front of each window bay. Both sashes finished with leadlight. • Single double hung window over a plain projecting sill to each spayed side of the bay windows. Both sashes finished with leadlight. • Paired turned timber verandah posts and timber frieze with turned timber balustrettes. • Centrally located masonry steps up to timber floored verandah. <p>Note: the details of the secondary (west) façade are not clearly visible from the street.</p> <p><u>Streetscape setting</u></p> <ul style="list-style-type: none"> • House set back approximately 5.2m from the Barker Road frontage. • Lot width approximately 20.2m. • Original portion of house set back approximately 6.7m from the west boundary. Narrow walkway along the eastern side. • Modern carport set near the front of the block on the western side, detailed to complement the house. • Front yard enclosed by a low limestone block wall, limestone block posts and spear topped palisade. Lynch gate aligning with the main entrance to the house, constructed with limestone block posts and finished with a gabled roof, detailed to complement the house. <p><u>General Condition</u> (as viewed from the street)</p> <p>Good.</p>
<i>References</i>	<ul style="list-style-type: none"> • <i>Local Heritage Survey of the Triangle Precinct, 2020-2021</i> (prepared for the City of Subiaco by Hocking Heritage + Architecture, adopted June 2021) • 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 1903, 1905, 1908-1909, 1910-1911, 1912-1913, 1913-1914, 1917-198 & 1929-1930 (information provided by the City of Subiaco, March 2023) • Western Australian Post Office Directories, 1890s-1949 (slwa.wa.gov.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.nal.gov.au), including: <ul style="list-style-type: none"> – <i>The West Australian</i> 15 September 1906 p 7 – <i>The Daily News</i> 11 November 1908 p 5 – <i>The Daily News</i> 14 July 1910 p 3

	<ul style="list-style-type: none">• <i>Industrial and manufacturing sites established in Subiaco, c.1890-1945</i>, an unpublished research paper, Annette Green (July 2017) (copy available in the Local History Collection of the City of Subiaco Library)• Metropolitan Sewerage Plan SROWA_series634_cons4156_item0185• Historical aerial photographs, as available for selected years in the period 1948-2022, Map Viewer Plus (landgate.wa.gov.au)• Information provided by the owners of 154 Barker Road regarding the roof materials of 159 Barker Road in the 1990s. Email to the City of Subiaco dated 17 August 2023.• Note: Biographical information has been based on readily available information from a range of online sources, including ancestry.com.au. 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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<i>Name</i>	House, 165 Barker Road		
<i>Address</i>	165 Barker Road, Subiaco (Lot 3, DP 1552)		
<i>Other</i>	-		
<i>Place No.</i>	-		
<i>Heritage Listings</i>	-		
<i>Place Type</i>	Individual building		
<i>Photograph</i> (Greenward Consulting, March 2023)			
<i>Construction date</i>	c.1905	<i>Architectural style</i> Federation Queen Anne (selected elements, commensurate with the size/nature of the place; detailing partly obscured by later alterations)	
<i>Construction materials</i>	<i>Walls</i> Brick - Rendered brick	<i>Roof</i> Metal - Corrugated	<i>Other</i>
<i>Use</i>	<i>Current</i> Residential - Two storey	<i>Original</i> Residential - Single storey	<i>Other</i>
<i>Authenticity</i>	Medium to low: The major additions are set towards the rear of the site and the form of the original house can still be readily interpreted. However, while the late twentieth century renovations aimed to interpret/complement traditional detailing, the alterations undertaken over time have replaced or obscured the original detailing and finishes to a considerable degree.		
<i>Integrity</i>	High: The place continues to be used for its original purpose		
<i>Contributory Significance</i>	Some contribution to the assessed heritage values of the study area		


<p><i>Historical Notes and Associations</i></p>	<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. During the 1890s property developers bought large landholdings for subdivision in the Perth metropolitan area. The original subdivisions in Subiaco were generally simple grid pattern developments with small lots suitable for occupancy by working families. However, the more elevated parts of the suburb, particularly towards Kings Park, also attracted business and professional men and some lots were later amalgamated to accommodate their larger homes and gardens. Mixed development occurred and within the Park Street Heritage Area this ranged from narrow, single storey terrace housing through to a large 2-storey house set in spacious grounds. The readily available evidence indicates that the number of houses within this area increased from around 24 in 1901 to 72 in 1906; 86 in 1910; 91 in 1915, 94 in 1920 and 13 by 1925. Development then stabilised, with 106 houses and 1 block of flats identified in 1949.</p> <p>Perth Suburban Lot 220 was subdivided as Deposited Plan 1552 in 1896 and advertised as the "Parkerville Estate". This comprised 38 lots with frontages along the eastern side of Townshend Road (between Barker and Bagot Roads), part of the southern side of Barker Road, part of Salisbury Avenue (renamed Park Street in 1901) and part of the northern side of Bagot Road. Lot 3 was subsequently developed as 165 Barker Road.</p> <p>In May 1905 it was reported that a duplicate Certificate of Title had been issued to Mrs Mary Fraser for Lots 3, 4 and part 5 of Perth Suburban Lot 220 (the original having been lost). An analysis of entries in the Post Office Directories suggests that 165 Barker Road was constructed on Lot 3 in that year, with 171 Barker Road being erected on the Lot 4/part Lot 5 about the same time. James 'Donald' Fraser and Mary Ann Kemsley lived at 171 Barker Road from c.1905-1911, during which time Donald was identified as a builder/contractor. Based on his occupation, it seems likely that Donald was responsible for the construction of both 165 & 171 Barker Road. After Mary's death in 1911, Donald retained ownership of both houses until at least 1917-1918, but by 1929-1930 the owner of #165 (as shown in the Rate Books) had changed to 'O'Reilly'. Throughout this time 165 Barker Road was primarily used as a rental property. A review of the Post Office Directories at around 5-yearly intervals (together with reference to contemporary Electoral Rolls) indicates that some of the primary residents during this period included:</p> <ul style="list-style-type: none"> – 1906: Alfred G Douglas (engineer) – 1910: Gerald Horgan (civil servant) – 1915: Henry Ryan Fagan (retired government timber inspector) Henry lived here from c.1912 until his death in September 1919 (aged 82) – 1920: Florence Kate Fagan (the wife of Henry Fagan's son, William Henry Fagan) <p>The first long-term residents were members of the Spencer family, who lived here in c.1925-1940. Charles Samuel Spencer (c.1882-1954) (labourer) and Eva May Nicholls (c.1886-1947) were married in Subiaco in c.1904. This couple had at least 8 children who survived infancy in the period c.1905-1920 – many of whom would lived with their parents for at least some of their time in Barker Road.</p>
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	<p>From c.1941, the house was occupied by Durward Albert Dale (presser) (c.1901-1948) and his wife, Mary Veronica Dale (shop assistant) (c.1906-1958), who remained here until (or near) the end of their lives.</p> <p>An analysis of a historical Metropolitan Sewerage Plan (dated 1927, updated 1955) and historical aerial photographs indicates that major works were undertaken in c.1989-1995, including rear/side additions (all set well back from the main façade). The following more detailed information has been provided by the current owners:</p> <ul style="list-style-type: none"> – Pre 1985: External walls rendered; – 1986: New bull-nosed verandah constructed at the front of the house, new double doors and windows added to front room, small addition constructed along the western side; – 1990: New lounge/dinning addition with matching bullnose verandah and turned posts constructed on the western side of property (set back from the main façade); – 1994: Double storey extension added at the rear of the property; – 2016: Insertion of window and glazed double door set with highlights to the eastern side of original 1905 house, and replacement of white ant damaged entry door and door frame (door and frame detailed to match the original, with the original lead-light inserted). <p>A plaque on the front wall states that the place received a Subiaco Centenary Award in 1997. This was for <i>“A romantic adaptation and extension of a traditional Subiaco family home through sophisticated design which fully integrates indoor and outdoor living”</i>.</p> <p>The footprint of the original house is still clearly recognisable.</p>
	 <p>Metropolitan Sewerage Plan, Part Sheet 185, State Records Office of Western Australia (revised 1927 and 1955)</p>
<p><i>Physical Description</i> (Based on a streetscape inspection in March 2023)</p>	<p><u>Architectural style</u></p> <p>Typical of many modest but well built 2-3 bedroom suburban houses of the early twentieth century, 165 Barker Road incorporated some restrained elements of the Federation Queen Anne style (although this has been partly obscured by later alterations). It was designed to a scale and form generally considered suitable for occupiers such as professional men, office workers, retail employees and skilled tradesmen.</p>


	<p><u>Plan form at the street frontage</u></p> <ul style="list-style-type: none"> Asymmetrical facade. The original design featured a stepped frontage, with a shallow rectangular window bay to the front wall and a verandah returning around the north-east corner. The verandah was later extended around the north-west corner (possibly dating from the late 1980s). <p><u>Roof form and materials</u></p> <ul style="list-style-type: none"> Hipped-gabled roof clad with corrugated metal sheeting. Verge gable finished with roughcast rendering and a pattern of vertical and diagonal timber battens. Rendered chimney with arched panel detailing and moulded cap, located on the western side of the house. Bull-nosed verandah roof. Prominent second gable and chimney set towards the rear of the original house (constructed as part of the 1990s additions) <p><u>Wall materials and finishes to the main facade</u></p> <ul style="list-style-type: none"> Fully rendered façade, concealing any evidence of the original materials and finishes. <p><u>Other detailing to main facade</u></p> <p>The physical evidence suggests that the doors, windows and verandah detailing visible from the street may all date from the renovation of the house in the late twentieth century.</p> <ul style="list-style-type: none"> 5-panel entrance door with highlight, set at the end of the return verandah on the eastern side of the house. Bank of four casement windows to the front of the house. Turned timber verandah posts and frieze with turned timber balustrades. <p><u>Streetscape setting</u></p> <ul style="list-style-type: none"> House set back approximately 2.3m from the Barker Road frontage. Lot width approximately 13.75m. 7m setback from the side of the original house to the west boundary. Side additions dating from the 1990s extending to within about 900mm of this boundary. Narrow walkway along the eastern boundary. Hardstand car parking bay on the western side of the house, in front of the 1990s side additions. Front yard enclosed by a vertical batten and rail timber fence. <p><u>General Condition</u> (as viewed from the street)</p> <ul style="list-style-type: none"> Good.
<i>References</i>	<ul style="list-style-type: none"> 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 1903, 1905, 1908-1908, 1917-1918 & 1929-1930 (information provided by the City of Subiaco, March 2023) Western Australian Post Office Directories, 1890s-1949 (slwa.wa.gov.au)

	<ul style="list-style-type: none">• 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.nal.gov.au), including:<ul style="list-style-type: none">– <i>The Daily News</i> 17 May 1905 p 7• Metropolitan Sewerage Plan SROWA_series634_cons4156_item0185• Historical aerial photographs, as available for selected years in the period 1948-2022, Map Viewer Plus (landgate.wa.gov.au)• Information about additions/alterations provided by the owners of 165 Barker Road. Email to the City of Subiaco dated 15 August 2023. <p>Note: Biographical information has been based on readily available information from a range of online sources, including ancestry.com.au. 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.</p>
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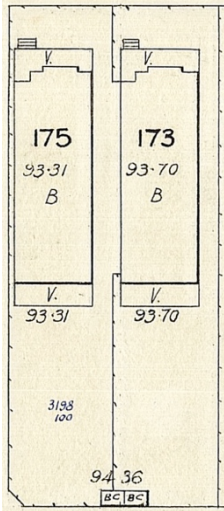
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<i>Name</i>	House, 171 Barker Road
<i>Address</i>	171 Barker Road, Subiaco (Lots 251-253, DP 34008)
<i>Photograph</i> (Greenward Consulting, March 2023)	
<i>Contributory Significance</i>	No contribution to the assessed heritage values of the street Late twentieth century development
<i>Historical Notes</i>	An analysis of an historical Metropolitan Sewerage Plan (dated 1927, updated 1955) and historical aerial photographs (dating from the 1960s and 1980s) indicates that this site was fully redeveloped in c.1985-1989.
<i>References</i>	<ul style="list-style-type: none"> Historical aerial photographs, Landgate Mapviewer Plus (https://map-viewer-plus.app.landgate.wa.gov.au/index.html)


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<i>Name</i>	House, 173 Barker Road		
<i>Address</i>	173 Barker Road, Subiaco (Lots 249-250, DP 34008)		
<i>Other</i>	Originally part Lot 5 and part Lot 6, DP 1552		
<i>Place No.</i>	InHerit database Place No. 24042		
<i>Heritage Listings</i>	Local Heritage Survey – adopted 04/02/2003		
<i>Place Type</i>	Individual building		
<i>Photograph</i> (Greenward Consulting, March 2023)			
<i>Construction date</i>	c.1904	<i>Architectural style</i> Federation Queen Anne (selected elements, commensurate with the size/nature of the place)	
<i>Construction materials</i>	<i>Walls</i> Brick - Pointed brick	<i>Roof</i> Metal - Corrugated	<i>Other</i>
<i>Use</i>	<i>Current</i> Residential - Single storey	<i>Original</i> Residential - Single storey	<i>Other</i>
<i>Authenticity</i>	Medium: Alterations which are inconsistent with the original design appear to include the raked verandah roof (possibly originally bull-nosed, similar to 175 Barker Road), the rendering of the lower half of the front wall, the use of coloured steel sheeting for the roof and the replacement of the front door in a modern style.		
<i>Integrity</i>	High: The place continues to be used for its original purpose		
<i>Contributory Significance</i>	Some contribution to the assessed heritage values of the study area		
<i>Historical</i>	Subiaco's population increased significantly in the 1890s due to an economic		


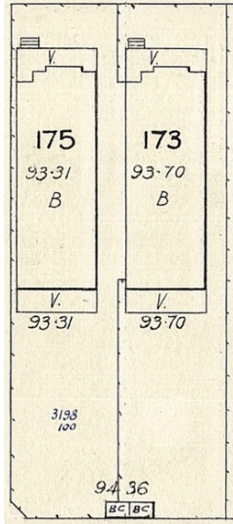
<i>Notes and Associations</i>	<p>depression in the eastern states and the discovery of gold in Western Australia. During the 1890s property developers bought large landholdings for subdivision in the Perth metropolitan area. The original subdivisions in Subiaco were generally simple grid pattern developments with small lots suitable for occupancy by working families. However, the more elevated parts of the suburb, particularly towards Kings Park, also attracted business and professional men and some lots were later amalgamated to accommodate their larger homes and gardens. Mixed development occurred and within the Park Street Heritage Area this ranged from narrow, single storey terrace housing through to a large 2-storey house set in spacious grounds. The readily available evidence indicates that the number of houses within this area increased from around 24 in 1901 to 72 in 1906; 86 in 1910; 91 in 1915, 94 in 1920 and 13 by 1925. Development then stabilised, with 106 houses and 1 block of flats identified in 1949.</p> <p>Perth Suburban Lot 220 was subdivided as Deposited Plan 1552 in 1896 and advertised as the “Parkerville Estate”. This comprised 38 lots with frontages along the eastern side of Townshend Road (between Barker and Bagot Roads), part of the southern side of Barker Road, part of Salisbury Avenue (renamed as part of Park Street in 1901) and part of the northern side of Bagot Road. Part Lot 5 and Lot 6 were later developed with two very similar houses, 173 and 175 Barker Road.</p> <p>Entries in the 1903 Subiaco Rate Books recorded ‘E Basan’ as the owner of Lots 1 to 6, DP 1552. This was Ernest Thomas Anderson Basan (financier/money lender), who built his own home on Lots 1 & 2 (159 Barker Road) in c.1902. Lots 5 & 6 were listed as vacant in 1903, but by 1905 part Lot 5 and Lot 6 had been developed with 2 houses, which Basan rented out. There was a high turn of occupants through until the mid 1930s. A review of the Post Office Directories at around 5-yearly intervals (together with reference to contemporary Electoral Rolls) indicates that some of the primary residents during this period included:</p> <ul style="list-style-type: none"> – 1905: Frederick Lillycrop (railway inspector) – 1910: James Lawrence (telegraphist, Post and Telegraph Department) <p>The Rate Books listed Basan as the owner of 173 & 175 Barker Road in 1910-1911, changing to ‘Dyan’ (or similar) by 1912-1913.</p> <ul style="list-style-type: none"> – 1915 & 1920: Angelo James Besley (telegraphist, Post and Telegraph Department) <p>The Rate Books listed Besley as the tenant in 1913-1914 & 1914-1915 and as the owner from 1915-1916. Members of the family lived here until around the time of Angelo’s death in January 1923. In April of that year a brief newspaper notice stated that E Besley (James’ widow, Elizabeth) had sold the property.</p> <ul style="list-style-type: none"> – 1925: John Heard Powe (labourer) <p>In 1929-1930 the Rate Books identified Robert Smith as the owner of #173.</p> <ul style="list-style-type: none"> – 1930: Frank Edward Pullen (packer) <p>The first longer-term residents appear to have been James Leo McMahon (mechanic) and his wife, Noelene (nee Smith). This couple had settled at 173 Barker Road by the mid-1930s (following their marriage in 1934) and remained here until c.1950.</p> <p>A plan of the site prepared in the 1927 and reviewed in 1955 for the purpose of</p>
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	<p>planning sewerage and water supply services shows that the original footprint of the residence has not changed significantly apart from an addition at the rear, which has replaced an original verandah. Aerial photographs of the place since the mid 20th century indicate that this addition took place in the late 1980s. The addition replaced the original red corrugated iron roof cladding with corrugated metal sheeting which is currently evident. The extent and form of the original residence are still clearly evident.</p> <p>173 Barker Road was adopted on the City of Subiaco Local Heritage Survey in 2003. It has been assessed as level 3 (contributes to the heritage of the City of Subiaco).</p>
	 <p>Metropolitan Sewerage Plan, Part Sheet 185, State Records Office of Western Australia (revised 1927 and 1955)</p>
<p><i>Physical Description</i> (Based on a streetscape inspection in March 2023)</p>	<p><u>Architectural style</u></p> <p>Typical of many modest but well built 2-3 bedroom suburban houses of the early twentieth century, 173 Barker Road incorporated some elements of the Federation Queen Anne style. It was designed to a scale and form generally considered suitable for occupiers such as office workers, retail employees and both skilled and unskilled tradesmen.</p> <p>173 and 175 Barker Road were designed as a very similar pair and, between them, they provide considerable evidence regarding original detailing.</p> <p><u>Plan form at the street frontage</u></p> <ul style="list-style-type: none"> Asymmetrical facade. <p>This features a shallow rectangular window bay to the front wall and a short set back to the entry area on the western side of the main façade.</p> <p><u>Roof form and materials</u></p> <ul style="list-style-type: none"> Hipped-gabled roof clad with corrugated metal sheeting (Colorbond or similar). Verge gable over the front window bay, finished with roughcast render, 2 vertical timber battens and a timber finial. Battened eaves and decorative eaves brackets. Rendered chimneys with a pattern of recessed panels to the caps and slender chimney pots. Raked verandah roof (possibly originally bull-nosed as seen at 175 Barker


	<p>Road)</p> <p><u>Wall materials and finishes to the main facade</u></p> <ul style="list-style-type: none"> • Tuck-pointed brick walls laid in Flemish bond. Now rendered up to the level of an original rendered stringcourse (as extant to 175 Barker Road) <p><u>Other detailing to main facade</u></p> <ul style="list-style-type: none"> • Setback to main entry framed by a rendered semi-circular arch. • Modern door, traditional moulded architraves, sidelight, highlight and stained glass with a floral motif. • Two full-height double-hung windows with timber kick-plates to the window bay. • Chamfered square verandah posts. Simple frieze of square balustrettes. • Concrete verandah floor. <p><u>Streetscape setting</u></p> <ul style="list-style-type: none"> • House set back approximately 2.7m from the Barker Road frontage. • Lot width approximately 7.5m. • Built close to boundary on western side. Setback of about 900mm on eastern side. • Front yard enclosed by a rendered masonry plinth, capped by a palisade fence and backed by a low hedge. <p><u>General Condition</u> (as viewed from the street)</p> <p>Good.</p>
<i>References</i>	<ul style="list-style-type: none"> • <i>Local Heritage Survey of the Triangle Precinct, 2020-2021</i> (prepared for the City of Subiaco by Hocking Heritage + Architecture, adopted June 2021) • 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 1903, 1905, 1910-1911, 1912-1913, 1914-1915, 1915-1916, 1916-1917, 1917-1918 & 1929-1930 (information provided by the City of Subiaco, March 2023) • Western Australian Post Office Directories, 1890s-1949 (slwa.wa.gov.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.nal.gov.au) • Metropolitan Sewerage Plan SROWA_series634_cons4156_item0185 • Historical aerial photographs, as available for selected years in the period 1948-2022, Map Viewer Plus (landgate.wa.gov.au) <p>Note: Biographical information has been based on readily available information from a range of online sources, including ancestry.com.au. 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.</p>

<i>Name</i>	House, 175 Barker Road		
<i>Address</i>	175 Barker Road, Subiaco (Lot 248, DP 34008)		
<i>Other</i>	Originally part Lot 6, DP 1552		
<i>Place No.</i>	InHerit database Place No. 24043		
<i>Heritage Listings</i>	Local Heritage Survey – adopted 04/02/2003		
<i>Place Type</i>	Individual building		
<i>Photograph</i> (Greenward Consulting, March 2023)			
<i>Construction date</i>	c.1904	<i>Architectural style</i> Federation Queen Anne (selected elements, commensurate with the size/nature of the place)	
<i>Construction materials</i>	<i>Walls</i> Brick - Pointed brick	<i>Roof</i> Metal - Corrugated	<i>Other</i> Rendered string course
<i>Use</i>	<i>Current</i> Residential - Single storey	<i>Original</i> Residential - Single storey	<i>Other</i>
<i>Authenticity</i>	High: original external detailing and form of the building (as viewed from the street) appears to be largely intact and/or sympathetically restored/renovated (noting that the brickwork to the side elevations has been painted).		
<i>Integrity</i>	High: The place continues to be used for its original purpose		
<i>Contributory Significance</i>	Considerable contribution to the assessed heritage values of the study area This is a good, relatively intact, example of a mid-range suburban home of the early twentieth century. Developed by Ernest Basan (financier/money lender) as a rental property, it provides an interesting contrast with his contemporary villa residence at 159 Barker Road.		


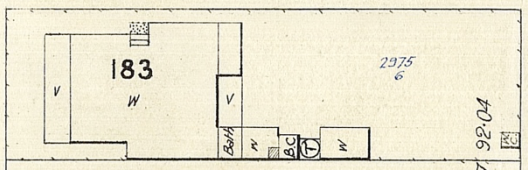
<p><i>Historical Notes and Associations</i></p>	<p>Subiaco's population increased significantly in the 1890s due to an economic depression in the eastern states and the discovery of gold in Western Australia. During the 1890s property developers bought large landholdings for subdivision in the Perth metropolitan area. The original subdivisions in Subiaco were generally simple grid pattern developments with small lots suitable for occupancy by working families. However, the more elevated parts of the suburb, particularly towards Kings Park, also attracted business and professional men and some lots were later amalgamated to accommodate their larger homes and gardens. Mixed development occurred and within the Park Street Heritage Area this ranged from narrow, single storey terrace housing through to a large 2-storey house set in spacious grounds. The readily available evidence indicates that the number of houses within this area increased from around 24 in 1901 to 72 in 1906; 86 in 1910; 91 in 1915, 94 in 1920 and 13 by 1925. Development then stabilised, with 106 houses and 1 block of flats identified in 1949.</p> <p>Perth Suburban Lot 220 was subdivided as Deposited Plan 1552 in 1896 and advertised as the "Parkerville Estate". This comprised 38 lots with frontages along the eastern side of Townshend Road (between Barker and Bagot Roads), part of the southern side of Barker Road, part of Salisbury Avenue (renamed as part of Park Street in 1901) and part of the northern side of Bagot Road. Part Lot 5 and Lot 6 were later developed with two very similar houses, 173 and 175 Barker Road.</p> <p>Entries in the 1903 Subiaco Rate Books recorded 'E Basan' as the owner of Lots 1 to 6, DP 1552. This was Ernest Thomas Anderson Basan (financier/money lender), who built his own home on Lots 1 & 2 (159 Barker Road) in c.1902. Lots 5 & 6 were listed as vacant in 1903, but by 1905 part Lot 5 and Lot 6 had been developed with 2 houses. 175 Barker Road was used as a rental property until c.1916. A review of the Post Office Directories at around 5-yearly intervals (together with reference to the available Rate Books and contemporary Electoral Rolls) indicates that some of the primary residents during this period included:</p> <ul style="list-style-type: none"> – 1905: Mrs Catherine Howard (widow) – 1910: H F Mueller <p>The Rate Books listed Basan as the owner of 173 & 175 Barker Road in 1910-1911, changing to 'Dyan' (or similar) by 1912-1913.</p> <ul style="list-style-type: none"> – 1915: Samuel Robert Till (labourer) <p>The name of the owner changed to 'E Williams' in the 1915-1916 Rate Book and this marked the beginning of a long association with the extended Williams/Silvester family. Edwin Joyce ('Ted') Williams (of the Telephone Mechanical Department) (c.1885-1919) and Vera Waley Silvester (c.1892-1970) were married in 1916 and had at least two children in c.1916-1918 – both of whom were born at 175 Barker Road. Following Edwin's death, aged only 33 years, 'Mrs E J Williams' continued to be identified as the primary occupant until 1922, after which the house appears to have been rented out for a few years.</p> <p>Online family trees state that Vera married her cousin, Alfred William Silvester (c.1870-1956) (theatrical artist*) in Queensland in 1929 and they had a son in 1930. By the late 1930s this family was living at 175 Barker Road, including Vera's older children who had taken their step-father's surname. Vera was still</p>
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	<p>listed at this address in the Electoral Rolls of 1968.</p> <p>*At least three generations of the Silvester family worked as magicians and entertainers in Australia from the 1870s until at least the 1940s.</p> <p>A plan of the site prepared in the 1927 and reviewed in 1955 for the purpose of planning sewerage and water supply services shows that the original footprint of the residence has not changed significantly apart from an addition at the rear, which has replaced an original verandah. Aerial photographs of the place since the mid 20th century indicate that this addition took place c1980. The extent and form of the original residence are still clearly evident.</p> <p>173 Barker Road was adopted on the City of Subiaco Local Heritage Survey in 2003. It has been assessed as level 3 (contributes to the heritage of the City of Subiaco).</p>
	 <p>Metropolitan Sewerage Plan, Part Sheet 185, State Records Office of Western Australia (revised 1927 and 1955)</p>
<p><i>Physical Description</i> (Based on a streetscape inspection in March 2023)</p>	<p>173 and 175 Barker Road were designed as a very similar pair and between them they provide considerable evidence regarding original detailing.</p> <p><u>Architectural style</u></p> <p>Typical of many modest but well built 2-3 bedroom suburban houses of the early twentieth century, 173 Barker Road incorporated some elements of the Federation Queen Anne style. It was designed to a scale and form generally considered suitable for occupiers such as office workers, retail employees and both skilled and unskilled tradesmen.</p> <p><u>Plan form at the street frontage</u></p> <ul style="list-style-type: none"> Asymmetrical facade. This features a shallow rectangular window bay to the front wall and a short set back to the entry area on the western side of the main façade. <p><u>Roof form and materials</u></p> <ul style="list-style-type: none"> Hipped-gabled roof clad with corrugated metal sheeting. Verge gable over the front window bay, finished with roughcast render, 2 vertical timber battens and a timber finial. Battened eaves and decorative eaves brackets, set over a slightly projecting flat cornice.

	<ul style="list-style-type: none"> • Rendered chimneys with slender chimney pots. Possibly originally featuring a pattern of recessed panels to the caps (as seen at 173 Barker Road). • Hipped, bull-nosed verandah roof. <p><u>Wall materials and finishes to the main facade</u></p> <ul style="list-style-type: none"> • Tuck-pointed brick walls laid in Flemish bond. • Rendered stringcourse at mid wall height. <p><u>Other detailing to main facade</u></p> <ul style="list-style-type: none"> • Recessed 'porch' to main entry, with a 4-panel door, traditional moulded architraves, sidelight, highlight and stained glass with a leaf motif. • Two full-height double-hung windows with timber kickplates to the window bay. • Verandah featuring turned timber posts, a simple frieze of turned timber balustrettes, modern tiled finish to floor and stone steps. <p><u>Streetscape setting</u></p> <ul style="list-style-type: none"> • House set back approximately 2.7m from the Barker Road frontage. • Lot width approximately 7.5m. • Minimal setback on western side. Setback of about 900mm on eastern side. • Front yard enclosed by a palisade fence, partly overgrown by garden plantings. <p><u>General Condition</u> (as viewed from the street)</p> <p>Good (noting that there is some rust to the roof gullies and ridge caps).</p>
<i>References</i>	<ul style="list-style-type: none"> • <i>Local Heritage Survey of the Triangle Precinct, 2020-2021</i> (prepared for the City of Subiaco by Hocking Heritage + Architecture, adopted June 2021) • 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 1903, 1905, 1910-1911, 1912-1913, 1914-1915, 1915-1916, 1916-1917, 1917-1918 & 1929-1930 (information provided by the City of Subiaco, March 2023) • Western Australian Post Office Directories, 1890s-1949 (slwa.wa.gov.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.nal.gov.au) • Alfred Silvester – the Fakir of Oolu and his Family of Magic (http://sydneymagic.net/silvester.html) • Metropolitan Sewerage Plan SROWA_series634_cons4156_item0185 • Historical aerial photographs, as available for selected years in the period 1948-2022, Map Viewer Plus (landgate.wa.gov.au) <p>Note: Biographical information has been based on readily available information from a range of online sources, including ancestry.com.au. 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.</p>


<i>Name</i>	House, 183 Barker Road		
<i>Address</i>	183 Barker Road, Subiaco (corner Townshend Road) (Lot 7, DP 1552)		
<i>Other</i>	-		
<i>Place No.</i>	-		
<i>Heritage Listings</i>	-		
<i>Place Type</i>	Individual building		
<i>Photograph</i> (Greenward Consulting, March 2023)			
<i>Construction date</i>	c.1925	<i>Architectural style</i> This house does not clearly illustrate any of the major architectural styles of the Federation or early Inter-War periods.	
<i>Construction materials</i>	<i>Walls</i> Brick - Rendered brick	<i>Roof</i> Metal - Corrugated	<i>Other</i>
<i>Use</i>	<i>Current</i> Residential - Single storey (2 storey rear additions)	<i>Original</i> Residential - Single storey	<i>Other</i>
<i>Authenticity</i>	Medium: the place appears to have undergone some alterations, including to the north facing verandah/porch. The traditional presentation of the house to the street has also been diminished by the construction of a high masonry wall along the street boundaries and the prominent mounting of solar panels on the roof.		
<i>Integrity</i>	High: The place continues to be used for its original purpose		
<i>Contributory Significance</i>	Some contribution to the assessed heritage values of the study area		

<p><i>Historical Notes and Associations</i></p>	<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. During the 1890s property developers bought large landholdings for subdivision in the Perth metropolitan area. The original subdivisions in Subiaco were generally simple grid pattern developments with small lots suitable for occupancy by working families. However, the more elevated parts of the suburb, particularly towards Kings Park, also attracted business and professional men and some lots were later amalgamated to accommodate their larger homes and gardens. Mixed development occurred and within the Park Street Heritage Area this ranged from narrow, single storey terrace housing through to a large 2-storey house set in spacious grounds. The readily available evidence indicates that the number of houses within this area increased from around 24 in 1901 to 72 in 1906; 86 in 1910; 91 in 1915, 94 in 1920 and 13 by 1925. Development then stabilised, with 106 houses and 1 block of flats identified in 1949.</p> <p>Perth Suburban Lot 220 was subdivided as Deposited Plan 1552 in 1896 and advertised as the "Parkerville Estate". This comprised 38 lots with frontages along the eastern side of Townshend Road (between Barker and Bagot Roads), part of the southern side of Barker Road, part of Salisbury Avenue (renamed as part of Park Street in 1901) and part of the northern side of Bagot Road.</p> <p>In the Subiaco Rate Book of 1903 the owner of Lot 7 (183 Barker) was identified as E J Thompson and the occupant as J Filewood (John Robert Filewood, miner). As J R Filewood was listed as the only resident along the southern side of this section of Barker Road in the Post Office Directory of 1901, it seems likely that the site had been developed by the beginning of the century. It appears to have been used as a rental property until the mid-1920 and had a high turn-over of occupants during this period. However, an advertisement to let in 1909 described 183 Barker Road as including "3 rooms" - which suggests a more modest structure than the original section of the current house.</p> <p>The property was not listed in the Post Office Directory in 1925. While properties were occasionally omitted for no apparent reason, it is possible that the house was extensively altered or fully redeveloped at this time – which would be consistent with some of the current detailing.</p> <p>The first long-term owner/occupants were members of the Donaldson family, who lived here in c.1925-1945. Charlotte Falais (c.1869-1954) and William Rhem Donaldson (c.1864-1945) were married in Victoria in c.1890, and this couple had at least 11 children in the period c.1891-1913, 7 of whom survived infancy. Charlotte and William (a plasterer) had settled in Subiaco by 1903, living at 134 Park Street prior to their move to Barker Road. During their time in Barker Road they continued to share their house with at least some of their children. In c.1948 Charlotte moved to Victoria Park.</p> <p>An analysis of a historical Metropolitan Sewerage Plan (dated 1927, updated 1955) and historical aerial photographs indicates that major two-storey rear additions were constructed in 2016. The footprint of the original section of the house is still clearly recognisable.</p>
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	 <p>Metropolitan Sewerage Plan, Part Sheet 185, State Records Office of Western Australia (revised 1927 and 1955)</p>
<p><i>Physical Description</i> (Based on a streetscape inspection in March 2023)</p>	<p>Note: Views to the main façade are restricted by the high courtyard wall across both street frontages. The following description is based elements that can be seen above the height of the wall.</p> <p><u>Architectural style</u></p> <p>This house does not clearly illustrate any of the major architectural styles of the Federation or early Inter-War periods.</p> <p>It was designed to a scale and form generally considered suitable for occupiers such as office workers, retail employees and skilled tradesmen.</p> <p><u>Plan form at the street frontage</u></p> <ul style="list-style-type: none"> Asymmetrical façade designed to address the intersection, with the entrance facing Barker Road, a verandah facing Townshend Road and large verge gables to both frontages. <p><u>Roof form and materials</u></p> <ul style="list-style-type: none"> Return gable roof clad with corrugated metal sheeting. Full width gable to the Townshend Road frontage, finished with roughcast render and slender vertical battens. Prominent modern gable capping. Smaller matching gable near the eastern end of the original Barker Road frontage. Face brick chimney with restrained rendered detailing. Raked verandah along the Townshend Road façade (matching the 1955 site plan, above). Raked porch in front of the entry (not shown on the 1955 site plan). <p><u>Wall materials and finishes to the main facade</u></p> <ul style="list-style-type: none"> Rendered facade. <p><u>Other detailing to main facade</u></p> <ul style="list-style-type: none"> Slightly recessed entrance facing Barker Road, half-way along the northern elevation of the original house. This has a high-waisted door, sidelights and highlight (consistent with detailing of the early inter-war era). Double hung window to the north-facing gable. What appear to be two sets of French doors opening onto the west-facing verandah (not fully visible from the street). Chamfered square timber verandah posts. These are set in pairs (consistent with detailing of the early inter-war era) Carved verandah brackets, featuring a solid face with a small 4-petal flower cut-out (consistent with detailing of the early inter-war era). <p><u>Streetscape setting</u></p> <ul style="list-style-type: none"> Lot width approximately 11.1m to the Townshend Road frontage and 37m to the Barker Road frontage.


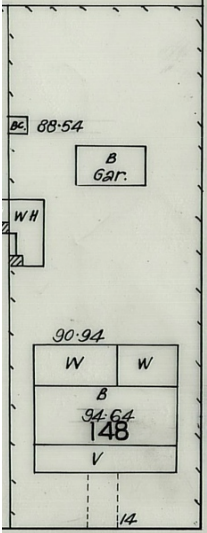
	<ul style="list-style-type: none"> • Set back of approximately 2.4m from the Townshend Road frontage and 1m from the Barker Road frontage. • Front yard enclosed by a high painted brick wall along both street boundaries. <p><u>General Condition</u> (as viewed from the street)</p> <p>Good</p>
<i>References</i>	<ul style="list-style-type: none"> • 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 1903, 1905, 1910-1911, 1914-1915, 1915-1916 & 1929-1930 (information provided by the City of Subiaco, March 2023) • Western Australian Post Office Directories, 1890s-1949 (slwa.wa.gov.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.nal.gov.au), including: <ul style="list-style-type: none"> – <i>Sunday Times</i> 21 November 1909 p 7 • Metropolitan Sewerage Plan SROWA_series634_cons4156_item0185 • Historical aerial photographs, as available for selected years in the period 1948-2022, Map Viewer Plus (landgate.wa.gov.au) <p>Note: Biographical information has been based on readily available information from a range of online sources, including ancestry.com.au. 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.</p>

5.4 148-184 BARKER ROAD

<i>Name</i>	House, 148 Barker Road		
<i>Address</i>	148 Barker Road, Subiaco (corner Olive Street) (Lot 14, DP 419)		
<i>Other</i>	-		
<i>Place No.</i>	InHerit database Place No. 24039		
<i>Heritage Listings</i>	Local Heritage Survey – adopted 04/02/2003		
<i>Place Type</i>	Individual building		
<i>Photograph</i> (Greenward Consulting, March 2023)			
<i>Construction date</i>	c.1901-1902 Extensively altered in the 1940s and again in the 1990s	<i>Architectural style</i> Original style obscured by later alterations.	
<i>Construction materials</i>	<i>Walls</i> Brick - Pointed brick	<i>Roof</i> Metal - Corrugated	<i>Other</i>
<i>Use</i>	<i>Current</i> Residential - Two storey	<i>Original</i> Residential - Single storey	<i>Other</i>
<i>Authenticity</i>	Low: The original detailing of the main façade has been heavily modified over time, including alterations to the windows (1940s), the construction of masonry verandah piers (1940s), the introduction of two gables to the roof (1990s) and the construction of a gabled arbour linking the verandah to the front gate (1990s).		
<i>Integrity</i>	High: The place continues to be used for its original purpose		


<i>Contributory Significance</i>	<p>Little contribution to the assessed heritage values of the study area</p> <p>While the current front façade is compatible with the urban characteristics of the study area, it has a low level of authenticity and therefore makes little contribution to the assessed heritage values.</p>
<i>Historical Notes and Associations</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. During the 1890s property developers bought large landholdings for subdivision in the Perth metropolitan area. The original subdivisions in Subiaco were generally simple grid pattern developments with small lots suitable for occupancy by working families. However, the more elevated parts of the suburb, particularly towards Kings Park, also attracted business and professional men and some lots were later amalgamated to accommodate their larger homes and gardens. Mixed development occurred and within the Park Street Heritage Area this ranged from narrow, single storey terrace housing through to a large 2-storey house set in spacious grounds. The readily available evidence indicates that the number of houses within this area increased from around 24 in 1901 to 72 in 1906; 86 in 1910; 91 in 1915, 94 in 1920 and 13 by 1925. Development then stabilised, with 106 houses and 1 block of flats identified in 1949.</p> <p>Perth Suburban Lot 209 was subdivided as Deposited Plan 419 in the early 1890s. This comprised 26 lots including 3 along the northern side of Barker Road (immediately west of Olive Street). The corner site, Lot 14, was developed as 148 Barker Road. Information from the Post Office Directories and local newspaper reports indicate that a house had been built here by 1902. The first known occupants were Frederick Charles Chandler (plasterer) and his wife Emily Jane (nee Stow), who were married in Subiaco in 1901 and lived here until c.1905 (with F Chandler being identified as the owner/occupier in the 1903 Rate Book). In 1906 there were three plasterers with the surname Chandler living in Subiaco. An analysis of online family trees and birth/death records suggests that these were brothers, James Thomas Chandler (born c.1862-1938); Frederick Charles Chandler (c.1866-1910) and Ernest Albert Chandler (c.1868-1951). In the Subiaco Rate Books of 1906, James Chandler was identified as a builder and it is possible that the family were involved in the construction of their own houses at 148 Barker Road; 90 Olive Street (constructed c.1905 and occupied by Ernest); and 140 Barker Road (occupied by James until he moved to a newly built house at 72 Heytesbury Road in c.1906).</p> <p>148 Barker Road had at least 5 different owner/occupiers from the time it was built until c.1924. A review of the Post Office Directories (together with reference to contemporary Electoral Rolls and available Rate Books) indicates that, in addition to Frederick Chandler, these included:</p> <ul style="list-style-type: none"> – 1905: Mary Jackson <p style="padding-left: 40px;">The 1905 Rate Book identified Mary as the owner/occupier, but she appears to have lived here for a relatively short time.</p> <ul style="list-style-type: none"> – c.1908-1911: Arthur Williamson Ridoutt (accountant) – c.1912-1924: Miss Annie Greenall (midwife) & Elizabeth Bullen (widow) <p style="padding-left: 40px;">Entries in the Electoral Rolls suggest that Annie Greenall and Elizabeth Bullen lived together at 247 Hay Street (c.1910-1911) and 148 Barker Road (c.1912</p>

	<p>until at least 1921). In the Rate Books Annie was identified as the owner of 148 Barker Road in 1912-1913 through to 1916-1917. After that H Bullen (farmer) was identified as the owner. Miss Annie Greenall was identified as the primary occupant in the Post Office Directories in 1912-1918, changing to Mrs E Bullen in 1919-1924.</p> <p>The first long-term owner/occupiers were the Grose family. In c.1924, Albert Grose (engine driver) (c.1880-1954) moved into the house with his wife Jessie Adelaide Louise Grose, nee Cormack (c.1888-1959) and their two children. Members of this family remained here until the late 1950s.</p> <p>The City of Subiaco holds plans for alterations and additions submitted by “Mrs Grose” in 1941. These works included a brick extension at the rear of the original two-room brick cottage, providing a new kitchen, dining room, internal bathroom and bedroom, plus a lightweight sleep-out and back verandah. The extent of the “existing rooms” was limited to the two front rooms and entry hall and, based on the detailing of the place, it appears that the front verandah and roof were both re-designed at this time. Aerial photographs of the place indicate that the roof been clad with terracotta tiles by the mid twentieth century.</p> <p>In the late 1990s another large addition (including a two storey portion) was constructed at the rear. These works changed the roof cladding to Zincalume and added two gablets above the front façade and a gabled arbour between the front verandah and gate.</p> <p>148 Barker Road was adopted on the City of Subiaco Local Heritage Survey in 2003. It has been assessed as level 3 (contributes to the heritage of the City of Subiaco).</p>
	 <p>Photograph of 148 Barker Road dated 1997 (courtesy of the City of Subiaco)</p>


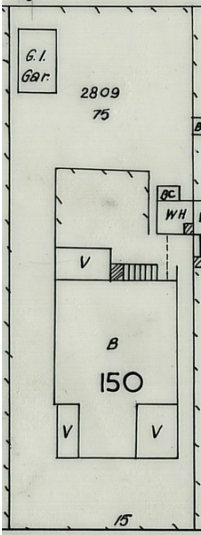
	 <p>Metropolitan Sewerage Plan, Part Sheet 171, State Records Office of Western Australia.</p> <p>Note: While these plans were dated as having been revised in 1954, they did not show the brick additions constructed at 148 Bagot Road in the 1940s. Similar omissions have been noted for other places and reflect the complexity of maintaining updated plans for properties across the full metropolitan area.</p>
<p><i>Physical Description</i> (Based on a streetscape inspection in March 2023)</p>	<p><u>Architectural style</u></p> <p>The original style of 148 Barker Road has been obscured by later alterations. Based on the size and form of the earlier floor plan (as shown Metropolitan Sewerage Plan, Part Sheet 171, revised 1954), the house was originally a very simple symmetrical cottage of two brick rooms with timber framed rear additions. It appears to have been of a scale and form generally considered suitable for occupiers such as office workers, retail employees and both skilled and unskilled tradesmen.</p> <p><u>Plan form at the street frontage</u></p> <ul style="list-style-type: none"> Symmetrical facade. This features a central entrance door, flanked by windows to each of the front rooms. <p><u>Roof form and materials</u></p> <ul style="list-style-type: none"> Hipped roof clad with corrugated metal sheeting. <p>The main roof extends in a continuous alignment to form a raked roof over the verandah. In the 1990s two small gables were added over the line of the front windows.</p> <ul style="list-style-type: none"> Plain painted brick chimney (consistent an original design of the place as a very simple brick cottage). Exposed rafters (consistent with alterations to the roofline in the 1940s). <p><u>Wall materials and finishes to the main facade</u></p> <ul style="list-style-type: none"> Tuck pointed brick walls. Vermiculated rendered quoins to the outer corners (authenticity not determined, possibly dating from the 1940s). <p><u>Other detailing to main facade</u></p> <ul style="list-style-type: none"> Verandah extending across the full width of the main façade. Centrally located entrance with no sidelights (consistent an original design of the place as a very simple brick cottage). Entrance door featuring geometric styled glazed panels in textured glass (consistent with the inter-war era).

	<ul style="list-style-type: none"> • Windows to the front rooms designed with casements flanking a wider central panel. These feature geometric styled glazed panels in textured glass and simple flat sills (consistent with the inter-war era). • Large masonry verandah piers (consistent with the with the inter-war era). • Gabled timber arbour linking the verandah to the front gate (constructed in the late 1990s). <p><u>Streetscape setting</u></p> <ul style="list-style-type: none"> • House set back approximately 3.5m from the Barker Road frontage. • Lot width approximately 14.2m. • Side setbacks of about 900mm. • Front yard enclosed by a face-brick plinth and piers, framing flat-topped picket panels. The height of this fence limits views to the main façade from the street. <p><u>General Condition</u> (as viewed from the street)</p> <p>Good</p>
References	<ul style="list-style-type: none"> • <i>Local Heritage Survey of the Triangle Precinct, 2020-2021</i> (prepared for the City of Subiaco by Hocking Heritage + Architecture, adopted June 2021) • 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 1903, 1905, 1908-1909, 1910-1911, 1912-19113, 1916-1917, 1917-1918 & 1929-1930 (information provided by the City of Subiaco, March 2023) • Plans of proposed alterations dated 1941, photograph dated 1997 and extracts from plans for alterations dated 1997. Copies provided by the City of Subiaco for the purpose of this report. • Western Australian Post Office Directories, 1890s-1949 (slwa.wa.gov.au) • Electoral Rolls (scanned copies of selected years available at ancestry.com.au) • <i>The demographics of Subiaco in 1910: Who was living here, what did they do for a living, what were their relationships and did they stay or leave?</i> A private research paper prepared by Annette Green 2017-2022, copy held by the City of Subiaco Museum. • Various newspaper notices and advertisements relating this property and/or the occupants of the house (trove.nal.gov.au), including: <ul style="list-style-type: none"> – <i>The West Australian</i> 10 June 1919 p 3 • Metropolitan Sewerage Plan SROWA_series634_cons4156_item0171 • Historical aerial photographs, as available for selected years in the period 1948-2022, Map Viewer Plus (landgate.wa.gov.au) <p>Note: Biographical information has been based on readily available information from a range of online sources, including ancestry.com.au. 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.</p>

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<i>Name</i>	House, 150 Barker Road		
<i>Address</i>	150 Barker Road, Subiaco (Lot 15, DP 419)		
<i>Other</i>	c.1915		
<i>Place No.</i>	InHerit database Place No. 26861		
<i>Heritage Listings</i>	Local Heritage Survey – adopted 22/06/2021		
<i>Place Type</i>	Individual building		
<i>Photograph</i> (Greenward Consulting, March 2023)			
<i>Construction date</i>	c.1915	<i>Architectural style</i> Federation Queen Anne (selected elements, commensurate with the size/nature of the place)	
<i>Construction materials</i>	<i>Walls</i> Brick - Painted brick	<i>Roof</i> Metal - Corrugated	<i>Other</i>
<i>Use</i>	<i>Current</i> Residential - Single storey	<i>Original</i> Residential - Single storey	<i>Other</i>
<i>Authenticity</i>	Medium: The authenticity of the house within its streetscape setting has been reduced by the painting of the original tuck-pointed face brickwork. Other than this, the external detailing appears to be largely intact and/or sympathetically restored/renovated.		
<i>Integrity</i>	High: The place continues to be used for its original purpose		
<i>Contributory Significance</i>	Some contribution to the assessed heritage values of the study area		


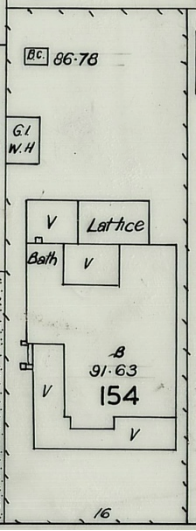
<p><i>Historical Notes and Associations</i></p>	<p>Subiaco's population increased significantly in the 1890s due to an economic depression in the eastern states and the discovery of gold in Western Australia. During the 1890s property developers bought large landholdings for subdivision in the Perth metropolitan area. The original subdivisions in Subiaco were generally simple grid pattern developments with small lots suitable for occupancy by working families. However, the more elevated parts of the suburb, particularly towards Kings Park, also attracted business and professional men and some lots were later amalgamated to accommodate their larger homes and gardens. Mixed development occurred and within the Park Street Heritage Area this ranged from narrow, single storey terrace housing through to a large 2-storey house set in spacious grounds. The readily available evidence indicates that the number of houses within this area increased from around 24 in 1901 to 72 in 1906; 86 in 1910; 91 in 1915, 94 in 1920 and 13 by 1925. Development then stabilised, with 106 houses and 1 block of flats identified in 1949.</p> <p>Perth Suburban Lot 209 was subdivided as Deposited Plan 419 in the early 1890s. This comprised 26 lots including 3 along the northern side of Barker Road (immediately west of Olive Street). Lot 15 was subsequently developed as 150 Barker Road.</p> <p>The first known occupants were a clerk, John Charles Hogan (c.1880-1950) and his wife, Alice Knyfton Hogan (nee Spencer) (c.1871-1950), who had married in Perth in c.1903. John Hogan purchased Lot 15 as a vacant site in c.1913-1914 (which was around the time he was transferred from the Kalgoorlie Post Office to the head office in Perth); had built a house here by c.1915; and lived here for much of the time until 1929 (when a newspaper notice stated that he had been transferred to Adelaide). At the time of his retirement in 1936 it was reported that Hogan had been employed in the public service for 42 years, and worked for both State and Commonwealth departments in various states, as well as in New Guinea.</p> <p>In c.1929 the property was purchased by another clerk, Walter Young. Walter Young (c.1902-1993) had married Eva Mary Abbott (c.1904-2001) in Perth in c.1926 and they lived here until around the early 1990s.</p> <p>A plan of the site prepared in 1954 for the purpose of planning sewerage and water supply services shows that the original footprint of the residence is approximately half the size of the current building. It featured a verandah across half of the rear elevation with steps accessing the back yard where the wash house and brick water closet were located. A galvanised iron garage was located in the rear of the lot.</p> <p>By the 1990s, the main part of the house was clad with 'Alu Tiles' (laid over the original corrugated iron). In 2000, a large addition was constructed adjoining the rear, which retained the original structure and roof form (with the latter re-clad with corrugated sheeting). A new carport was also constructed alongside the main elevation. These later works have not obscured the extent and form of the original residence.</p> <p>150 Barker Road was adopted on the City of Subiaco Local Heritage Survey in 2021. It has been assessed as level 3 (contributes to the heritage of the City of Subiaco).</p>
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	 <p>Metropolitan Sewerage Plan, Part Sheet 171, State Records Office of Western Australia (revised 1954)</p>
<p><i>Physical Description</i> (Based on a streetscape inspection in March 2023)</p>	<p><u>Architectural style</u></p> <p>Typical of many modest but well built 2-3 bedroom suburban houses of the early twentieth century, 150 Barker Road incorporated some elements of the Federation Queen Anne style. It was designed to a scale and form generally considered suitable for occupiers such as professional men, office workers, retail employees and skilled tradesmen.</p> <p><u>Plan form at the street frontage</u></p> <ul style="list-style-type: none"> Asymmetrical façade, featuring a projecting off-centred wing, flanked by two small verandahs. <p><u>Roof form and materials</u></p> <ul style="list-style-type: none"> Hipped- gabled roof clad with corrugated metal sheeting. Prominent verge gable with a roughcast rendered face, decorated with a mixture of vertical and curved battens, together with a row of small arched panels. Small louvered gablets at either end of the short, east-west ridgeline. Narrow battened eaves. Painted chimney with rendered detailing and cap. Separate hipped verandah roofs. <p><u>Wall materials and finishes to the main facade</u></p> <ul style="list-style-type: none"> Painted brickwork (original tuck-pointed face-brick) Two rendered stringcourses, one at window sill height and the other at door head height. <p><u>Other detailing to main facade</u></p> <ul style="list-style-type: none"> Entrance door located at the end of the western verandah. 5-panel door with stained glass panels, traditional moulded architraves, and highlight & sidelights with textured glass panels. Single double hung window to the front wall, set over a projecting moulded sill with a decorative under-sill panel. Similar window under the east verandah.

	<ul style="list-style-type: none"> • Raked window hood with decorative carved brackets and square battens to the sides. • Turned timber verandah posts (with the original detailing shown on the post attached to the wall at the front of the west verandah). • Tessellated tiled floor to the west verandah. <p><u>Streetscape setting</u></p> <ul style="list-style-type: none"> • House set back approximately 5m from the Barker Road frontage. • Lot width approximately 14.2m. • House set back approximately 3m from the west boundary, and approximately 900mm off the east boundary. • Modern, gabled roof carport located near the front of the block on the western side. Designed to compliment the detailing to the main gable. • Front yard enclosed by a face-brick plinth and piers, framing a palisade fence. Palisade gates. <p><u>General Condition</u> (as viewed from the street)</p> <p>Good</p>
<i>References</i>	<ul style="list-style-type: none"> • <i>Local Heritage Survey of the Triangle Precinct, 2020-2021</i> (prepared for the City of Subiaco by Hocking Heritage + Architecture, adopted June 2021) • 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 1903, 1910-1911, 1912-1913, 1913-1914, 1914-1915, 1915-1916, 1916-1917, 1917-1918 & 1920-1930 (information provided by the City of Subiaco, March 2023) • Western Australian Post Office Directories, 1890s-1949 (slwa.wa.gov.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.nal.gov.au) • Metropolitan Sewerage Plan SROWA_series634_cons4156_item0171 • Historical aerial photographs, as available for selected years in the period 1948-2022, Map Viewer Plus (landgate.wa.gov.au) • Information provided by the owners of 154 Barker Road regarding the Young family of 150 Barker Road and the roof materials in the 1990s. Email to the City of Subiaco dated 17 August 2023. <p>Note: Biographical information has been based on readily available information from a range of online sources, including ancestry.com.au. 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.</p>

<i>Name</i>	Tavistock		
<i>Address</i>	154 Barker Road, Subiaco (Lot 16, DP 419)		
<i>Other</i>	-		
<i>Place No.</i>	InHerit database Place No. 24040		
<i>Heritage Listings</i>	Local Heritage Survey – adopted 04/02/2003		
<i>Place Type</i>	Individual building		
<i>Photograph</i> (Greenward Consulting, March 2023)			
<i>Construction date</i>	c.1904	<i>Architectural style</i> Federation Queen Anne	
<i>Construction materials</i>	<i>Walls</i> Brick - Painted brick	<i>Roof</i> Metal - Corrugated	<i>Other</i> Rendered string course
<i>Use</i>	<i>Current</i> Residential - Two storey	<i>Original</i> Residential - Single storey	<i>Other</i>
<i>Authenticity</i>	Medium: The authenticity of the house within its streetscape setting has been reduced by the painting of the original tuck-pointed face brickwork and alterations to the roofline towards the rear. The other external detailing to the main facade appears to be largely intact and/or has been generally sympathetically restored/renovated.		
<i>Integrity</i>	High: The place continues to be used for its original purpose		
<i>Contributory Significance</i>	Some contribution to the assessed heritage values of the study area		


<p><i>Historical Notes and Associations</i></p>	<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. During the 1890s property developers bought large landholdings for subdivision in the Perth metropolitan area. The original subdivisions in Subiaco were generally simple grid pattern developments with small lots suitable for occupancy by working families. However, the more elevated parts of the suburb, particularly towards Kings Park, also attracted business and professional men and some lots were later amalgamated to accommodate their larger homes and gardens. Mixed development occurred and within the Park Street Heritage Area this ranged from narrow, single storey terrace housing through to a large 2-storey house set in spacious grounds. The readily available evidence indicates that the number of houses within this area increased from around 24 in 1901 to 72 in 1906; 86 in 1910; 91 in 1915, 94 in 1920 and 13 by 1925. Development then stabilised, with 106 houses and 1 block of flats identified in 1949.</p> <p>Perth Suburban Lot 209 was subdivided as Deposited Plan 419 in the early 1890s. This comprised 26 lots including 3 along the northern side of Barker Road (immediately west of Olive Street). The Subiaco Rate Book of 1903 listed Lot 16 as vacant land. By 1905 a house on this site was owned and occupied by J Anderson (commercial traveller). John Joseph Fletcher Anderson (c1869-1941) and Emily Liliast Sibley (c1860-1939) were married in Hobart in c.1894 and were still living there when their daughter was born in 1895. They appear to have settled in WA in c.1899 and at the time of John's death in September 1941 it was reported that:</p> <p><i>Travelling the Murchison territory for the past 41½ years, Mr. Anderson was a well known authority on conditions outback.</i></p> <p>The Anderson family lived at 154 Barker Road until c.1917, during which time two newspaper notices (1906 & 1908) referred to their house as "Tavistock". Other newspaper notices indicate that the family were active members of St Andrews, Subiaco. It has not been determined who Anderson worked for, but the size of his house suggests that he was successful in business.</p> <p>From c.1917 until at least the mid-twentieth century the occupants changed every few years, which suggests that it was primarily used as an investment property. A review of the Post Office Directories at around 5-yearly intervals (together with reference to contemporary Electoral Rolls) indicates that some of the primary residents during this period included:</p> <ul style="list-style-type: none"> – 1920: Mrs Laura Monson – 1925: George Gunton (miner) <p>In March 1925 a brief newspaper notice stated that J Gunton had sold the house. It is likely that this was George's wife, Janey.</p> <ul style="list-style-type: none"> – 1930: George Henry McKerrow (carpenter) <p>In the Rate Book of 1929-1930, the owner was listed as E Griffith.</p> <ul style="list-style-type: none"> – 1935: John James Woolley (retired) – 1940: Listed as vacant in the Post Office Directory – 1945 & 1949: Mrs Ella Merle Annear <p>A plan of the site prepared in 1954 for the purpose of planning sewerage and water supply services shows that the original footprint of the residence was</p>
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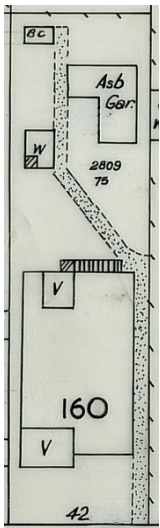
	<p>approximately half the size of the current building. By the early 1990s the At some stage prior to 1990 the main part of the house was clad with 'Alu Tiles' (laid over the original corrugated iron). In the early 1990s a large addition was constructed adjoining the rear, which altered the roof form including the addition of dormer windows. At this time the 'Alu Tiles' were removed and the roof clad with new corrugated sheeting.</p> <p>154 Barker Road was adopted on the City of Subiaco Local Heritage Survey in 2003. It has been assessed as level 3 (contributes to the heritage of the City of Subiaco).</p>
	 <p>Metropolitan Sewerage Plan, Part Sheet 171, State Records Office of Western Australia (revised 1954)</p>
<p><i>Physical Description</i> (Based on a streetscape inspection in March 2023)</p>	<p><u>Architectural style</u></p> <p>154 Barker Road was designed in the Federation Queen Anne style. It was designed to a scale and form generally considered suitable for occupiers such as professional men, business owners and skilled tradesmen.</p> <p>The late twentieth century additions and alterations have not obscured the extent and form of the original residence.</p> <p><u>Plan form at the street frontage</u></p> <ul style="list-style-type: none"> Asymmetrical facade. This features a stepped façade with a verandah extending across the full width of the house and returning partway along the western side (where it abutted a west-facing projecting wing). <p><u>Roof form and materials</u></p> <ul style="list-style-type: none"> Hipped-gabled roof clad with corrugated metal sheeting. Verge gable over a rectangular window bay to the front wall. This features a tall finial and a painted brick face set with a zigzag pattern of timber battens. Louvered gablets to the ridgelines. Secondary gable over the west-facing wing, featuring a tall finial and simple vertical battens. Painted brick chimneys with rendered detailing and cap. <p><u>Wall materials and finishes to the main facade</u></p> <ul style="list-style-type: none"> Painted brick in a Flemish bond pattern (originally tuck-pointed face-brick).

	<ul style="list-style-type: none"> • Rendered stringcourse at window sill level. <p><u>Other detailing to main facade</u></p> <ul style="list-style-type: none"> • Main entrance located towards the end of the western verandah (facing west). This features a 5-panel door, highlight and sidelights. • French doors facing south, at the end of the west verandah. • Rectangular bay window towards the western end of the front wall with single, narrow double hung windows on either side and a bank of 3 double hung windows to the front. The latter have a wide central sash, flanked by narrow sashes, with decorative moulded architraves featuring a button motif. • Another front window, partially screened from view by garden planting, appears to have a similar triple double-hung window form, with a plain rectangular sill over a decorative under-sill panel. <p><u>Streetscape setting</u></p> <ul style="list-style-type: none"> • House set back approximately 6m from the Barker Road frontage. • Lot width approximately 14.2m. • Side setback of approximately 1.4m along the western side and 600mm along the eastern side. • Car parking hardstand at the south-western corner of the site. • Front yard enclosed by a scalloped timber picket fence and gates. • Mature planting screens much of the eastern half of the façade from public views. <p><u>General Condition</u> (as viewed from the street)</p> <p>Good.</p>
<i>References</i>	<ul style="list-style-type: none"> • <i>Local Heritage Survey of the Triangle Precinct, 2020-2021</i> (prepared for the City of Subiaco by Hocking Heritage + Architecture, adopted June 2021) • 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 1903, 1905, 1910-1911, 1915-1916, 1916-1917, 1917-1918, & 1929-1930 (information provided by the City of Subiaco, March 2023) • Western Australian Post Office Directories, 1890s-1949 (slwa.wa.gov.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.nal.gov.au), including: <ul style="list-style-type: none"> – <i>The West Australian</i> 5 March 1925 p 3 – <i>The West Australian</i> 23 September 1941 p 2 • Metropolitan Sewerage Plan SROWA_series634_cons4156_item0171 • Historical aerial photographs, as available for selected years in the period 1948-2022, Map Viewer Plus (landgate.wa.gov.au) • Information provided by the owners of 154 Barker Road regarding the Young family of 150 Barker Road and the roof materials in the 1990s. Email to the City of Subiaco dated 17 August 2023.

	Note: Biographical information has been based on readily available information from a range of online sources, including ancestry.com.au. 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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<i>Name</i>	House, 160 Barker Road		
<i>Address</i>	160 Barker Road, Subiaco (Lot 42, DP 1125)		
<i>Other</i>	-		
<i>Place No.</i>	-		
<i>Heritage Listings</i>	-		
<i>Place Type</i>	Individual building		
<i>Photograph</i> (Greenward Consulting, March 2023)			
<i>Construction date</i>	c.1922	<i>Architectural style</i> California Bungalow (selected elements, commensurate with the size/nature of the place)	
<i>Construction materials</i>	<i>Walls</i> Brick - Rendered brick	<i>Roof</i> Tile - Terracotta	<i>Other</i>
<i>Use</i>	<i>Current</i> Residential - Single storey	<i>Original</i> Residential - Single storey	<i>Other</i>
<i>Authenticity</i>	Medium: Based on other places of this type it is quite likely that the smooth rendered sections (lower walls and verandah piers) were originally finished in contrasting face brickwork. The carport replaced a former window hood.		
<i>Integrity</i>	High: The place continues to be used for its original purpose		
<i>Contributory Significance</i>	Some contribution to the assessed heritage values of the study area		
<i>Historical Notes and Associations</i>	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. During the 1890s property developers bought large landholdings for subdivision		


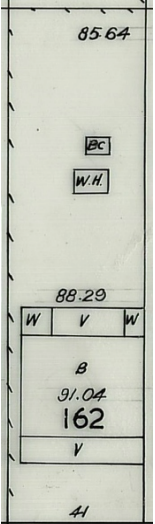
	<p>in the Perth metropolitan area. The original subdivisions in Subiaco were generally simple grid pattern developments with small lots suitable for occupancy by working families. However, the more elevated parts of the suburb, particularly towards Kings Park, also attracted business and professional men and some lots were later amalgamated to accommodate their larger homes and gardens. Mixed development occurred and within the Park Street Heritage Area this ranged from narrow, single storey terrace housing through to a large 2-storey house set in spacious grounds. The readily available evidence indicates that the number of houses within this area increased from around 24 in 1901 to 72 in 1906; 86 in 1910; 91 in 1915, 94 in 1920 and 13 by 1925. Development then stabilised, with 106 houses and 1 block of flats identified in 1949.</p> <p>Perth Suburban Lot 208 was subdivided as Deposited Plan 1125 in the mid 1890s. This comprised 42 lots of which Lot 42 was subsequently developed as 160 Barker Road. This house was first listed in the Post Office Directories in 1923 and the first known occupant was Leonard Harris Atkinson (bank official), who lived here in c.1923-1925. It then became the long-term family home of the Hugo family.</p> <p>William George Hugo (c.1885-1980)(electrician) and Ada Victoria Winter (c.1892-1968) were married in the goldfields district in c.1910 and they had one child, Lenard (born c.1911). They had settled at 160 Barker Road by 1925 and remained here until (or near) the end of their lives. During the 1930s, a family friend, Albert Hyman Cahn, also lived here and Ada's father Arthur, was sharing the house at the time of his death in 1942. William and Ada's son, Lenard, lived here on and off, including a period in early 1960s-early 1970s. William was still listed at this address in the Electoral Rolls of 1980.</p> <p>An analysis of a historical Metropolitan Sewerage Plan (revised March 1954) and historical aerial photographs indicates that a carport was constructed at the front of the house in c.1980. The footprint of the original house is still clearly recognisable.</p>
	 <p>Metropolitan Sewerage Plan, Part Sheet 171, State Records Office of Western Australia (revised 1954)</p>

<p><i>Physical Description</i> (Based on a streetscape inspection in March 2023)</p>	<p><u>Architectural style</u></p> <p>Typical of many modest but well built 2-3 bedroom suburban houses of the inter-war era, 160 Barker Road incorporated some elements of the Inter-War California Bungalow style. It was designed to a scale and form generally considered suitable for occupiers such as professional men, office workers, retail employees and skilled tradesmen.</p> <p><u>Plan form at the street frontage</u></p> <ul style="list-style-type: none"> Asymmetrical facade. This features a simple stepped frontage with a deep entry porch extending out from the recessed section. <p><u>Roof form and materials</u></p> <ul style="list-style-type: none"> Visually prominent gabled roof with a double gable created by the lower roof over the front porch. Terracotta roof tiles with a rams-horn final to each of the front gables. Rough cast render to the face of the gables, finished with a simple pattern of vertical timber battens. Face-brick chimney with simple corbelled cap set along the western side of the house. <p><u>Wall materials and finishes to the main facade</u></p> <ul style="list-style-type: none"> Projecting rendered string-course at window sill level. Smooth rendered finish below the stringcourse (possibly originally contrasting face brickwork). Roughcast render above the stringcourse. <p><u>Other detailing to main facade</u></p> <ul style="list-style-type: none"> Main entrance under the porch, facing west. French doors under the porch, facing south. These feature 12 small panes of textured glass to each leaf. Triple casement windows to the front wall, set over a moulded, rendered sill. Each window is divided vertically in the proportion 1/3:2/3. The smaller upper panel is then divided into small leadlight panes of clear glass. Marks on the wall indicate the former location of a window hood over the casement windows (presumably removed when the carport was constructed to abut this wall). Half-height masonry pier on either side of the porch, with smooth rendered faces and a simple flat cap. Each pier carries 3 robust square timber posts and the porch is finished with a simple deep frieze of widely spaced vertical timber battens. The piers are linked by a timber balustrade of flat pickets set under a top rail. <p><u>Streetscape setting</u></p> <ul style="list-style-type: none"> House set back approximately 3.5m from the Barker Road frontage. Lot width approximately 10.1m. House set back approximately 900mm from east boundary. Smaller setback along west boundary. Flat roofed carport at the south-east corner of the site, abutting the front wing of the house (constructed c.1980)
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	<ul style="list-style-type: none"> • Front yard enclosed by a scalloped timber picket fence. <p><u>General Condition</u> (as viewed from the street)</p> <ul style="list-style-type: none"> • Good
<i>References</i>	<ul style="list-style-type: none"> • 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 1903, 1917-1918 & 1929-1930 (information provided by the City of Subiaco, March 2023) • Western Australian Post Office Directories, 1890s-1949 (slwa.wa.gov.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.nal.gov.au) • Metropolitan Sewerage Plan SROWA_series634_cons4156_item0171 • Historical aerial photographs, as available for selected years in the period 1948-2022, Map Viewer Plus (landgate.wa.gov.au) <p>Note: Biographical information has been based on readily available information from a range of online sources, including ancestry.com.au. 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.</p>

<i>Name</i>	House, 162 Barker Road		
<i>Address</i>	162 Barker Road, Subiaco (Lot 41, DP 1125)		
<i>Other</i>	c.1915		
<i>Place No.</i>	InHerit database Place No. 24041		
<i>Heritage Listings</i>	Local Heritage Survey – adopted 04/02/2003		
<i>Place Type</i>	Individual building		
<i>Photograph</i> (Greenward Consulting, March 2023)			
<i>Construction date</i>	c.1902	<i>Architectural style</i> This was designed as a simple symmetrical cottage and does not clearly represent any of the major architectural styles of the period.	
<i>Construction materials</i>	<i>Walls</i> Stone - Limestone	<i>Roof</i> Metal - Corrugated	<i>Other</i>
<i>Use</i>	<i>Current</i> Residential - Two storey	<i>Original</i> Residential - Single storey	<i>Other</i>
<i>Authenticity</i>	Medium to High: The external form and detailing of the original building appears to be largely intact, although the roof materials have been renewed and chimneys removed. The large rear additions are clearly 'separate' from the original cottage, but the prominent gables and decorative gable detailing have impacted on its presentation to the street.		
<i>Integrity</i>	High: The place continues to be used for its original purpose		
<i>Contributory Significance</i>	Considerable contribution to the assessed heritage values of the study area This is a relatively rare example of a stone house in Subiaco and helps to illustrate the diversity of early development in the suburb.		

<p><i>Historical Notes and Associations</i></p>	<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. During the 1890s property developers bought large landholdings for subdivision in the Perth metropolitan area. The original subdivisions in Subiaco were generally simple grid pattern developments with small lots suitable for occupancy by working families. However, the more elevated parts of the suburb, particularly towards Kings Park, also attracted business and professional men and some lots were later amalgamated to accommodate their larger homes and gardens. Mixed development occurred and within the Park Street Heritage Area this ranged from narrow, single storey terrace housing through to a large 2-storey house set in spacious grounds. The readily available evidence indicates that the number of houses within this area increased from around 24 in 1901 to 72 in 1906; 86 in 1910; 91 in 1915, 94 in 1920 and 13 by 1925. Development then stabilised, with 106 houses and 1 block of flats identified in 1949.</p> <p>Perth Suburban Lot 208 was subdivided as Deposited Plan 1125 in the mid 1890s. This comprised 42 lots of which Lot 41 was subsequently developed as 162 Barker Road. From the readily available information this cottage was built in c.1902 and the first known owner/occupant was a widow, Bridget Mary Snigg (nee Molloy)(c.1839-1919), who had moved to WA from Caltowie South Australia. In the Electoral Rolls of 1903, 1906 & 1909 Bridget and 2 of her children, Kate (Catherine Mary) Snigg and Patrick Bernard Snigg (draper), were identified as the residents. In her obituary it was stated that Bridget returned to SA in c.1911 to live with her sons in Petersborough.</p> <p>No direct documentary evidence has been found to confirm who built the house but the Snigg family may have had a strong influence, as the form, materials and detailing were typical of many 4-roomed cottages built in South Australia in the late nineteenth-early twentieth century. The choice of stone for the cottage was unusual (although not unique) for Subiaco.</p> <p>While she departed WA in c.1911, Bridget continued to own the property until at least 1917-1918. There continued to be a high turn-over of occupants through until at least the mid-twentieth century (with the majority staying for around 1-4 years), suggesting that it was primarily occupied as a rental property. A review of the Post Office Directories at around 5-yearly intervals (together with reference to contemporary Electoral Rolls) indicates that some of the primary residents during this period included:</p> <ul style="list-style-type: none"> – 1915: Mrs H G Hatch – 1920: Mrs Bertha Mailer – 1925 & 1930: Mrs Mary Miller <p>Mrs Miller was one of the longest tenants during this period, living here in c.1921-1930.</p> <p>In the Rate Book of 1929-1930, the owner was listed as E Coyle.</p> <ul style="list-style-type: none"> – 1935: Thomas H Percy – 1940: Robert J Moore – 1945-1949: Doug Harwood (turner) <p>By the early-mid 1950s, Douglas and his wife, Ida, had moved to 136 Bagot Road.</p>
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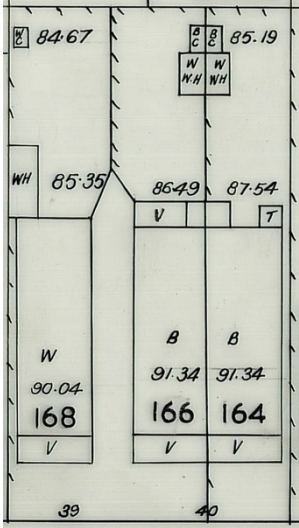
	<p>A plan of the site prepared in 1954 for the purpose of planning sewerage and water supply services shows that the original footprint of the residence is approximately a third the size of the current building. The original simple cottage featured a verandah across the rear of the building with small timber enclosures on the ends of the verandah. A wash house and brick water closet were located in the middle of the back yard.</p> <p>Aerial photographs of the place since the mid 20th century indicate that the roof was previously clad with red corrugated iron. In late 2017, all but the original cottage was demolished and an extensive addition constructed incorporating a two storey portion. These significant later additions are visually prominent but have not obscured the extent and form of the original residence.</p> <p>162 Barker Road was adopted on the City of Subiaco Local Heritage Survey in 2003. It has been assessed as level 2 (very important to the heritage of the City of Subiaco).</p>
	 <p>Metropolitan Sewerage Plan, Part Sheet 171, State Records Office of Western Australia (revised 1954)</p>
<p><i>Physical Description</i> (Based on a streetscape inspection in March 2023)</p>	<p><u>Architectural style</u></p> <p>162 Barker Road was designed as a simple symmetrical cottage and does not clearly represent any of the major architectural styles of the period. It is however, typical of many 4-room stone cottages built in South Australia from the mid-nineteenth century until around WWI. It was designed to a scale and form generally considered suitable for occupiers such as office workers, retail employees and skilled tradesmen.</p> <p><u>Plan form at the street frontage</u></p> <ul style="list-style-type: none"> Symmetrical facade. This features a central entrance door, flanked by windows to each of the front rooms. <p><u>Roof form and materials</u></p> <ul style="list-style-type: none"> Hipped roof clad with corrugated metal sheeting. <p>Note: the modern rear additions feature prominent small gables with decorative battens and finials.</p> <ul style="list-style-type: none"> Bull-nosed verandah roof. <p><u>Wall materials and finishes to the main facade</u></p> <ul style="list-style-type: none"> Roughly hewn limestone block walls, ruled as ashlar stonework.

	<ul style="list-style-type: none"> • Tuck-pointed brick quoins. <p><u>Other detailing to main facade</u></p> <ul style="list-style-type: none"> • Centrally located 4-panel entrance door, traditional moulded architraves, highlight, narrow sidelights and stained glass panels with a floral motif. • Single, full height double hung window to each front room. These have a kick-plate, moulded timber transom and highlight over. • Chamfered square timber verandah posts. <p><u>Streetscape setting</u></p> <ul style="list-style-type: none"> • House set back approximately 4.5m from the Barker Road frontage. • Lot width approximately 10.1m. • House built up to the east boundary with a parapet wall. Original house setback approximately 800mm from the west boundary. • Front yard enclosed by acorn-topped picket style fence and gates. • Parking hardstand at the south-west corner of the site. <p><u>General Condition</u> (as viewed from the street)</p> <ul style="list-style-type: none"> • Good
<i>References</i>	<ul style="list-style-type: none"> • <i>Local Heritage Survey of the Triangle Precinct, 2020-2021</i> (prepared for the City of Subiaco by Hocking Heritage + Architecture, adopted June 2021) • 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 1903, 1905, 1908-1909, 1910-1911, 1912-1913, 1916-198 & 1929-1930 (information provided by the City of Subiaco, March 2023) • Western Australian Post Office Directories, 1890s-1949 (slwa.wa.gov.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.nal.gov.au) • Metropolitan Sewerage Plan SROWA_series634_cons4156_item0171 • Historical aerial photographs, as available for selected years in the period 1948-2022, Map Viewer Plus (landgate.wa.gov.au) <p>Note: Biographical information has been based on readily available information from a range of online sources, including ancestry.com.au. 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.</p>

<i>Name</i>	Duplex House, 164 Barker Road
<i>Address</i>	164 Barker Road, Subiaco (SP 8896)
<i>Other</i>	Originally Lot 40 & part Lot 39, DP 1125
<i>Place No.</i>	-
<i>Heritage Listings</i>	-
<i>Place Type</i>	Individual building/group
<i>Photograph</i> (Greenward Consulting, March 2023)	 <p>164-166 Barker Road</p> 

	164 Barker Road		
<i>Construction date</i>	c.1900	<i>Architectural style</i> This was designed as a one of a simple mirror image pair of cottages and does not clearly represent any of the major architectural styles of the period.	
<i>Construction materials</i>	<i>Walls</i> Brick - Painted brick	<i>Roof</i> Metal - Corrugated	<i>Other</i>
<i>Use</i>	<i>Current</i> Residential - Conjoined	<i>Original</i> Residential - Conjoined	<i>Other</i>
<i>Authenticity</i>	Medium: The authenticity of the house within its streetscape setting has been reduced by the painting of the main facade. Its presentation to the street has been diminished by the construction of a high masonry wall along the front boundary.		
<i>Integrity</i>	High: The place continues to be used for its original purpose		
<i>Contributory Significance</i>	Some contribution to the assessed heritage values of the study area		
<i>Historical Notes and Associations</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. During the 1890s property developers bought large landholdings for subdivision in the Perth metropolitan area. The original subdivisions in Subiaco were generally simple grid pattern developments with small lots suitable for occupancy by working families. However, the more elevated parts of the suburb, particularly towards Kings Park, also attracted business and professional men and some lots were later amalgamated to accommodate their larger homes and gardens. Mixed development occurred and within the Park Street Heritage Area this ranged from narrow, single storey terrace housing through to a large 2-storey house set in spacious grounds. The readily available evidence indicates that the number of houses within this area increased from around 24 in 1901 to 72 in 1906; 86 in 1910; 91 in 1915, 94 in 1920 and 13 by 1925. Development then stabilised, with 106 houses and 1 block of flats identified in 1949.</p> <p>Perth Suburban Lot 208 was subdivided as Deposited Plan 1125 in the mid 1890s. This comprised 42 lots of which Lots 39 and 40 and the Subiaco Rate Books confirm that these had been developed with three houses by 1903, including an attached pair of brick houses (164-166 Barker Road) and a freestanding timber cottage (168 Barker Road). The owner at that time (and through until 1915-1916) was listed in the Rate Books as 'McMahon'.</p> <p>An analysis of entries in the Post Office Directories suggest that houses were located here by 1901, and possibly in as early as 1900.</p> <p>164 Barker Road had a high turn-over of occupants until at least the mid-twentieth century, which suggests that it was primarily used as a rental property. A review of the Post Office Directories at around 5-yearly intervals (together with reference to contemporary Electoral Rolls) indicates that some of the primary residents during this period included:</p> <p>– 1902: Benjamin Baker</p>		

	<p>– 1905: Francis Denis Fogarty (sewing machine agent)</p> <p>– 1910 & 1915: Bertha Mailer and James Mailer</p> <p>The Mailer family appear to have been living at 168 Barker Road in c.1900-1909, and at #164 in c.1909-1918. In a newspaper article in 1906, Bertha Mailer stated that she had settled in Subiaco in c.1899 when her husband, James, went to the goldfields. The main subject of this article was that James had travelled to Scotland in 1903 to pursue a claim to the Scottish title of Duke of Gordon. He had returned to Subiaco by c.1909 and no further information about this claim had been found.</p> <p>In the Rate Book of 1916-1917 the new owner of 164-168 Barker Road was listed as 'E Barker'. In c.1919, 164-166 and 168 Barker Road appear to have been sold to different owners.</p> <p>– 1920: Frederick H Brock</p> <p>– 1925: Mrs Ellen Mary Parry</p> <p>– 1930: Alfred James Owen (baker)</p> <p>By 1929-1930 the owner of 164-166 Barker Road was listed in the Rate Books 'A Brittain'.</p> <p>– 1935: William Bell Mason (labourer)</p> <p>– 1940: Mrs Lilian Pearce</p> <p>– 1945: Charles A Gillies</p> <p>– 1949: Alfred John Bisby (labourer)</p> <p>In July 1919, the group of three residences at 164, 166 and 168 Barker Road were advertised for sale:</p> <p><i>CHARLES HODD and CO. have been favoured with instructions from the owners to SELL by PUBLIC AUCTION... Portion of Perth suburban lot 208, being lots 39 and 40, being, the whole of the land comprised in Certificate of Title reg. vol. 478, folio 130, oh which land is erected a 5 roomed jarrah residence known as 168 BARKER-RD. Subiaco. It is faithfully built; lathed and plastered throughout, with bathroom and pantry, and is worth 15s. per week rental. Also Nos. 166 and 164 BARKER-RD., Subiaco, being a pair of semidetached brick cottages, each containing 4 rooms and domestic conveniences, producing £1 12s. 6d. weekly.</i></p> <p>In April of the following year 164-166 Barker Road were offered for sale again (this time as part of a group of properties which also included a house in Perth, and three shops at 272, 274 and 276 Hay Street, Subiaco):</p> <p><i>TWO VILLAS, semi detached, Nos. 164, 166 BARKER ROAD. SUBIACO each containing three rooms, kitchen, bathroom, copper and troughs, and let at a rental of 16s. 6d. per week each. Land 50 x 185 links. This is an attractive little security.</i></p> <p>An analysis of a historical Metropolitan Sewerage Plan (revised March 1954) and historical aerial photographs indicates that additions were undertaken at the rear in c.1980, but that the footprint of the front portion of the house remains clearly recognisable.</p>
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	 <p>Metropolitan Sewerage Plan, Part Sheet 171, State Records Office of Western Australia (revised 1954)</p>
<p><i>Physical Description</i> (Based on a streetscape inspection in March 2023)</p>	<p><u>Architectural style</u></p> <p>164-166 Barker Road were designed as a simple mirror image pair of cottages, which do not clearly represent any of the major architectural styles of the period. They were of a scale and form generally considered suitable for rental properties, attracting tenants such as office workers, retail employees and both skilled and unskilled tradesmen, as well as retired people and widows.</p> <p><u>Plan form at the street frontage</u></p> <ul style="list-style-type: none"> • Each cottage had an asymmetrical façade, with an entrance door adjacent to the central dividing wall and 2 windows to the single front room. • The overall form of the two cottages was symmetrical. <p><u>Roof form and materials</u></p> <ul style="list-style-type: none"> • Hipped roof clad with corrugated metal sheeting (no visible parapet wall). • Raked verandah roof. • Painted brick chimney (originally face-brick) with a simple corbelled cap. <p><u>Wall materials and finishes to the main facade</u></p> <p>Painted brick walls (originally tuck-pointed brick).</p> <p><u>Other detailing to main facade</u></p> <ul style="list-style-type: none"> • Entrance door with highlight, but no sidelights. • Two double hung windows to the front room, set over a plain continuous rendered sill. • Chamfered square timber verandah posts. • Lacework frieze and brackets. • Tiled verandah floor. <p><u>Streetscape setting</u></p> <ul style="list-style-type: none"> • House set back approximately 4.5m from the Barker Road frontage. • Overall lot width approximately 12.6m (including both cottages). Frontage of 164 Barker Road approximately 5.9m. • Minimal setback along eastern boundary.


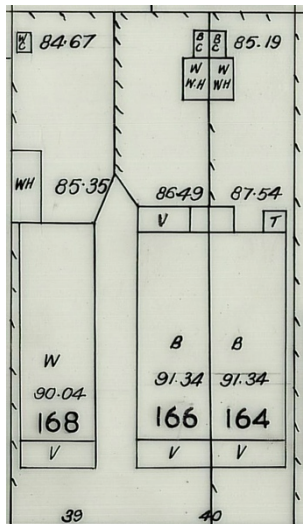
	<ul style="list-style-type: none"> • Front yard partially enclosed by a high painted brick wall. <p><u>General Condition</u> (as viewed from the street)</p> <p>Good</p>
<i>References</i>	<ul style="list-style-type: none"> • Perth 18-52. Suburb of Subiaco. Plan of Subiaco showing all subdivisions & DP Nos., Battye Library, series235_cons3868_item354 (dating from c.1896-1897) • City of Subiaco Rate Books 1903, 1905, 1910-1911, 1915-1916, 1916-1917, 1917-1918 & 1929-1930 (information provided by the City of Subiaco, March 2023) • Western Australian Post Office Directories, 1890s-1949 (slwa.wa.gov.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.nal.gov.au), including: <ul style="list-style-type: none"> – <i>Kalgoorlie Western Argus</i> January 1906 p 19 – <i>The West Australian</i> 28 July 1919 p 2 – <i>The West Australian</i> 15 April 1920, p 2 • Metropolitan Sewerage Plan SROWA_series634_cons4156_item0171 • Historical aerial photographs, as available for selected years in the period 1948-2022, Map Viewer Plus (landgate.wa.gov.au) <p>Note: Biographical information has been based on readily available information from a range of online sources, including ancestry.com.au. 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.</p>

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<i>Name</i>	Duplex House, 166 Barker Road
<i>Address</i>	166 Barker Road, Subiaco (SP 8896)
<i>Other</i>	Originally Lot 40 & part Lot 39, DP 1125
<i>Place No.</i>	-
<i>Heritage Listings</i>	-
<i>Place Type</i>	Individual building/group
<i>Photograph</i> (Greenward Consulting, March 2023)	 <p>166 Barker Road</p>  <p>164-166 Barker Road</p>


<i>Construction date</i>	c.1900	<i>Architectural style</i> This was designed as a one of a simple mirror image pair of cottages and does not clearly represent any of the major architectural styles of the period.	
<i>Construction materials</i>	<i>Walls</i> Brick - Painted brick	<i>Roof</i> Metal - Corrugated	<i>Other</i>
<i>Use</i>	<i>Current</i> Residential - Conjoined	<i>Original</i> Residential - Conjoined	<i>Other</i>
<i>Authenticity</i>	Medium: The authenticity of the house within its streetscape setting has been reduced by the painting of the main facade. Its presentation to the street has been diminished by the construction of a high masonry wall along the front boundary.		
<i>Integrity</i>	High: The place continues to be used for its original purpose		
<i>Contributory Significance</i>	Some contribution to the assessed heritage values of the study area		
<i>Historical Notes and Associations</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. During the 1890s property developers bought large landholdings for subdivision in the Perth metropolitan area. The original subdivisions in Subiaco were generally simple grid pattern developments with small lots suitable for occupancy by working families. However, the more elevated parts of the suburb, particularly towards Kings Park, also attracted business and professional men and some lots were later amalgamated to accommodate their larger homes and gardens. Mixed development occurred and within the Park Street Heritage Area this ranged from narrow, single storey terrace housing through to a large 2-storey house set in spacious grounds. The readily available evidence indicates that the number of houses within this area increased from around 24 in 1901 to 72 in 1906; 86 in 1910; 91 in 1915, 94 in 1920 and 13 by 1925. Development then stabilised, with 106 houses and 1 block of flats identified in 1949.</p> <p>Perth Suburban Lot 208 was subdivided as Deposited Plan 1125 in the mid 1890s. This comprised 42 lots of which Lots 39 and 40 and the Subiaco Rate Books confirm that these had been developed with three houses by 1903, including an attached pair of brick houses (164-166 Barker Road) and a freestanding timber cottage (168 Barker Road). The owner at that time (and through until 1915-1916) was listed in the Rate Books as 'McMahon'.</p> <p>An analysis of entries in the Post Office Directories suggest that houses were located here by 1901, and possibly in as early as 1900.</p> <p>166 Barker Road had a high turn-over of occupants until at least the mid-twentieth century, which suggests that it was primarily used as a rental property. A review of the Post Office Directories at 5-yearly intervals (together with reference to contemporary Electoral Rolls) indicates that some of the primary residents during this period included:</p> <ul style="list-style-type: none"> – 1902: Alexander Fraser (carpenter) – 1905: J M Marshall 		

	<p>– 1910: Mrs ‘John’ Matthews</p> <p>– 1915: James Thomas Cranwell (labourer)</p> <p>In the Rate Book of 1916-1917 the new owner of 164-168 Barker Road was listed as ‘E Barker’. In c.1919 164-166 and 168 Barker Road appear to have been sold to different owners.</p> <p>– 1920: Mrs R Burnside</p> <p>– 1925: Clarence W Hammond</p> <p>– 1930: Cecil Harold Creeper (greengrocer)</p> <p>By 1929-1930 the owner of 164-166 Barker Road was listed in the Rate Books ‘A Brittain’.</p> <p>– 1935 & 1940: Kenneth James Perham (wood machinist)</p> <p>– 1945 & 1949: Mrs Mary Young</p> <p>In July 1919, the group of three residences at 164, 166 and 168 Barker Road were advertised for sale:</p> <p><i>CHARLES HODD and CO. have been favoured with instructions from the owners to SELL by PUBLIC AUCTION... Portion of Perth suburban lot 208, being lots 39 and 40, being, the whole of the land comprised in Certificate of Title reg. vol. 478, folio 130, on which land is erected a 5roomed jarrah residence known as 168 BARKER-RD. Subiaco. It is faithfully built; lathed and plastered throughout, with bathroom and pantry, and is worth 15s. per week rental. Also Nos. 166 and 164 BARKER-RD., Subiaco, being a pair of semidetached brick cottages, each containing 4 rooms and domestic conveniences, producing £1 12s. 6d. weekly.</i></p> <p>In April of the following year 164-166 Barker Road were offered for sale again (this time as part of a group of properties which also included a house in Perth, and three shops at 272, 274 and 276 Hay Street, Subiaco):</p> <p><i>TWO VILLAS, semi detached, Nos. 164, 166 BARKER ROAD. SUBIACO each containing three rooms, kitchen, bathroom, copper and troughs, and let at a rental of 16s. 6d. per week each. Land 50 x 185 links. This is an attractive little security.</i></p> <p>An analysis of a historical Metropolitan Sewerage Plan (revised March 1954) and historical aerial photographs indicates that additions were undertaken at the rear in c.1980, but that the footprint of the front portion of the house remains clearly recognisable.</p>
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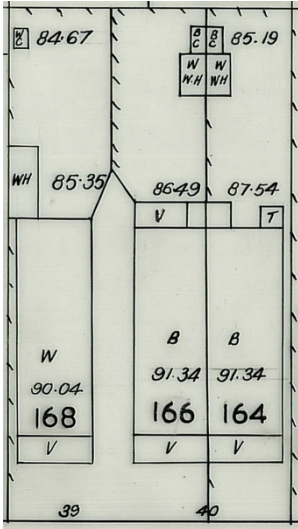
	 <p>Metropolitan Sewerage Plan, Part Sheet 171, State Records Office of Western Australia (revised 1954)</p>
<p>Physical Description (Based on a streetscape inspection in March 2023)</p>	<p>Note: 166 Barker Road is largely concealed from view by a high courtyard wall, backed by established garden plantings. Some of the information below is therefore based on glimpses of the upper façade from the street, informed by details noted for 164 Barker Road.</p> <p><u>Architectural style</u></p> <p>164-166 Barker Road were designed as a simple mirror image pair of cottages, which do not clearly represent any of the major architectural styles of the period. They were of a scale and form generally considered suitable for rental properties, attracting tenants such as office workers, retail employees and both skilled and unskilled tradesmen, as well as retired people and widows.</p> <p><u>Plan form at the street frontage</u></p> <ul style="list-style-type: none"> Each cottage had an asymmetrical façade, with an entrance door adjacent to the central dividing wall and 2 windows to the single front room. The overall form of the two cottages is symmetrical. <p><u>Roof form and materials</u></p> <ul style="list-style-type: none"> Hipped roof clad with corrugated metal sheeting (no visible parapet wall). Raked verandah roof. Painted brick chimney (originally face-brick) with a simple corbelled cap. <p><u>Wall materials and finishes to the main facade</u></p> <ul style="list-style-type: none"> Painted brick walls (originally tuck-pointed brick). <p><u>Other detailing to main facade</u></p> <ul style="list-style-type: none"> Entrance door with highlight, but no sidelights. Two double hung windows to the front room, set over a plain continuous rendered sill. Chamfered square timber verandah posts. Lacework frieze and brackets. <p><u>Streetscape setting</u></p> <ul style="list-style-type: none"> House set back approximately 4.5m from the Barker Road frontage. Overall lot width approximately 12.6m (including both cottages). Frontage of

	<p>166 Barker Road approximately 6.7m.</p> <ul style="list-style-type: none"> • Setback from western boundary approximately 1.2m. • Front yard enclosed by a high painted brick wall, backed by tall garden plants. <p><u>General Condition</u> (as viewed from the street)</p> <p>Good</p>
<i>References</i>	<ul style="list-style-type: none"> • 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 1903, 1905, 1910-1911, 1915-1916, 1916-1917, 1917-1918 & 1929-1930 (information provided by the City of Subiaco, March 2023) • Western Australian Post Office Directories, 1890s-1949 (slwa.wa.gov.au) • Electoral Rolls (scanned copies of selected years available at ancestry.com.au) • <i>The demographics of Subiaco in 1910: Who was living here, what did they do for a living, what were their relationships and did they stay or leave?</i> A private research paper prepared by Annette Green 2017-2022, copy held by the City of Subiaco Museum. • Various newspaper notices and advertisements relating this property and/or the occupants of the house (trove.nal.gov.au), including: <ul style="list-style-type: none"> – <i>Kalgoorlie Western Argus</i> January 1906 p 19 – <i>The West Australian</i> 28 July 1919 p 2 – <i>The West Australian</i> 15 April 1920, p 2 • Metropolitan Sewerage Plan SROWA_series634_cons4156_item0171 • Historical aerial photographs, as available for selected years in the period 1948-2022, Map Viewer Plus (landgate.wa.gov.au) <p>Note: Biographical information has been based on readily available information from a range of online sources, including ancestry.com.au. 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.</p>


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<i>Name</i>	House, 168 Barker Road		
<i>Address</i>	168 Barker Road, Subiaco (SP 8896)		
<i>Other</i>	Originally part Lot 39, DP 1125		
<i>Place No.</i>	-		
<i>Heritage Listings</i>	-		
<i>Place Type</i>	Individual building/group		
<i>Photograph</i> (Greenward Consulting, March 2023)			
<i>Construction date</i>	c.1900	<i>Architectural style</i> Vernacular (simple asymmetrical cottage)	
<i>Construction materials</i>	<i>Walls</i> Timber - Weatherboard	<i>Roof</i> Metal - Corrugated	<i>Other</i>
<i>Use</i>	<i>Current</i> Residential - Single storey	<i>Original</i> Residential - Single storey	<i>Other</i>
<i>Authenticity</i>	Medium: The authenticity of the house within its streetscape setting has been reduced by alterations to the front door.		
<i>Integrity</i>	High: The place continues to be used for its original purpose		
<i>Contributory Significance</i>	Some contribution to the assessed heritage values of the study area		
<i>Historical Notes and Associations</i>	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. During the 1890s property developers bought large landholdings for subdivision in the Perth metropolitan area. The original subdivisions in Subiaco were generally simple grid pattern developments with small lots suitable for		

	<p>occupancy by working families. However, the more elevated parts of the suburb, particularly towards Kings Park, also attracted business and professional men and some lots were later amalgamated to accommodate their larger homes and gardens. Mixed development occurred and within the Park Street Heritage Area this ranged from narrow, single storey terrace housing through to a large 2-storey house set in spacious grounds. The readily available evidence indicates that the number of houses within this area increased from around 24 in 1901 to 72 in 1906; 86 in 1910; 91 in 1915, 94 in 1920 and 13 by 1925. Development then stabilised, with 106 houses and 1 block of flats identified in 1949.</p> <p>Perth Suburban Lot 208 was subdivided as Deposited Plan 1125 in the mid 1890s. This comprised 42 lots of which Lots 39 and 40 and the Subiaco Rate Books confirm that these had been developed with three houses by 1903, including an attached pair of brick houses (164-166 Barker Road) and a freestanding timber cottage (168 Barker Road). The owner at that time (and through until 1915-1916) was listed in the Rate Books as 'McMahon'.</p> <p>An analysis of entries in the Post Office Directories suggest that houses were located here by 1901, and possibly in as early as 1900.</p> <p>In July 1919 the property was advertised for sale, together with the semi-detached houses at 164-166 Barker Road:</p> <p><i>CHARLES HODD and CO. have been favoured with instructions from the owners to SELL by PUBLIC AUCTION... Portion of Perth suburban lot 208, being lots 39 and 40, being, the whole of the land comprised in Certificate of Title reg. vol. 478, folio 130, on which land is erected a 5roomed jarrah residence known as 168 BARKER-RD. Subiaco. It is faithfully built; lathed and plastered throughout, with bathroom and pantry, and is worth 15s. per week rental. Also Nos. 166 and 164 BARKER-RD., Subiaco, being a pair of semidetached brick cottages, each containing 4 rooms and domestic conveniences, producing £1 12s. 6d. weekly.</i></p> <p>168 Barker Road had a high turn-over of occupants until the late 1930s. A review of the Post Office Directories at around 5-yearly intervals (together with reference to contemporary Electoral Rolls) indicates that some of the primary residents during this period included:</p> <ul style="list-style-type: none"> – 1900 & 1905: Bertha Mailer <p>The Mailer family appear to have been living at 168 Barker Road in c.1900-1909 and at #164 in c.1909-1918. In a newspaper article in 1906, Bertha Mailer stated that she had settled in Subiaco in c.1899 when her husband, James, went to the goldfields. The main subject of this article was that James had travelled to Scotland in 1903 to pursue a claim to the Scottish title of Duke of Gordon. He had returned to Subiaco by c.1909 and no further information about this claim had been found.</p> <ul style="list-style-type: none"> – 1910: Oliver James Kyrwood (butcher) – 1915: John Atkinson Miller (labourer) <p>In the Rate Book of 1916-1917 the new owner of 164-168 Barker Road was listed as 'E Barker'. In c.1919 the 164-166 and 168 Barker Road appear to have been sold to different owners.</p> <ul style="list-style-type: none"> – 1920: William Carter (salesman)
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	<p>Carter lived here in c.1919-1922. A brief newspaper notice indicates that W Carter sold 168 Barker Road in around October 1922.</p> <ul style="list-style-type: none"> – 1925: Mrs Ellen Iles & David Caporn (horse driver) – 1930: Francis F Scott <p>The Rate Book of 1929-1930 confirms that Scott was an owner/occupier, although he only lived here for about 1 year.</p> <ul style="list-style-type: none"> – 1935: Mrs Ellen Elizabeth Menz <p>The Post Office Directory listed Mrs Menz as the primary occupant in 1931-1935, but a brief newspaper notice states that E Menz had sold the property by April 1934.</p> <p>The first longer-term occupants were members of the Winrow family. Charles Gerard Winrow (plasterer) and Norah Jane Smith were married in Perth in c.1936. They had settled at 168 Barker Road by 1940 and remained here until at least the late 1950s. By the early 1960s they had moved to Nollamara.</p> <p>An analysis of a historical Metropolitan Sewerage Plan (revised March 1954) and historical aerial photographs indicates that additions have been undertaken at the rear, but that the footprint of the front portion of the house remains clearly recognisable.</p>
	 <p>Metropolitan Sewerage Plan, Part Sheet 171, State Records Office of Western Australia (revised 1954)</p>
<p><i>Physical Description</i> (Based on a streetscape inspection in March 2023)</p>	<p><u>Architectural style</u></p> <p>168 Barker Road was designed as a modest timber cottage, and does not represent any of the major architectural styles of the Federation era. It was designed to a scale and form generally considered suitable for occupants such as office workers, retail employees and both skilled and unskilled tradesmen, as well as retired people and widows.</p> <p><u>Plan form at the street frontage</u></p> <ul style="list-style-type: none"> • Asymmetrical façade with a verandah across the full width. <p><u>Roof form and materials</u></p> <ul style="list-style-type: none"> • Gabled-hip roof clad with corrugated metal sheeting. • Prominent half-gable with a square louvered panel facing the street. • No extant chimney.

	<p><u>Wall materials and finishes to the main facade</u></p> <ul style="list-style-type: none"> • Timber cladding shaped to imitate rectangular course stonework. • Square-edged weatherboards to side walls. <p><u>Other detailing to main facade</u></p> <ul style="list-style-type: none"> • Modern entrance door located on the western side of the main façade. Framed by wide, flat architraves. • Traditional French doors with highlight to the front room. Framed by wide, flat architraves. • Simple raked verandah with square posts and carved timber brackets. <p><u>Streetscape setting</u></p> <ul style="list-style-type: none"> • House set back approximately 4.5m from the Barker Road frontage. • Lot width approximately 7.5m. • Setback of approximately 1m from the eastern boundary and 600mm from the western boundary. • Front yard enclosed by an acorn top timber picket fence. <p><u>General Condition</u> (as viewed from the street)</p> <p>Good</p>
<i>References</i>	<ul style="list-style-type: none"> • 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 1903, 1905, 1910-1911, 1915-1916, 1916-1917, 1917-1918 & 1929-1930 (information provided by the City of Subiaco, March 2023) • Western Australian Post Office Directories, 1890s-1949 (slwa.wa.gov.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.nal.gov.au), including: <ul style="list-style-type: none"> – <i>Kalgoorlie Western Argus</i> January 1906 p 19 – <i>The West Australian</i> 28 July 1919 p 2 – <i>The West Australian</i> 13 October 1922 p 4 – <i>The West Australian</i> 21 April 1934 p 3 • Metropolitan Sewerage Plan SROWA_series634_cons4156_item0171 • Historical aerial photographs, as available for selected years in the period 1948-2022, Map Viewer Plus (landgate.wa.gov.au) <p>Note: Biographical information has been based on readily available information from a range of online sources, including ancestry.com.au. 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.</p>

<i>Name</i>	House, 170 Barker Road
<i>Address</i>	170 Barker Road, Subiaco (Lot 38, DP 1125)
<i>Photograph</i> (Greenward Consulting, March 2023)	
<i>Contributory Significance</i>	No contribution to the assessed heritage values of the street Late twentieth century development
<i>Historical Notes</i>	An analysis of an historical Metropolitan Sewerage Plan (dated 1954) and historical aerial photographs (dating from the 1960s and 1980s) shows that the original building at 170-172 Barker Road was a weatherboard house. This occupied lot 38 and featured a long side verandah that overlooked with spacious gardens on lot 37. The site was fully redeveloped in the late 1980s with two new houses being built (#s 170 & 172).
<i>References</i>	<ul style="list-style-type: none"> Historical aerial photographs, Landgate Mapviewer Plus (https://map-viewer-plus.app.landgate.wa.gov.au/index.html)


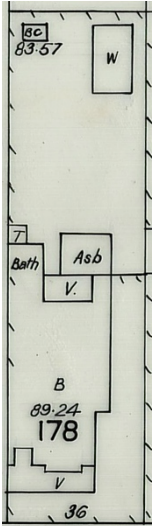
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<i>Name</i>	House, 172 Barker Road
<i>Address</i>	172 Barker Road, Subiaco (Lot 37, DP 1125)
<i>Photograph</i> (Greenward Consulting, March 2023)	
<i>Contributory Significance</i>	No contribution to the assessed heritage values of the street Late twentieth century development
<i>Historical Notes</i>	An analysis of an historical Metropolitan Sewerage Plan (dated 1954) and historical aerial photographs (dating from the 1960s and 1980s) shows that the original building at 168-170 Barker Road was a weatherboard house. This occupied lot 38 and featured a long side verandah that overlooked with spacious gardens on lot 37. The site was fully redeveloped in the late 1980s with two new houses being built (#s 170 & 172).
<i>References</i>	<ul style="list-style-type: none"> Historical aerial photographs, Landgate Mapviewer Plus (https://map-viewer-plus.app.landgate.wa.gov.au/index.html)


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<i>Name</i>	House, 178 Barker Road		
<i>Address</i>	178 Barker Road, Subiaco (Lot 36, DP 1125)		
<i>Other</i>	'Gosford' (name given to the house in newspaper notices in 1911 and 1916) Identified as 176 Barker Road in the Post Office Directories of 1906-1907		
<i>Place No.</i>	InHerit database Place No. 24044		
<i>Heritage Listings</i>	Local Heritage Survey – adopted 04/02/2003		
<i>Place Type</i>	Individual building		
<i>Photograph</i> (Greenward Consulting, March 2023)			
<i>Construction date</i>	c.1904	<i>Architectural style</i> Federation Queen Anne (selected elements, commensurate with the size/nature of the place)	
<i>Construction materials</i>	<i>Walls</i> Brick - Painted brick	<i>Roof</i> Metal - Corrugated	<i>Other</i>
<i>Use</i>	<i>Current</i> Residential – Single storey	<i>Original</i> Residential - Single storey	<i>Other</i>
<i>Authenticity</i>	<p>Medium: The authenticity of the house within its streetscape setting has been reduced by the painting of the main façade and alterations to the verandah to accommodate a carport.</p> <p>Its presentation to the street has been diminished by the construction of a high masonry wall along the front boundary.</p>		
<i>Integrity</i>	High: The place continues to be used for its original purpose		
<i>Contributory Significance</i>	Some contribution to the assessed heritage values of the study area		


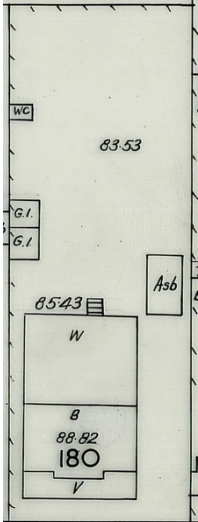
<p><i>Historical Notes and Associations</i></p>	<p>Subiaco's population increased significantly in the 1890s due to an economic depression in the eastern states and the discovery of gold in Western Australia. During the 1890s property developers bought large landholdings for subdivision in the Perth metropolitan area. The original subdivisions in Subiaco were generally simple grid pattern developments with small lots suitable for occupancy by working families. However, the more elevated parts of the suburb, particularly towards Kings Park, also attracted business and professional men and some lots were later amalgamated to accommodate their larger homes and gardens. Mixed development occurred and within the Park Street Heritage Area this ranged from narrow, single storey terrace housing through to a large 2-storey house set in spacious grounds. The readily available evidence indicates that the number of houses within this area increased from around 24 in 1901 to 72 in 1906; 86 in 1910; 91 in 1915, 94 in 1920 and 13 by 1925. Development then stabilised, with 106 houses and 1 block of flats identified in 1949.</p> <p>Perth Suburban Lot 208 was subdivided as Deposited Plan 1125 in the mid 1890s. This comprised 42 lots of which Lot 36 was developed with 178 Barker Road. In the Subiaco Rate Book of 1903 Lot 36 was listed as vacant land owned by Herbert Davenport. A house had been built by 1905, at which stage it was owned and occupied by Walter Blanch (civil servant, WAGR).</p> <p>Walter Adolphus Lloyd Blanch (c.1871-1950) and Susan Emily ('Jessie') McLean (c.1875-1929) were married in Fremantle in c.1901 and had at least 1 child: Dulcie Florence (born in Subiaco, c.1907). This family lived at 178 Barker Road in c.1907-1910, after which Walter was transferred to Kalgoorlie. At the end of this period the property was transferred to J Nicholls, who used it as a rental property until around 1919.</p> <p>The first long-term owner/occupants were the Burns family. Robert William John ('Bobby') Burns (accountant/financier) (c.1883-1934) and his wife, Alice Kathleen ('Kitty') Burns (c.?-1940) moved here in c.1920 and both remained until (or near) the end of their lives. Robert Burns had established the Subiaco Loans Office at 82 Rokeby Road in c.1917. After his death, the premises continued to be operated by Alice until around the time of her death in December 1940. During the 1930s, and following her death, Alice was acknowledged for her generosity to her community, and the following provides just one example of her charitable acts:</p> <p><i>A rare treat was given to 100 children of unemployed men at Subiaco on Thursday by Mrs. R. W. Burns of 178 Barker-road, Subiaco, who paid for their admission to Wirth's Circus, and for their free transport by special tram from Subiaco and back, as well as providing each child with a bag of sweets. A selection of the children was made by the honorary secretary of the Subiaco unemployment relief committee (the chief health inspector, Mr. A C. Higgs), with the assistance of the head mistress of the infant school at Subiaco (Miss Lutz). The children's enjoyment of the unexpected treat was plainly shown, and an expression of gratitude from parents has been received at the office of 'The West Australian.'</i></p> <p>A plan of the site prepared in 1954 for the purpose of planning sewerage and water supply services shows that the original footprint of the residence has not changed significantly apart from an addition at the rear, which has replaced an</p>
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	<p>original verandah, and the construction of a carport on the front of the lot. Aerial photographs of the place since the mid 20th century indicate that this addition took place in the late 1980s and at the time of the addition the red corrugated iron roof cladding was replaced with the current corrugated sheeting. The extent and form of the original residence are still clearly evident.</p> <p>178 Barker Road was adopted on the City of Subiaco Local Heritage Survey in 2003. It has been assessed as level 3 (contributes to the heritage of the City of Subiaco).</p>
	 <p>Metropolitan Sewerage Plan, Part Sheet 171, State Records Office of Western Australia (revised 1954)</p>
<p><i>Physical Description</i> (Based on a streetscape inspection in March 2023)</p>	<p><u>Architectural style</u></p> <p>Typical of many modest but well built 2-3 bedroom suburban houses of the early twentieth century, 178 Barker Road incorporated some elements of the Federation Queen Anne style. It was designed to a scale and form generally considered suitable for occupiers such as professional men, office workers, retail employees and skilled tradesmen.</p> <p><u>Plan form at the street frontage</u></p> <ul style="list-style-type: none"> • Asymmetrical facade. This features a stepped frontage, which includes a rectangular window bay and a recessed entry, under a full width verandah. <p><u>Roof form and materials</u></p> <ul style="list-style-type: none"> • Hipped-gabled roof, clad with corrugated metal sheeting. • Verge gable set over the rectangular window bay. Finished with a rough-cast rendered face and set with a pattern of horizontal, vertical and curved timber battens. • Battened eaves. • Tuck-pointed chimney with a corbelled cap. • Bull-nose verandah. Hipped over the main entry at the western end and extended as a late twentieth century carport at the eastern end. <p><u>Wall materials and finishes to the main facade</u></p> <ul style="list-style-type: none"> • Painted brick (originally tuck-pointed) • Rendered string-course at window sill height (originally contrasting, now painted to match brickwork).



	<p><u>Other detailing to main facade</u></p> <ul style="list-style-type: none"> • Entrance located in a recess at the western end of the main façade. This features a 4-panel door, traditional moulded architraves, highlight and narrow sidelights. • Two double hung windows set in the rectangular window bay at the front of the house. Continuous moulded sill. • Parapet wall along the western boundary. <p><u>Streetscape setting</u></p> <ul style="list-style-type: none"> • House set back approximately 2.5m from the Barker Road frontage. • Lot width approximately 10.1m. • Zero setback to western boundary. Approximately 3m setback to the original house from the eastern boundary (in the area now occupied by the carport). • Front yard enclosed by a high, ivy covered, brick wall, with palisade gates. <p><u>General Condition</u> (as viewed from the street)</p> <p>Good.</p>
References	<ul style="list-style-type: none"> • <i>Local Heritage Survey of the Triangle Precinct, 2020-2021</i> (prepared for the City of Subiaco by Hocking Heritage + Architecture, adopted June 2021) • 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 1903, 1905, 1908-1909, 1910-1911, 1917-1918 & 1929-1930 (information provided by the City of Subiaco, March 2023) • Western Australian Post Office Directories, 1890s-1949 (slwa.wa.gov.au) • Electoral Rolls (scanned copies of selected years available at ancestry.com.au) • <i>The commercial development, shopkeepers & residents of Rokeby Road (Roberts Road to Bagot Road): c.1900-1950</i>, research paper prepared by Annette Green (March 2018) (copy held in the Local History Collection of the Subiaco Library) • <i>The demographics of Subiaco in 1910: Who was living here, what did they do for a living, what were their relationships and did they stay or leave?</i>, research paper prepared by Annette Green 2017-2022, copy held by the City of Subiaco Museum. • Various newspaper notices and advertisements relating this property and/or the occupants of the house (trove.nal.gov.au), including: <ul style="list-style-type: none"> – <i>The West Australian</i> 18 September 1933 p 16 • Metropolitan Sewerage Plan SROWA_series634_cons4156_item0171 • Historical aerial photographs, as available for selected years in the period 1948-2022, Map Viewer Plus (landgate.wa.gov.au) <p>Note: Biographical information has been based on readily available information from a range of online sources, including ancestry.com.au. 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.</p>

<i>Name</i>	Hokitika		
<i>Address</i>	180 Barker Road, Subiaco (Lot 35 and part Lot 44, DP 1125)		
<i>Other</i>	-		
<i>Place No.</i>	-		
<i>Heritage Listings</i>	-		
<i>Place Type</i>	Individual building		
<i>Photograph</i> (Greenward Consulting, March 2023)			
<i>Construction date</i>	c.1899	<i>Architectural style</i> Federation Queen Anne	
<i>Construction materials</i>	<i>Walls</i> Brick - Face Brick	<i>Roof</i> Metal - Corrugated	<i>Other</i>
<i>Use</i>	<i>Current</i> Residential - Single storey	<i>Original</i> Residential - Single storey	<i>Other</i>
<i>Authenticity</i>	High: original external detailing and form of the building (as viewed from the street) appears to be largely intact and/or sympathetically restored/renovated.		
<i>Integrity</i>	High: The place continues to be used for its original purpose		
<i>Contributory Significance</i>	<p>Considerable contribution to the assessed heritage values of the study area</p> <p>The main façade of this place has been sympathetically restored/renovated and it helps to illustrate the traditional materials, character and diversity of the early suburban development. Views to the side elevation help to illustrate the manner in which the formal frontage of this house quickly transitioned to a much more modest timber structure.</p>		

<p><i>Historical Notes and Associations</i></p>	<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. During the 1890s property developers bought large landholdings for subdivision in the Perth metropolitan area. The original subdivisions in Subiaco were generally simple grid pattern developments with small lots suitable for occupancy by working families. However, the more elevated parts of the suburb, particularly towards Kings Park, also attracted business and professional men and some lots were later amalgamated to accommodate their larger homes and gardens. Mixed development occurred and within the Park Street Heritage Area this ranged from narrow, single storey terrace housing through to a large 2-storey house set in spacious grounds. The readily available evidence indicates that the number of houses within this area increased from around 24 in 1901 to 72 in 1906; 86 in 1910; 91 in 1915, 94 in 1920 and 13 by 1925. Development then stabilised, with 106 houses and 1 block of flats identified in 1949.</p> <p>Perth Suburban Lot 208 was subdivided as Deposited Plan 1125 in the mid 1890s. This comprised 42 lots of which part Lot 34 and Lot 35 were developed with 180 Barker Road. An analysis of the sequence of entries in the Post Office Directories of 1901-1906 suggests that 180 Barker Road may have been built by 1900 – when William J H Wilkinson and A Davenport were both listed in this immediate area. Andrew Davenport (builder/contractor) was also listed as a resident of Barker Road (location unknown) in 1900. Further research into early Certificates of Title would determine if Davenport owned Lots 34 & 35 at that time and may have been responsible for the construction of this house.</p> <p>The first confirmed owner/occupants were William Archibald Ambrose (c.1866-1943) (printer/compositor) and his wife, Margaret, who settled here in c.1902, but were renting the house out by 1905. Online family trees state that William was born in New Zealand, which is consistent with the name given to the house, when it was offered for sale In February 1907:</p> <p><i>NICE BRICK VILLA, 180 Barker-road, SUBIACO. CHAS. SOMMERS has been favoured with instructions from W. Ambrose, Esq., to SELL as above, "Hokitika." a brick residence, containing 4 main rooms, kitchen, bathroom, pantry, etc., wide verandahs. Let to good tenant at 17s. 6d. weekly. £250 can remain on mortgage.</i></p> <p>The next owner/occupier was William Henry Gumbleton (estate agent), who lived here in c.1908-1911, after which it was used as a rental property for a few years (owned by J Lovatt).</p> <p>From c.1921 it became the long-term home of the Burton family. Thomas Alfred (aka 'Suby' or 'Tom') Burton (c.1879-1948) (painter) and Catherine Alice ('Kate') Silvester (c.1887-1982) were married in Subiaco in c.1912 and had at least 3 children: John ('Jack') (born c.1914); Archie (c.1917) and Charles ('Charlie') (c.1919). Catherine was still listed at this address in the Electoral Rolls of 1980, together with her son, Charles, and daughter-in-law, Ann.</p> <p>An analysis of a historical Metropolitan Sewerage Plan (revised March 1954) and historical aerial photographs indicates that the footprint of this house has remained relatively unchanged since the mid-twentieth century, with the exception of the construction of a new carport in c.1985-1989.</p>
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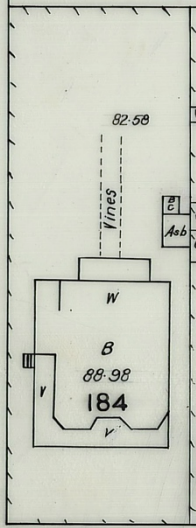
	 <p>Metropolitan Sewerage Plan, Part Sheet 171, State Records Office of Western Australia (revised 1954)</p>
<p><i>Physical Description</i> (Based on a streetscape inspection in March 2023)</p>	<p><u>Architectural style</u></p> <p>Typical of many modest but well built 2-3 bedroom suburban houses of the early twentieth century, 180 Barker Road incorporated elements of the Federation Queen Anne style. Set on a relatively large block, which allowed a spacious garden setting, It was designed to a scale and form generally considered suitable for occupiers such as professional men, office workers, retail employees and skilled tradesmen.</p> <p><u>Plan form at the street frontage</u></p> <ul style="list-style-type: none"> • Symmetrical facade. This features a slightly projecting central bay, set under a prominent gable and faced by a full width verandah. <p><u>Roof form and materials</u></p> <ul style="list-style-type: none"> • Hipped-gabled roof clad with corrugated metal sheeting. • Battened eaves. • Moulded eaves brackets (including to the bottom edge of the gable). • Large central gable with a flush panel face set with a simple pattern of vertical and diagonal timber battens and framed by shaped gable boards. • Tuck-pointed chimney. • Hipped verandah roof. <p><u>Wall materials and finishes to the main facade</u></p> <ul style="list-style-type: none"> • Tuck-pointed brickwork. • Decorative, slim-line cornice mouldings (set at a lower height under the gable). <p><u>Other detailing to main facade</u></p> <ul style="list-style-type: none"> • Centrally located 4-panel entrance door, traditional moulded architraves and highlight & sidelights with stained glass panels. • French doors to the setbacks at either end of the main facade. • Turned timber verandah posts, carved timber brackets and a verandah frieze set with slim-line square balusters.

	<p><u>Streetscape setting</u></p> <ul style="list-style-type: none"> • House set back approximately 1.2m from the Barker Road frontage. • Lot width approximately 15.1m. • Setback of approximately 1m from the west boundary and 4m from the east boundary. • Front yard enclosed by tall, acorn topped timber picket fence and gates. • c.1980s flat-roofed carport located in the setback along the eastern side of the house. <p><u>General Condition</u> (as viewed from the street)</p> <p>Good.</p>
<i>References</i>	<ul style="list-style-type: none"> • 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 1903, 1905, 1908-1909, 1910-1911, 1912-1913, 1913-1914, 1915-1916, 1916-1917, 1917-1918, & 1919-1930 (information provided by the City of Subiaco, March 2023) • Western Australian Post Office Directories, 1890s-1949 (slwa.wa.gov.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.nal.gov.au), including: <ul style="list-style-type: none"> – <i>The West Australian</i> 16 February 1907 p 2 • Metropolitan Sewerage Plan SROWA_series634_cons4156_item0171 • Historical aerial photographs, as available for selected years in the period 1948-2022, Map Viewer Plus (landgate.wa.gov.au) <p>Note: Biographical information has been based on readily available information from a range of online sources, including ancestry.com.au. 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.</p>

<i>Name</i>	184 Barker Road
<i>Address</i>	184 Barker Road, Subiaco (corner Bagot Road) (Lot 1, SP 13598)
<i>Other</i>	Originally Lot 33 and part Lot 34, DP 1125
<i>Place No.</i>	InHerit database Place No. 24045
<i>Heritage Listings</i>	Local Heritage Survey – Adopted 4/02/2003 (Entered as 84 Townshend Road)
<i>Place Type</i>	Individual building
<i>Photograph</i> (Greenward Consulting, March 2023)	 <p>Barker Road frontage</p>  <p>Townshend Road frontage</p>

<i>Construction date</i>	Late 1890s	<i>Architectural style</i> Federation Queen Anne (selected elements, commensurate with the size/nature of the place)	
<i>Construction materials</i>	<i>Walls</i> Brick - Pointed brick	<i>Roof</i> Metal - Corrugated	<i>Other</i>
<i>Use</i>	<i>Current</i> Residential - Single storey	<i>Original</i> Residential - Single storey	<i>Other</i>
<i>Authenticity</i>	<p>Medium to Low: The form of the reconstructed verandah appears to be inconsistent with the style/period of the house (by comparison with other similar houses with verandahs in front of bay windows).</p> <p>The traditional presentation of the house to the primary frontage (Barker Road) has been diminished by the construction of a high masonry wall along the front boundary and the placement of a large garden shed in the centre of the front yard. The traditional presentation to Townshend Road frontage has been altered by a prominent side addition, extending out to the street boundary.</p>		
<i>Integrity</i>	High: The place continues to be used for its original purpose		
<i>Contributory Significance</i>	Some contribution to the assessed heritage values of the study area		
<i>Historical Notes and Associations</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. During the 1890s property developers bought large landholdings for subdivision in the Perth metropolitan area. The original subdivisions in Subiaco were generally simple grid pattern developments with small lots suitable for occupancy by working families. However, the more elevated parts of the suburb, particularly towards Kings Park, also attracted business and professional men and some lots were later amalgamated to accommodate their larger homes and gardens. Mixed development occurred and within the Park Street Heritage Area this ranged from narrow, single storey terrace housing through to a large 2-storey house set in spacious grounds. The readily available evidence indicates that the number of houses within this area increased from around 24 in 1901 to 72 in 1906; 86 in 1910; 91 in 1915, 94 in 1920 and 13 by 1925. Development then stabilised, with 106 houses and 1 block of flats identified in 1949.</p> <p>Perth Suburban Lot 208 was subdivided as Deposited Plan 1125 in the mid 1890s. This comprised 42 lots of which Lot 33 and part Lot 34 were developed with 184 Barker Road.</p> <p>An analysis of the sequence of entries in the Post Office Directories of 1901-1906 suggests that 184 Barker Road may have been constructed prior to 1900 – when William James Henry Wilkinson (printer) and Andrew Davenport (builder) were both listed in this immediate area. In May 1900, W J H Wilkinson had announced the birth of twin sons at his home at the corner of Townshend and Barker and, based on the readily available information, it is quite possible that this was the property later known as 184 Townshend Road.</p> <p>The Wilkinson family lived here for a relatively short time and were followed by Robert Wilson McKay (carpenter) (who lived here in c.1903) and James Murdoch</p>		

	<p>(saddler) (c.1903-1906). The latter was identified as the owner/occupier in the Subiaco Rate Books of 1903 and as the occupant in the Post Office Directories of 1903-1906. Murdoch was already the owner/occupier of a house in Barker Road in 1898 (location not determined), when he served as a councillor and mayor of Subiaco. He then appears to have moved away from Subiaco in c.1899-1902. Further research into early Certificates of Title would determine if Murdoch owned Lots 33 & 34 from the late 1890s and rented the property out for a period around 1900.</p> <p>From 1910-1911 through until at least 1917-1918 the Rate Books identified 'A Birch' as the owner of 184 Barker Road, with several different tenants during this period. In mid-1919 it was offered for sale:</p> <p><i>SUBIACO.--D.F. Brick Residence five large rooms and kitchen, newly renovated inside and out, modern conveniences, verandahs front side, and back; £685.</i></p> <p>Owner; 184 Barker-rd., cor. Townshend-rd.</p> <p>A review of the Post Office Directories at 5-yearly intervals (together with reference to contemporary Electoral Rolls) indicates that some of the primary residents during the first half of the twentieth century included:</p> <ul style="list-style-type: none"> – 1910: Charles Alan Wilde (draftsman, Department of Lands and Surveys) – 1915: Cyril Joseph King (grocer's assistant) – 1920: William Douglas Taylor (clerk) – 1925 to 1935: Thomas Rothery (builder) <p>Thomas Rothery was a prominent builder in the Western Australian community, undertaking many projects including the construction of the University of WA in 1929. In the Subiaco Rate Books of 1929-1930, Mary Rothery was identified as the owner of this property.</p> <ul style="list-style-type: none"> – 1940: Mrs Doris Brown – 1945 & 1949: Mrs Elizabeth Campbell McMeiken <p>Aerial photographs of the place since the mid 20th century indicate that new units were constructed on the rear of the lot in the late 1970s and a new strata plan was created in 1986 to formally acknowledge this arrangement. The street numbers designate the units as 84 & 86 Townshend Road and the original house as 184 Barker Road.</p> <p>A plan of the site prepared in the 1920s and reviewed in 1954 for the purpose of planning sewerage and water supply services shows that the original footprint of the residence has not changed significantly since 1964. Works undertaken to the original house in around the late 1970s appear to have included a western addition; reroofing in corrugated metal sheeting; and an abutting carpark at the rear. The extent and form of the original residence are still clearly evident.</p> <p>The original house was adopted on the City of Subiaco Local Heritage Survey in 2003. It has been assessed as level 3 (contributes to the heritage of the City of Subiaco).</p>
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	 <p>Metropolitan Sewerage Plan, Part Sheet 171, State Records Office of Western Australia (revised 1954)</p>
<p><i>Physical Description</i> (Based on a streetscape inspection in March 2023)</p>	<p><u>Architectural style</u></p> <p>Typical of many modest but well built 2-3 bedroom suburban houses of the early twentieth century, 184 Barker Road incorporated elements of the Federation Queen Anne style. It was designed to a scale and form generally considered suitable for occupiers such as professional men, office workers, retail employees and skilled tradesmen.</p> <p><u>Plan form at the street frontage</u></p> <ul style="list-style-type: none"> Symmetrical facade. <p>This features a central entrance door, flanked by bay windows to each of the front rooms. A verandah extends across the full width of the house and part way along the western side (the latter now truncated by a modern addition)</p> <p><u>Roof form and materials</u></p> <ul style="list-style-type: none"> Gable-hipped roof clad with corrugated metal sheeting. Prominent double, 'M' shaped, gable across the main frontage. <p>Each of these features a tall turned timber finial, rough-cast rendered face and a decorative pattern of timber battens</p> <ul style="list-style-type: none"> Two face-brick chimneys with rendered caps. Reconstructed verandah with a raked roof. <p><u>Wall materials and finishes to the main facade</u></p> <ul style="list-style-type: none"> Tuck-pointed brickwork, laid in Flemish bond. Prominent, curved, stepped parapet to the rear wing of the house (facing Townshend Road) Modern face-brick extension on the western side of the house, extending out to the Townshend Road frontage. <p><u>Other detailing to main facade</u></p> <ul style="list-style-type: none"> Centrally located entrance with panelled door, highlight, sidelights and stained glass panels. Single double-hung window to each front face and splayed side of the bay windows.


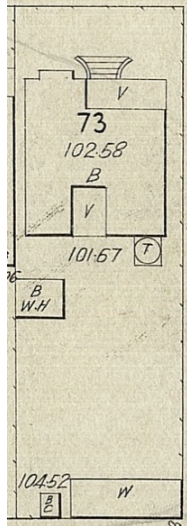
	<ul style="list-style-type: none"> • Square timber verandah posts and carved timber brackets. <p><u>Streetscape setting</u></p> <ul style="list-style-type: none"> • House set back approximately 7m from the Barker Road frontage. • Lot width approximately 15.2m. • Modern additions constructed up to the street boundary on the west. Setback of approximately 1.5m from the east boundary. • Original depth along the Townshend Road frontage reduced from about 43.4m to about 23m by the subdivision of the lot. • Front yard enclosed by a high brick wall with high metal gates. A garden shed is positioned against the centre of this boundary wall, with parking on the eastern side. • Original rear yard redeveloped with townhouses in the late 1970s. <p><u>General Condition</u> (as viewed from the street)</p> <p>Good.</p>
<i>References</i>	<ul style="list-style-type: none"> • <i>Local Heritage Survey of the Triangle Precinct, 2020-2021</i> (prepared for the City of Subiaco by Hocking Heritage + Architecture, October 2019, adopted by the City of Subiaco, 22 June 2021) • 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 1903, 1905, 1908-1909, 1910-1911, 1912-1913, 1913-1914, 1915-1916, 1916-1917, 1917-1918 & 1929-1930 (information provided by the City of Subiaco, March 2023) • Western Australian Post Office Directories, 1890s-1949 (slwa.wa.gov.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.nal.gov.au), including: <ul style="list-style-type: none"> – <i>The West Australian</i> 3 July 1919 p 7 • Metropolitan Sewerage Plan SROWA_series634_cons4156_item0171 • Historical aerial photographs, as available for selected years in the period 1948-2022, Map Viewer Plus (landgate.wa.gov.au) <p>Note: Biographical information has been based on readily available information from a range of online sources, including ancestry.com.au. 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.</p>

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5.5 3 KINGS ROAD

<i>Name</i>	House, 3 Kings Road		
<i>Address</i>	3 Kings Road, Subiaco (corner Bagot Road) (Lot 45, DP 352)		
<i>Other</i>	Known as 73 Bagot Road until at least the mid-twentieth century. “Gambier” (name given in a newspaper notice in May 1913) “Rose Cottage” (current name plate to the front of the house)		
<i>Place No.</i>	InHerit database Place No. 4184		
<i>Heritage Listings</i>	Local Heritage Survey – adopted 04/02/2003		
<i>Place Type</i>	Individual building		
<i>Photograph</i> (Greenward Consulting, March 2023)			
<i>Construction date</i>	c.1904	<i>Architectural style</i> Federation Queen Anne (selected elements, commensurate with the size/nature of the place)	
<i>Construction materials</i>	<i>Walls</i> Brick - Painted brick	<i>Roof</i> Metal - Corrugated	<i>Other</i> Rendered string courses
<i>Use</i>	<i>Current</i> Residential - Single storey	<i>Original</i> Residential - Single storey	<i>Other</i>
<i>Authenticity</i>	Medium: The authenticity of the house within its streetscape setting has been reduced by the painting of the main façade and the installation of a wrought iron verandah balustrade. Other than this, the external detailing appears to be largely intact and/or sympathetically restored/renovated.		
<i>Integrity</i>	High: The place continues to be used for its original purpose		

<i>Contributory Significance</i>	Some contribution to the assessed heritage values of the study area
<i>Historical Notes and Associations</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. During the 1890s property developers bought large landholdings for subdivision in the Perth metropolitan area. The original subdivisions in Subiaco were generally simple grid pattern developments with small lots suitable for occupancy by working families. However, the more elevated parts of the suburb, particularly towards Kings Park, also attracted business and professional men and some lots were later amalgamated to accommodate their larger homes and gardens. Mixed development occurred and within the Park Street Heritage Area this ranged from narrow, single storey terrace housing through to a large 2-storey house set in spacious grounds. The readily available evidence indicates that the number of houses within this area increased from around 24 in 1901 to 72 in 1906; 86 in 1910; 91 in 1915, 94 in 1920 and 13 by 1925. Development then stabilised, with 106 houses and 1 block of flats identified in 1949.</p> <p>Perth Suburban Lots 243 to 246 were subdivided as Deposited Plan 352 in the early 1890s. This comprised 141 lots of which Lot 45 was developed as 73 Bagot Road. An analysis of the Post Office Directories and Electoral Rolls indicates that Joseph Simon Buckley (plasterer) and Nora Buckley (home duties) were the first occupants of this property, living here from c.1905-1907. The Rate Books confirm that J Buckley had purchased the vacant site by 1903 and newspaper notices placed in June 1904 suggest that the house was built at around that time:</p> <p><i>TENDERS Wanted for STONE FOUNDATION, labour only. J. BUCKLEY, Corner Bagot and King's rds., Subiaco.</i></p> <p>Joseph Buckley had sold the house to Percy Patten (traveller) by 1907/08. Percy Harry Patten (c.1875-1945) and Alvina Julia Krummel (c.1880-1961) were married in SA in 1907 and they lived at 73 Bagot Road (3 Kings Road) until c.1916. The house was then advertised to let, before being offered for sale in late 1917:</p> <p><i>FOR Private Sale.— Subiaco, Well built Brick Cottage, corner Bagot and King rds., 6 rooms, sheds, e.l., gas, galv. iron tank, 1,000 gallons. Very nice home, in good repair, garden and fruit trees. Apply W.L.</i></p> <p>The first long-term owner/occupants were Arthur and Eva Gray, who lived here from c.1918 until the 1940s. During this period, Arthur Gray became one of the founding partners of Musgrove's Ltd., musical dealers, and managed its pianoforte department:</p> <p><i>Quality and efficiency is to be the motto of the new firm, and the large range of high-class pianos and players is under the direct supervision of the expert, Mr. Gray, long recognized as one of the foremost piano men in the State.</i></p> <p>Following Arthur's retirement in 1932, and until shortly before his death in 1945, the Gray family placed a series of advertisements for a room to let. Arthur's widow, Eva, continued to live at 73 Bagot Road until around the time of her death in late 1947.</p> <p>Reference to the Metropolitan Water Supply and Sewerage Department plan (as updated 1955), plus a review of historical aerial photographs, indicates that the building envelope of the front part of the house has remained largely unchanged.</p>


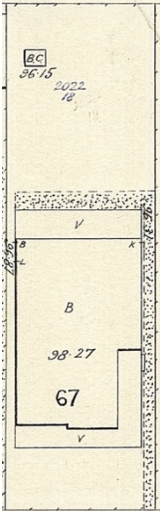
	 <p>Metropolitan Sewerage Plan, Part Sheet 185, State Records Office of Western Australia (revised 1927 and 1955)</p> <p>Originally 73 Bagot Road, now 3 Kings Road.</p>
<p><i>Physical Description</i> (Based on a streetscape inspection in 2017, reviewed in March 2023)</p>	<p><u>Architectural style</u></p> <p>Typical of many well built 2-3 bedroom suburban houses of the early twentieth century, 3 Kings Road incorporated elements of the Federation Queen Anne style – in this case including picturesque decorative plaster detailing. It was designed to a scale and form generally considered suitable for occupiers such as professional men, office workers, retail employees and skilled tradesmen.</p> <p><u>Plan form at the street frontage</u></p> <ul style="list-style-type: none"> Asymmetrical stepped façade. This has a projecting wing on the western side, with an abutting verandah extending across the remainder of the frontage. <p><u>Roof form and materials</u></p> <ul style="list-style-type: none"> Hipped-gabled roof clad with corrugated metal sheeting. This has a short east-west ridgeline at the apex, flanked by small louvered gablets; and a prominent gable over the projecting wing. Roughcast rendered face to the main gable, finished with a square pattern of timber battens with decorative corner details. Small rendered shield and scroll at the apex of the gable, finished with the moulded face of a woman. Battened eaves with decorative paired brackets along both street frontages. These are set against a rendered eaves panel with a slender moulded detail at the base. Two tall chimneys serving the main part of the house, with decorative roughcast arched panels to each face and stepped rendered caps. <p><u>Wall materials and finishes to the main façade</u></p> <ul style="list-style-type: none"> Painted brickwork (originally tuck-pointed). Two contrasting smooth rendered string-courses along the Bagot Road and Kings Road frontages, one at window sill level and the other at door head height. The upper string course steps up to frame the heads of the windows and doors. <p><u>Detailing of main façade</u></p> <ul style="list-style-type: none"> Shallow rectangular window bay to the front of the projecting wing with a pressed metal window hood.

	<ul style="list-style-type: none"> • Main entrance set under the verandah and abutting the projecting wing. This has traditional moulded timber architraves; a highlight; narrow sidelights; and traditional stained glass detailing featuring a floral motif. • Projecting rendered window sills to the windows along the Bagot Road facade, each set over a decorative under-sill panel. • Triple casement window to the rectangular window bay, with traditional stained glass detailing to the square highlights. • Single double hung window under the front verandah. • Three single double hung windows along the Kings Road façade, each with shallow arched heads. • Arched niche to the eastern face of the projecting wing, with a smooth rendered surround and decorative sill panel. • Bullnose verandah roof, turned timber posts, carved timber brackets and a turned timber verandah frieze. • Wrought iron verandah balustrade. <p><u>Streetscape setting</u></p> <ul style="list-style-type: none"> • Main façade set back approximately 3.5m from the Bagot Road frontage (with a side setback of approximately 1m from the Kings Road frontage). • Front yard enclosed by a scalloped timber picket fence, set behind low shrubs. • Side (Kings Road) boundary defined by a high limestone block fence. • Double garage with a flat parapet wall at the rear, south-east, corner of the site (opening onto Kings Road). <p><u>General Condition</u> (as viewed from the street)</p> <p>Good.</p>
<i>References</i>	<ul style="list-style-type: none"> • <i>Heritage Assessment of Kings Road, Subiaco</i> (prepared for the City of Subiaco by Greenward Consulting, April 2017). • <i>Local Heritage Survey of the Triangle Precinct, 2020-2021</i> (prepared for the City of Subiaco by Hocking Heritage + Architecture, adopted June 2021) • City of Subiaco Rate Books, 1903; 1907-1908; 1908-9; 1914-1915; 1917-1918 and 1929-30 (information provided by the City of Subiaco, March 2023) • <i>The demographics of Subiaco in 1910: Who was living here, what did they do for a living, what were their relationships and did they stay or leave?</i> A private research paper prepared by Annette Green 2017-2022, copy held by the City of Subiaco Museum • Metropolitan Sewerage Plan SROWA_series634_cons4156_item0185 • Historical aerial photographs, as available for selected years in the period 1948-2022, Map Viewer Plus (landgate.wa.gov.au) <p>Note: Biographical information has been based on readily available information from a range of online sources, including ancestry.com.au. 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.</p>



5.6 67- 95 OLIVE STREET

<i>Name</i>	Croydon		
<i>Address</i>	67 Olive, Subiaco (Lot 2, DP 214)		
<i>Other</i>	-		
<i>Place No.</i>	InHerit database Place No. 26919		
<i>Heritage Listings</i>	Local Heritage Survey – adopted 22/06/2021		
<i>Place Type</i>	Individual building		
<i>Photograph</i> (Greenward Consulting, March 2023)			
<i>Construction date</i>	c.1911	<i>Architectural style</i> Federation Queen Anne (selected elements, commensurate with the size/nature of the place)	
<i>Construction materials</i>	<i>Walls</i> Brick - Painted brick	<i>Roof</i> Metal - Corrugated	<i>Other</i> Rendered string courses
<i>Use</i>	<i>Current</i> Residential - Single storey	<i>Original</i> Residential - Single storey	<i>Other</i>
<i>Authenticity</i>	Medium: The authenticity of the house within its streetscape setting has been reduced by the painting of the main façade. Other than this, the external detailing appears to be largely intact and/or sympathetically restored/renovated.		
<i>Integrity</i>	High: The place continues to be used for its original purpose		
<i>Contributory Significance</i>	Some contribution to the assessed heritage values of the study area		


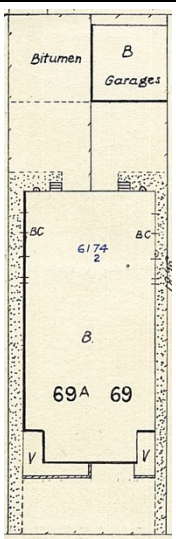
<p><i>Historical Notes and Associations</i></p>	<p>Subiaco's population increased significantly in the 1890s due to an economic depression in the eastern states and the discovery of gold in Western Australia. During the 1890s property developers bought large landholdings for subdivision in the Perth metropolitan area. The original subdivisions in Subiaco were generally simple grid pattern developments with small lots suitable for occupancy by working families. However, the more elevated parts of the suburb, particularly towards Kings Park, also attracted business and professional men and some lots were later amalgamated to accommodate their larger homes and gardens. Mixed development occurred and within the Park Street Heritage Area this ranged from narrow, single storey terrace housing through to a large 2-storey house set in spacious grounds. The readily available evidence indicates that the number of houses within this area increased from around 24 in 1901 to 72 in 1906; 86 in 1910; 91 in 1915, 94 in 1920 and 13 by 1925. Development then stabilised, with 106 houses and 1 block of flats identified in 1949.</p> <p>Perth Suburban Lots 218 and 219 were subdivided as Deposited Plan 214 in the early 1890s. This comprised 52 lots, including 24 lots with frontages to Ivy Street, which extended between Barker and Bagot Roads (renamed as part of Olive Street in c.1901). The Subiaco Rate Books listed Lot 2 (67 Olive Street) as vacant land through until 1911 and with a house by 1912. At that time the property was owned by H Coppin and it remained in that family's ownership until c.1937 when it was offered for sale as part of the deceased estate of Herbert Owen Coppin:</p> <p><i>WEIL SITUATED RESIDENCE WITH 2 BLOCKS OF GROUND. No. 67 OLIVE-STREET, SUBIACO (Next Corner Barker-road) Executor of the Will of the late Herbert Owen Coppin, to SELL by PUBLIC AUCTION as above. Portions of Perth Suburban Lot 219 and being Lots 2 and 3 on Plan 214, having a total frontage of 121.2 links to Olive-st by a depth of 200 links. Improvements comprise commodious and attractive brick residence, with front and side verandahs, entrance hall and passage, lounge, dining room, 3 bedrooms, vestibule, kitchen, pantry, bathroom, back verandah. washhouse, c and t. All good-sized rooms, 18ft. x 14ft., etc. An excellent opportunity of acquiring family residence or investment. Large grounds with room on southern side for tennis court, etc., or further building. Property excellently situated, much sought after locality, convenient to transport and an opportunity seldom occurring.</i></p> <p>Members of the Coppin family lived here in c.1928-1930 (following the death of Herbert Coppin in 1926), but other than this the house was primarily occupied by tenants through until at least the mid-twentieth century.</p> <p>The first known occupant was Reg Hamilton, who announced the birth of a daughter at 'Croydon', 67 Olive Street, in October 1913. This house name was also used in newspaper notices in 1916, 1926 and 1929. Generally the occupants changed every 2-4 years and the only longer term occupants were Cecil Henry Hammond (c.1853-1926) (accountant) and his wife Fanny Mary Hamilton (c.1854-1931), who lived here in c.1915-1927.</p> <p>A plan of the property in 1927, resurveyed in 1955, shows the outline of the house with a verandah across the back elevation and a brick water closet located</p>
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	<p>near the back property boundary. Aerial photographs show that the form of the original residence has not changed significantly despite a major addition across the rear in the late 1980s and the change of the roof cladding to corrugated iron from either red corrugated iron or terracotta tile. The clarity of the aerial photograph in this period is average making it difficult to determine the cladding material. The roof form of the later additions reflect earlier additions and alterations to the rear of the original house which still remains intact and readily identifiable.</p> <p>67 Olive Street was adopted on the City of Subiaco Local Heritage Survey in 2021. It has been assessed as level 3 (contributes to the heritage of the City of Subiaco).</p>
	 <p>Metropolitan Sewerage Plan, Part Sheet 185, State Records Office of Western Australia (revised 1927 and 1955)</p>
<p><i>Physical Description</i> (Based on a streetscape inspection in March 2023)</p>	<p><u>Architectural style</u></p> <p>Typical of many well built 2-3 bedroom suburban houses of the early twentieth century, 67 Olive Street incorporated elements of the Federation Queen Anne style. It was designed to a scale and form generally considered suitable for occupiers such as professional men, office workers, retail employees and skilled tradesmen.</p> <p><u>Plan form at the street frontage</u></p> <ul style="list-style-type: none"> Asymmetrical façade featuring a gable-roofed projecting bay to the main façade (off-set from the centre) and a return verandah (extending across the Olive Street frontage and partway along the northern side of the house). <p><u>Roof form and materials</u></p> <ul style="list-style-type: none"> Hipped-gable roof clad with corrugated metal sheeting. Prominent gable over the projecting bay. This has a roughcast rendered face and picturesque timber batten detailing, featuring wave pattern vertical battens to the apex, set over slender carved panels and widely spaced plain vertical battens. Painted brick chimney with rendered cap. Bullnose verandah roof. <p><u>Wall materials and finishes to the main facade</u></p> <ul style="list-style-type: none"> Painted brick walls (originally tuck-pointed). Two rendered string courses – one at window sill height and the other at door


	<p>head height. The upper string course steps up to frame the heads of the windows and doors.</p> <p><u>Other detailing to main facade</u></p> <ul style="list-style-type: none"> • Main entrance facing north, towards the end of the return verandah along the northern side of the house. Oblique views indicate that this has traditional moulded architraves, highlight and sidelight(s). • Single double hung window to the western end of the return verandah. This is set over a moulded projecting sill with a decorative under-sill panel. • Single double hung window to the shallow projecting bay at the front of the house (matching the above). • Full height double hung window with timber kick-plate to the recessed section of the front wall. • Turned timber verandah posts with carved brackets. <p><u>Streetscape setting</u></p> <ul style="list-style-type: none"> • House set back approximately 5.2m from the Olive Street frontage. • Lot width approximately 12.2m. • Side setbacks of 500-800mm. • Front yard enclosed by a scalloped timber picket fence. <p><u>General Condition</u> (as viewed from the street)</p> <p>Good.</p>
References	<ul style="list-style-type: none"> • <i>Local Heritage Survey of the Triangle Precinct, 2020-2021</i> (prepared for the City of Subiaco by Hocking Heritage + Architecture, adopted June 2021) • 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, 1903; 1905; 1908-9; 1910-11; 1912-12 and 1929-30 (information provided by the City of Subiaco, March 2023) • Western Australian Post Office Directories, 1890s-1949 (slwa.wa.gov.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.nal.gov.au), including: <ul style="list-style-type: none"> – <i>The West Australian</i> 15 October 1913, p 1; <i>Western Mail</i> 7 January 1916 p 31; <i>The Daily News</i> 16 August 1926 p 8 and <i>Western Mail</i> 6 June 1929 p 14 (references to house name as 'Croyden') – <i>The West Australian</i> 4 May 1937 p 25 • Metropolitan Sewerage Plan SROWA_series634_cons4156_item0185 • Historical aerial photographs, as available for selected years in the period 1948-2022, Map Viewer Plus (landgate.wa.gov.au) <p>Note: Biographical information has been based on readily available information from a range of online sources, including ancestry.com.au. 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.</p>

<i>Name</i>	Duplex House, 69 Olive Street
<i>Address</i>	69 Olive Street, Subiaco (SP 5049)
<i>Other</i>	Originally part Lot 3, DP 214
<i>Place No.</i>	-
<i>Heritage Listings</i>	-
<i>Place Type</i>	Individual building/group
<i>Photograph</i> (Greenward Consulting, March 2023)	 <p>69 & 69A Olive Street</p> 


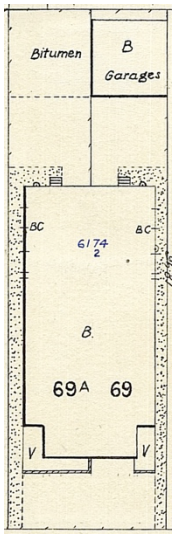
	69 Olive Street		
<i>Construction date</i>	c.1938	<i>Architectural style</i> Inter-War California Bungalow (with the detailing of roofline presenting as a single dwelling)	
<i>Construction materials</i>	<i>Walls</i> Brick - Rendered brick	<i>Roof</i> Tile - Terracotta	<i>Other</i> Brick – painted brick
<i>Use</i>	<i>Current</i> Residential - Conjoined	<i>Original</i> Residential - Conjoined	<i>Other</i>
<i>Authenticity</i>	Medium: Limited glimpses of the main façade reveal some alterations to the materials and finishes, including painting of the face brick skirt. The presentation to the street has been diminished by the construction of high courtyard walls, enclosing both front gardens.		
<i>Integrity</i>	High: The place continues to be used for its original purpose		
<i>Contributory Significance</i>	Some contribution to the assessed heritage values of the study area		
<i>Historical Notes and Associations</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. During the 1890s property developers bought large landholdings for subdivision in the Perth metropolitan area. The original subdivisions in Subiaco were generally simple grid pattern developments with small lots suitable for occupancy by working families. However, the more elevated parts of the suburb, particularly towards Kings Park, also attracted business and professional men and some lots were later amalgamated to accommodate their larger homes and gardens. Mixed development occurred and within the Park Street Heritage Area this ranged from narrow, single storey terrace housing through to a large 2-storey house set in spacious grounds. The readily available evidence indicates that the number of houses within this area increased from around 24 in 1901 to 72 in 1906; 86 in 1910; 91 in 1915, 94 in 1920 and 13 by 1925. Development then stabilised, with 106 houses and 1 block of flats identified in 1949.</p> <p>Perth Suburban Lots 218 and 219 were subdivided as Deposited Plan 214 in the early 1890s. This comprised 52 lots, including 24 lots with frontages to Ivy Street, which extended between Barker and Bagot Roads (renamed as part of Olive Street in c.1901). 69-69A Olive Street originally formed part of the grounds for the brick villa at 67 Olive Street. The property was offered for sale by the executors of the deceased estate of Herbert Owen Coppin in April 1937, at which time the grounds on the southern side of the house were noted as being suitable for a tennis court or new building.</p> <p>The semi-detached house at 69-69A Olive Street was first listed in the Post Office Directories in 1939 (when it was described as vacant). The first known occupant of #69 was A H Kirwan-Ward, who lived here in c.1940-1942. The next occupants were Horace Courthope Bowen (a retired storekeeper) and his wife, Florence, who remained here until around the time of Horace's death in 1952.</p> <p>An analysis of a historical Metropolitan Sewerage Plan (dated 1927, updated 1955) and historical aerial photographs indicates that some additions have been</p>		

	undertaken at the rear (including a new building on the rear boundary), but that the general footprint of the house has remained largely unchanged.
	 <p>Metropolitan Sewerage Plan, Part Sheet 185, State Records Office of Western Australia (revised 1927 and 1955)</p>
<p><i>Physical Description</i> (Based on a streetscape inspection in March 2023)</p>	<p>Note: Views to the front façade are limited by the high courtyard walls and garden plantings. The following is based on views to each entry area and glimpses of the upper walls.</p> <p><u>Architectural style</u></p> <p>This semi-detached house was designed in the Inter-War California Bungalow style, with the detailing of roofline presenting as a single dwelling.</p> <p><u>Plan form at the street frontage</u></p> <ul style="list-style-type: none"> Asymmetrical façade, with different designs to the facades of each of the co-joined houses. <p><u>Roof form and materials</u></p> <ul style="list-style-type: none"> Gable-hipped roof clad with terracotta tiles. Prominent, smooth rendered gable extending across the full width of the two houses. This features contrasting brick edging to the gable line and a contrasting, autumn-toned brick panel at the centre. Half-hipped verandah roof over the front porch of #69A, with smooth render and robust timber battens to the face of the gable. This extends as a simple raked roof across the front of #69, returning along the northern side as a raked roofed entry verandah. <p><u>Wall materials and finishes to the main facade</u></p> <ul style="list-style-type: none"> Autumn-toned face-brick skirt (now at least partly painted to #69). Smooth rendered walls above the face-brick skirt. <p><u>Other detailing to main facade</u></p> <ul style="list-style-type: none"> The entrance to each house is located at the end of a separate side setback that forms an individual verandah/porch. Each house has a simple doorway with no highlights or sidelights. Pair of stepped, rendered masonry piers to the gabled porch to #69A (consistent with the California Bungalow design). Single turned timber post to the corner of the verandah to #69.


	<ul style="list-style-type: none"> Glimpses to the front wall of #69 suggests that French door open onto the enclosed courtyard. The detailing of the opening to the front wall of #69 is concealed from view. <p><u>Streetscape setting</u></p> <ul style="list-style-type: none"> House set back approximately 4.m from the Olive Street frontage. The block occupied by 69-69A Olive Street is approximately 12m wide, divided into two equal halves to accommodate the semi-detached houses. Each house has a narrow side setback of about 500-600mm at the outer boundaries of the lot. Front yards enclosed by a high, painted brick courtyard walls. <p><u>General Condition</u> (as viewed from the street)</p> <p>Good.</p>
<i>References</i>	<ul style="list-style-type: none"> Perth 18-52. Suburb of Subiaco. Plan of Subiaco showing all subdivisions & DP Nos., Battye Library, series235_cons3868_item354 (dating from c.1896-1897) Western Australian Post Office Directories, 1890s-1949 (slwa.wa.gov.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.nal.gov.au), including: <ul style="list-style-type: none"> <i>The West Australian</i> 28 April 1937 p 21 Metropolitan Sewerage Plan SROWA_series634_cons4156_item0185 Historical aerial photographs, as available for selected years in the period 1948-2022, Map Viewer Plus (landgate.wa.gov.au) <p>Note: Biographical information has been based on readily available information from a range of online sources, including ancestry.com.au. 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.</p>

<i>Name</i>	Duplex House, 69A Olive Street
<i>Address</i>	69A Olive Street, Subiaco (SP 5049)
<i>Other</i>	Originally part Lot 3, DP 214
<i>Place No.</i>	-
<i>Heritage Listings</i>	-
<i>Place Type</i>	Individual building/group
<i>Photograph</i> (Greenward Consulting, March 2023)	<div></div> <p>69 & 69A Olive Street</p> <div></div>


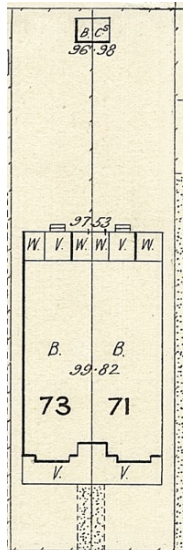
	69A Olive Street		
<i>Construction date</i>	c.1938	<i>Architectural style</i> Inter-War California Bungalow (with the detailing of roofline presenting as a single dwelling)	
<i>Construction materials</i>	<i>Walls</i> Brick - Rendered brick	<i>Roof</i> Tile - Terracotta	<i>Other</i> Brick – painted brick
<i>Use</i>	<i>Current</i> Residential - Conjoined	<i>Original</i> Residential - Conjoined	<i>Other</i>
<i>Authenticity</i>	Medium to High: Limited glimpses of the main façade suggest that it has retained much of its original detailing and finishes. However, the presentation to the street has been diminished by the construction of high courtyard walls, enclosing both front gardens.		
<i>Integrity</i>	High: The place continues to be used for its original purpose		
<i>Contributory Significance</i>	Some contribution to the assessed heritage values of the study area		
<i>Historical Notes and Associations</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. During the 1890s property developers bought large landholdings for subdivision in the Perth metropolitan area. The original subdivisions in Subiaco were generally simple grid pattern developments with small lots suitable for occupancy by working families. However, the more elevated parts of the suburb, particularly towards Kings Park, also attracted business and professional men and some lots were later amalgamated to accommodate their larger homes and gardens. Mixed development occurred and within the Park Street Heritage Area this ranged from narrow, single storey terrace housing through to a large 2-storey house set in spacious grounds. The readily available evidence indicates that the number of houses within this area increased from around 24 in 1901 to 72 in 1906; 86 in 1910; 91 in 1915, 94 in 1920 and 13 by 1925. Development then stabilised, with 106 houses and 1 block of flats identified in 1949.</p> <p>Perth Suburban Lots 218 and 219 were subdivided as Deposited Plan 214 in the early 1890s. This comprised 52 lots, including 24 lots with frontages to Ivy Street, which extended between Barker and Bagot Roads (renamed as part of Olive Street in c.1901). 69-69A Olive Street originally formed part of the grounds for the brick villa at 67 Olive Street. The property was offered for sale by the executors of the deceased estate of Herbert Owen Coppin in April 1937, at which time the grounds on the southern side of the house were noted as being suitable for a tennis court or new building.</p> <p>The semi-detached house at 69-69A Olive Street was first listed in the Post Office Directories in 1939 (when it was described as vacant). The first known occupants of #69A were Ronald Herbert Lawn (clerk) and his wife, Leonie Beatrice (nee Burlinson), who were married in 1937. Ronald was serving as a Flight Sergeant with the RAAF when he was reported killed on active service in 1944. Leonie remained at 69A Olive Street until around the time of her marriage to Norman Johnson in c.1948.</p>		

	<p>An analysis of a historical Metropolitan Sewerage Plan (dated 1927, updated 1955) and historical aerial photographs indicates that some additions have been undertaken at the rear (including a new building on the rear boundary), but that the general footprint of the house has remained largely unchanged since the mid-twentieth century.</p>
	 <p>Metropolitan Sewerage Plan, Part Sheet 185, State Records Office of Western Australia (revised 1927 and 1955)</p>
<p><i>Physical Description</i> (Based on a streetscape inspection in March 2023)</p>	<p>Note: Views to the front façade are limited by the high courtyard walls and garden plantings. The following is based on views to each entry area and glimpses of the upper walls.</p> <p><u>Architectural style</u></p> <p>This semi-detached house was designed in the Inter-War California Bungalow style, with the detailing of roofline presenting as a single dwelling.</p> <p><u>Plan form at the street frontage</u></p> <ul style="list-style-type: none"> Asymmetrical façade, with different designs to the facades of each of the co-joined houses. <p><u>Roof form and materials</u></p> <ul style="list-style-type: none"> Gable-hipped roof clad with terracotta tiles. Prominent, smooth rendered gable extending across the full width of the two houses. This features contrasting brick edging to the gable line and a contrasting, autumn-toned brick panel at the centre. Half-hipped verandah roof over the front porch of #69A, with smooth render and robust timber battens to the face of the gable. This extends as a simple raked roof across the front of #69, returning along the northern side as a raked roofed entry verandah. <p><u>Wall materials and finishes to the main facade</u></p> <ul style="list-style-type: none"> Autumn-toned face-brick skirt (now at least partly painted to #69). Smooth rendered walls above the face-brick skirt. <p><u>Other detailing to main facade</u></p> <ul style="list-style-type: none"> The entrance to each house is located at the end of a separate side setback that forms an individual verandah/porch. Each house has a simple doorway with no highlights or sidelights.


	<ul style="list-style-type: none"> • Pair of stepped, rendered masonry piers to the gabled porch to #69A (consistent with the California Bungalow design). Single turned timber post to the corner of the verandah to #69. • Glimpses to the front wall of #69 suggests that French door open onto the enclosed courtyard. The detailing of the opening to the front wall of #69 is concealed from view. <p><u>Streetscape setting</u></p> <ul style="list-style-type: none"> • House set back approximately 4.m from the Olive Street frontage. • The block occupied by 69-69A Olive Street is approximately 12m wide, divided into two equal halves to accommodate the semi-detached houses. • Each house has a narrow side setback of about 500-600mm at the outer boundaries of the lot. • Front yards enclosed by a high, painted brick courtyard walls. <p><u>General Condition</u> (as viewed from the street)</p> <p>Good.</p>
<i>References</i>	<ul style="list-style-type: none"> • Perth 18-52. Suburb of Subiaco. Plan of Subiaco showing all subdivisions & DP Nos., Battye Library, series235_cons3868_item354 (dating from c.1896-1897) • Western Australian Post Office Directories, 1890s-1949 (slwa.wa.gov.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.nal.gov.au), including: <ul style="list-style-type: none"> – <i>The West Australian</i> 28 April 1937 p 21 • Metropolitan Sewerage Plan SROWA_series634_cons4156_item0185 • Historical aerial photographs, as available for selected years in the period 1948-2022, Map Viewer Plus (landgate.wa.gov.au) <p>Note: Biographical information has been based on readily available information from a range of online sources, including ancestry.com.au. 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.</p>

<i>Name</i>	Duplex House, 71 Olive Street		
<i>Address</i>	71 Olive Street, Subiaco (SP 7254)		
<i>Other</i>	Originally part Lot 4, DP 214		
<i>Place No.</i>	-		
<i>Heritage Listings</i>	-		
<i>Place Type</i>	Individual building/group		
<i>Photograph</i> (Greenward Consulting, March 2023)	 <p>71-Olive Street (right) and 73 Olive Street (left)</p>		
<i>Construction date</i>	c.1906	<i>Architectural style</i> Federation Queen Anne (selected elements, commensurate with the size/nature of the place)	
<i>Construction materials</i>	<i>Walls</i> Brick - Pointed brick	<i>Roof</i> Metal - Corrugated	<i>Other</i>
<i>Use</i>	<i>Current</i> Residential - Conjoined	<i>Original</i> Residential - Conjoined	<i>Other</i>
<i>Authenticity</i>	Medium-High: The walls have been rendered up to window sill height, but otherwise the external detailing of the semi-detached houses at 71-73 Olive Street appears to be largely intact and/or sympathetically restored/renovated. The presentation to the street has been diminished by the construction of high courtyard walls, enclosing both front gardens.		
<i>Integrity</i>	High: The place continues to be used for its original purpose.		


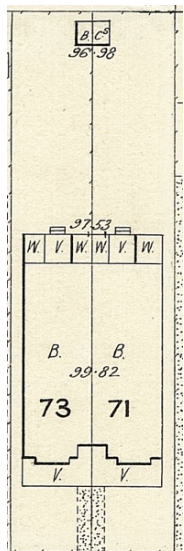
<i>Contributory Significance</i>	<p>Considerable contribution to the assessed heritage values of the study area</p> <p>As a pair of semi-detached houses designed for rental accommodation, 71-73 Olive Street helps to illustrate the diversity of residential development in this part of Subiaco in the early twentieth century.</p>
<i>Historical Notes and Associations</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. During the 1890s property developers bought large landholdings for subdivision in the Perth metropolitan area. The original subdivisions in Subiaco were generally simple grid pattern developments with small lots suitable for occupancy by working families. However, the more elevated parts of the suburb, particularly towards Kings Park, also attracted business and professional men and some lots were later amalgamated to accommodate their larger homes and gardens. Mixed development occurred and within the Park Street Heritage Area this ranged from narrow, single storey terrace housing through to a large 2-storey house set in spacious grounds. The readily available evidence indicates that the number of houses within this area increased from around 24 in 1901 to 72 in 1906; 86 in 1910; 91 in 1915, 94 in 1920 and 13 by 1925. Development then stabilised, with 106 houses and 1 block of flats identified in 1949.</p> <p>Perth Suburban Lots 218 and 219 were subdivided as Deposited Plan 214 in the early 1890s. This comprised 52 lots, including 24 lots with frontages to Ivy Street, which extended between Barker and Bagot Roads (renamed as part of Olive Street in c.1901).</p> <p>71-73 Olive Street was developed as a semi-detached pair of houses in c.1906. The owner at that time has not been confirmed, but the Rate Books of 1908-1909 and 1910-1911 identified the owner as W Miller.</p> <p>In late 1911, the property was offered for sale as follows:</p> <p><i>A COTTAGE INVESTMENT at SUBIACO</i></p> <p><i>Lot 4 of Perth Sub. Lot 219, having a frontage of 40ft. to Olive-street, Subiaco, by a depth of 132ft., together with a pair of semi-detached brick cottages, each containing four rooms, kitchen, bathroom, copper and troughs. The houses are let to good tenants at 15s. per week. As the owner is anxious to sell, the above offers a chance of securing a good investment. £300 may remain on mortgage.</i></p> <p>The first residents identified for 71 Olive Street were Miss Ann McLaughlin (tailoress) and Miss Minnie Reid, who were living here in c.1908-1909. The house then had a high turn-over of occupants until at least the mid-twentieth century, which suggests that it continued to be primarily used as a rental property. A review of the Post Office Directories at 5-yearly intervals (together with reference to contemporary Electoral Rolls) indicates that some of the primary residents during this period included:</p> <ul style="list-style-type: none"> – 1910: Ernest Richard Ross (traveller) – 1915: George Caulder (accountant) – 1920: Frederick Charles Gamble (clerk) – 1925 & 1930: Mrs Gladys Campbell <p>In the Rate Books of 1929-1930 a Mrs White was identified as the owner.</p> <ul style="list-style-type: none"> – 1935: Theodore Benjamin Bond (labourer)

	<p>– 1940: Edward Hutton</p> <p>– 1945 & 1949: Arthur Elsford Fletcher</p> <p>An analysis of a historical Metropolitan Sewerage Plan (dated 1927, updated 1955) and historical aerial photographs indicates that some additions have been undertaken at the rear, but that the general footprint of the house has remained largely unchanged since the mid-twentieth century.</p>
	 <p>Metropolitan Sewerage Plan, Part Sheet 185, State Records Office of Western Australia (revised 1927 and 1955)</p>
<p><i>Physical Description</i> (Based on a streetscape inspection in March 2023)</p>	<p><u>Architectural style</u></p> <p>71 and 73 Olive Street were designed as a mirror image pair of cottages, which were embellished with restrained detailing derived from the Federation Queen Anne style. They were of a scale and form generally considered suitable for rental properties, attracting tenants such as office workers, retail employees and both skilled and unskilled tradesmen, as well as retired people and widows.</p> <p><u>Plan form at the street frontage</u></p> <ul style="list-style-type: none"> The overall frontage was designed as a symmetrical façade. The frontage of each individual house is asymmetrical. <p><u>Roof form and materials</u></p> <ul style="list-style-type: none"> Hipped roof with a small gable over a rectangular window bay to each house. Corrugated metal roof sheeting. Main roofline extends over the front verandahs as a continuous raked roof. Each of the gables has a smooth rendered face set with vertical timber battens and framed by shaped gable boards and moulded eaves brackets. <p><u>Wall materials and finishes to the main facade</u></p> <ul style="list-style-type: none"> Tuck-pointed face brick (now rendered up to window sill height). Two rendered string courses, one at door head height and the other at window-sill height. <p><u>Other detailing to main facade</u></p> <ul style="list-style-type: none"> Entrance doors located adjacent to the dividing wall between the two houses. Stained glass panels. Highlight, no sidelights. Triple casement window with highlights and chamfered mullions to each


	<p>window bay. Projecting moulded window sill.</p> <ul style="list-style-type: none"> • Turned-timber verandah posts. • Lacework frieze and brackets (Note: timber detailing was more common for houses of this type). <p><u>Streetscape setting</u></p> <ul style="list-style-type: none"> • Set back approximately 4.5m from the Olive Street frontage. • Overall lot width approximately 12.2m, divided into 2 parts to accommodate the semi-detached houses. • Set back of approximately 500-600mm along the side boundaries. • Front yards enclosed by high, painted brick courtyard walls and high timber gates. <p><u>General Condition</u> (as viewed from the street)</p> <p>Good.</p>
<i>References</i>	<ul style="list-style-type: none"> • 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 1905, 1908-1909, 1910-1911 & 1929-1930 (information provided by the City of Subiaco, March 2023) • Western Australian Post Office Directories, 1890s-1949 (slwa.wa.gov.au) • Electoral Rolls (scanned copies of selected years available at ancestry.com.au) • <i>The demographics of Subiaco in 1910: Who was living here, what did they do for a living, what were their relationships and did they stay or leave?</i> A private research paper prepared by Annette Green 2017-2022, copy held by the City of Subiaco Museum • Various newspaper notices and advertisements relating this property and/or the occupants of the house (trove.nal.gov.au), including: <ul style="list-style-type: none"> – <i>The West Australian</i> 2 September 1911 p 2 • Metropolitan Sewerage Plan SROWA_series634_cons4156_item0185 • Historical aerial photographs, as available for selected years in the period 1948-2022, Map Viewer Plus (landgate.wa.gov.au) <p>Note: Biographical information has been based on readily available information from a range of online sources, including ancestry.com.au. 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.</p>

<i>Name</i>	Duplex House, 73 Olive Street		
<i>Address</i>	73 Olive Street, Subiaco (SP 7254)		
<i>Other</i>	Originally part Lot 4, DP 214		
<i>Place No.</i>	-		
<i>Heritage Listings</i>	-		
<i>Place Type</i>	Individual building/group		
<i>Photograph</i> (Greenward Consulting, March 2023)	 <p>71-Olive Street (right) and 73 Olive Street (left)</p>		
<i>Construction date</i>	c.1906	<i>Architectural style</i> Federation Queen Anne (selected elements, commensurate with the size/nature of the place)	
<i>Construction materials</i>	<i>Walls</i> Brick - Pointed brick	<i>Roof</i> Metal - Corrugated	<i>Other</i>
<i>Use</i>	<i>Current</i> Residential - Conjoined	<i>Original</i> Residential - Conjoined	<i>Other</i>
<i>Authenticity</i>	<p>Medium to High: Based on the restricted available views, the external detailing of the semi-detached houses at 71-73 Olive Street appears to be largely intact and/or sympathetically restored/renovated.</p> <p>The presentation to the street has been diminished by the construction of high courtyard walls, enclosing both front gardens.</p>		
<i>Integrity</i>	High: The place continues to be used for its original purpose.		


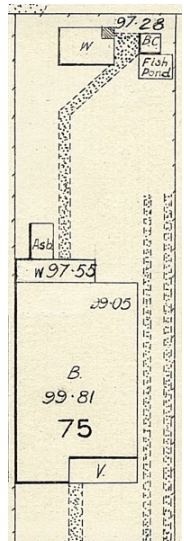
<p><i>Contributory Significance</i></p>	<p>Considerable contribution to the assessed heritage values of the study area</p> <p>As a pair of semi-detached houses designed for rental accommodation, 71-73 Olive Street helps to illustrate the diversity of residential development in this part of Subiaco in the early twentieth century.</p>
<p><i>Historical Notes and Associations</i></p>	<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. During the 1890s property developers bought large landholdings for subdivision in the Perth metropolitan area. The original subdivisions in Subiaco were generally simple grid pattern developments with small lots suitable for occupancy by working families. However, the more elevated parts of the suburb, particularly towards Kings Park, also attracted business and professional men and some lots were later amalgamated to accommodate their larger homes and gardens. Mixed development occurred and within the Park Street Heritage Area this ranged from narrow, single storey terrace housing through to a large 2-storey house set in spacious grounds. The readily available evidence indicates that the number of houses within this area increased from around 24 in 1901 to 72 in 1906; 86 in 1910; 91 in 1915, 94 in 1920 and 13 by 1925. Development then stabilised, with 106 houses and 1 block of flats identified in 1949.</p> <p>Perth Suburban Lots 218 and 219 were subdivided as Deposited Plan 214 in the early 1890s. This comprised 52 lots, including 24 lots with frontages to Ivy Street, which extended between Barker and Bagot Roads (renamed as part of Olive Street in c.1901).</p> <p>71-73 Olive Street was developed as a semi-detached pair of houses in c.1906. The owner at that time has not been confirmed, but the Rate Books of 1908-1909 and 1910-1911 identified the owner as W Miller.</p> <p>In late 1911, the property was offered for sale as follows:</p> <p><i>A COTTAGE INVESTMENT at SUBIACO</i></p> <p><i>Lot 4 of Perth Sub. Lot 219, having a frontage of 40ft. to Olive-street, Subiaco, by a depth of 132ft., together with a pair of semi-detached brick cottages, each containing four rooms, kitchen, bathroom, copper and troughs. The houses are let to good tenants at 15s. per week. As the owner is anxious to sell, the above offers a chance of securing a good investment. £300 may remain on mortgage.</i></p> <p>The first resident identified for 73 Olive Street was Stanley Tuke (school teacher), who was living here in c.1907. The house then had a high turn-over of occupants until at least the mid-1930s, with the majority of tenants only staying for 1-2 years.. A review of the Post Office Directories at 5-yearly intervals (together with reference to contemporary Electoral Rolls) indicates that some of the primary residents during this period included:</p> <ul style="list-style-type: none"> – 1910: Archibald Kenneth Anderson (warehouseman) – 1915: Charles Arthur Owen (optician) – 1920: Frank Leonard Bowcock (butcher) – 1925: Frederick Ernest Winch (engineer) – 1930: Joseph Patrick McKee <p>In the Rate Books of 1929-1930 a Mrs White was identified as the owner.</p> <p>The first long-term residents were the Cole family. David Henry Cole (carpenter)</p>

	<p>(c.1888-1953) and Rose Ellen Hyland were married in Perth in c.1932 and had settled at 73 Olive street by 1934. Rose was still listed at this address in the Electoral Rolls of 1958.</p> <p>An analysis of a historical Metropolitan Sewerage Plan (dated 1927, updated 1955) and historical aerial photographs indicates that some additions have been undertaken at the rear, but that the general footprint of the house has remained largely unchanged since the mid-twentieth century.</p>
	 <p>Metropolitan Sewerage Plan, Part Sheet 185, State Records Office of Western Australia (revised 1927 and 1955)</p>
<p><i>Physical Description</i> (Based on a streetscape inspection in March 2023)</p>	<p><u>Architectural style</u></p> <p>71 and 73 Olive Street were designed as a mirror image pair of cottages, which were embellished with restrained detailing derived from the Federation Queen Anne style. They were of a scale and form generally considered suitable for rental properties, attracting tenants such as office workers, retail employees and both skilled and unskilled tradesmen, as well as retired people and widows.</p> <p><u>Plan form at the street frontage</u></p> <ul style="list-style-type: none"> The overall frontage was designed as a symmetrical façade. The frontage of each individual house is asymmetrical. <p><u>Roof form and materials</u></p> <ul style="list-style-type: none"> Hipped roof with a small gable over a rectangular window bay to each house. Corrugated metal roof sheeting. Main roofline extends over the front verandahs as a continuous raked roof. Each of the gables has a smooth rendered face set with vertical timber battens and framed by shaped gable boards and moulded eaves brackets. <p><u>Wall materials and finishes to the main facade</u></p> <ul style="list-style-type: none"> Tuck-pointed face brick. Two rendered string courses, one at door head height and the other at window-sill height. <p><u>Other detailing to main facade</u></p> <ul style="list-style-type: none"> Entrance doors located adjacent to the dividing wall between the two houses. Triple casement window with highlights and chamfered mullions to each

	<p>window bay.</p> <ul style="list-style-type: none"> • Turned-timber verandah posts. • Lacework frieze and brackets (Note: timber detailing was more common for houses of this type). <p><u>Streetscape setting</u></p> <ul style="list-style-type: none"> • Set back approximately 4.5m from the Olive Street frontage. • Overall lot width approximately 12.2m, divided into 2 parts to accommodate the semi-detached houses. • Set back of approximately 500-600mm along the side boundaries. • Front yards enclosed by high, painted brick courtyard walls and high timber gates. <p><u>General Condition</u> (as viewed from the street)</p> <p>Good.</p>
<i>References</i>	<ul style="list-style-type: none"> • 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 1905, 1908-1909, 1910-1911 & 1929-1930 (information provided by the City of Subiaco, March 2023) • Western Australian Post Office Directories, 1890s-1949 (slwa.wa.gov.au) • Electoral Rolls (scanned copies of selected years available at ancestry.com.au) • <i>The demographics of Subiaco in 1910: Who was living here, what did they do for a living, what were their relationships and did they stay or leave?</i> A private research paper prepared by Annette Green 2017-2022, copy held by the City of Subiaco Museum • Various newspaper notices and advertisements relating this property and/or the occupants of the house (trove.nal.gov.au), including: <ul style="list-style-type: none"> – <i>The West Australian</i> 2 September 1911 p 2 • Metropolitan Sewerage Plan SROWA_series634_cons4156_item0185 • Historical aerial photographs, as available for selected years in the period 1948-2022, Map Viewer Plus (landgate.wa.gov.au) <p>Note: Biographical information has been based on readily available information from a range of online sources, including ancestry.com.au. 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.</p>

<i>Name</i>	House, 75 Olive Street		
<i>Address</i>	75 Olive Street, Subiaco (Lot 5, DP 214)		
<i>Other</i>	-		
<i>Place No.</i>	-		
<i>Heritage Listings</i>	-		
<i>Place Type</i>	Individual building		
<i>Photograph</i> (Greenward Consulting, March 2023)			
<i>Construction date</i>	c.1902	<i>Architectural style</i> Federation Queen Anne (selected elements, commensurate with the size/nature of the place)	
<i>Construction materials</i>	<i>Walls</i> Brick - Pointed brick	<i>Roof</i> Metal - Corrugated	<i>Other</i> Rendered string courses
<i>Use</i>	<i>Current</i> Residential - Single storey	<i>Original</i> Residential - Single storey	<i>Other</i>
<i>Authenticity</i>	High: The external detailing of the main façade to 75 Olive Street appears to be largely intact and/or sympathetically restored/renovated.		
<i>Integrity</i>	High: The place continues to be used for its original purpose		
<i>Contributory Significance</i>	Considerable contribution to the assessed heritage values of the study area 75 Olive Street is a good representative example of the traditional materials, detailing and general streetscape character of one of the larger and more finely detailed houses built for Subiaco's 'middle-class' residents in the early twentieth century.		


<p><i>Historical Notes and Associations</i></p>	<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. During the 1890s property developers bought large landholdings for subdivision in the Perth metropolitan area. The original subdivisions in Subiaco were generally simple grid pattern developments with small lots suitable for occupancy by working families. However, the more elevated parts of the suburb, particularly towards Kings Park, also attracted business and professional men and some lots were later amalgamated to accommodate their larger homes and gardens. Mixed development occurred and within the Park Street Heritage Area this ranged from narrow, single storey terrace housing through to a large 2-storey house set in spacious grounds. The readily available evidence indicates that the number of houses within this area increased from around 24 in 1901 to 72 in 1906; 86 in 1910; 91 in 1915, 94 in 1920 and 13 by 1925. Development then stabilised, with 106 houses and 1 block of flats identified in 1949.</p> <p>Perth Suburban Lots 218 and 219 were subdivided as Deposited Plan 214 in the early 1890s. This comprised 52 lots, including 24 lots with frontages to Ivy Street, which extended between Barker and Bagot Roads (renamed as part of Olive Street in c.1901).</p> <p>In the Post Office Directory of 1902-1903, John M Marshall was the only primary resident identified along the western side of Olive Street, between Barker Road and Park Street, but the location of this house has not been confirmed. By 1904 there were two houses in this area, occupied by the Beauchamp and Shine families. An analysis of the sequence of development suggests that 75 Olive Street was occupied by Thomas Beauchamp.</p> <p>Thomas Leonard Beauchamp (c.1867-1939) (plumber) and Mary Ann Crossley (c.1862-1920) were married in Melbourne in c.1891, and this couple had at least 4 children in the period c.1892-1902 (the youngest of whom died in infancy). Members of this family lived in Olive Street in c.1903-1912, during which time the Subiaco Rate Books identified Beauchamp as the owner/occupier of Lot 5. At the end of this period the house and contents were offered for sale:</p> <p><i>The land has a frontage of 40ft. to Olive-street by a depth of 132 to a r.o.w., as is laid out; lawn front and at back, flower beds, vines and fruit trees. The improvements consist of a well-built brick house of 5 rooms, vestibule, two pantries, bathroom with new enamel bath, copper and troughs, 1,400-gallon tank, fowl house and runs, electric light installed throughout.</i></p> <p>In c.1914-1928, the primary occupant of 75 Olive Street identified as James Chesson (c.1867-1951) and entries in the Rate Books indicate that the property was owned by his wife, Mary Chesson (c.1863-1946) from 1912 until at least 1930. This couple had married in NSW in 1892 and had at least 5 children, some of whom would have shared this house. In 1917 James was described as a “<i>well known mining man of Cue</i>” who “<i>has a family home in Subiaco where his family reside</i>”. It was later reported that Chesson had developed and operated several different mines in WA from the mid 1890s, including the Big Bell Mine at Cue, which he acquired in partnership with William Heydon in c.1913 and operated until 1927.</p> <p>The house had at least 5 different occupants in c.1929-1949, including Herman James Anderson, brick, concrete and lintel specialist, who was advertising at this address from October 1939. Anderson had married Thelma McKee in Perth in</p>
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	<p>c.1938 and they remained here until the early 1950s.</p> <p>An analysis of a historical Metropolitan Sewerage Plan (dated 1927, updated 1955) and historical aerial photographs indicates that this property was extended at the rear in the late 1980s, and that further alterations were undertaken in this area in the late 1990s. The footprint of the front portion of the house has remained largely unchanged.</p>
	 <p>Metropolitan Sewerage Plan, Part Sheet 185, State Records Office of Western Australia (revised 1927 and 1955)</p>
<p><i>Physical Description</i> (Based on a streetscape inspection in March 2023)</p>	<p><u>Architectural style</u></p> <p>Typical of many well built 2-3 bedroom suburban houses of the early twentieth century, 75 Olive Street incorporated elements of the Federation Queen Anne style. It was designed to a scale and form generally considered suitable for occupiers such as professional men, business owners, office workers, senior retail employees and skilled tradesmen.</p> <p><u>Plan form at the street frontage</u></p> <ul style="list-style-type: none"> Asymmetrical, stepped facade. This features a projecting wing on the southern side, a verandah across the remainder of the frontage, and two shallow rectangular window bays (one to the projecting wing and the other to the verandah). <p><u>Roof form and materials</u></p> <ul style="list-style-type: none"> Hipped-gabled roof clad with corrugated metal sheeting. Two tuck-pointed brick chimneys with stepped faces and caps. Vented gablet at the ridgeline. Prominent and picturesque gable over the projecting wing, featuring a decorative panelled face; vertical timber battens; louvered apex panel; decorative shaped bargeboards; carved timber brackets supporting the projecting sides; and a turned timber finial. Small roof hip over the rectangular window bay to the verandah. Moulded continuous cornice under the gable Finely detailed decorative eaves brackets to the remainder of the frontage. Bull-nosed verandah roof.


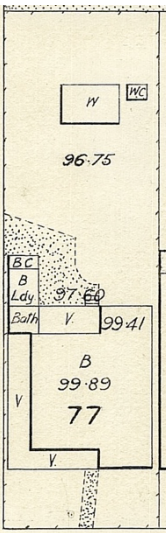
	<p><u>Wall materials and finishes to the main facade</u></p> <ul style="list-style-type: none"> • Tuck-pointed brickwork laid in Flemish bond. • Two rendered stringcourses, one at window sill height and the other at door head height. • Rendered skirting course. <p><u>Other detailing to main facade</u></p> <ul style="list-style-type: none"> • Triple casement window to the rectangular window bay of the projecting wing. This has an arched head with a decorative vermiculated keystone; highlights with traditional stained glass panes; and a moulded projecting sill. • Entrance door under the verandah, abutting the projecting wing. This has a 2-panel door, with the arched upper panel fitted with traditional stained glass; single wide sidelight and highlights fitted with traditional stained glass; and traditional moulded architraves. • Two double hung windows to the verandah window bay, both set over projecting moulded sills. • Turned timber verandah posts; small, carved brackets; and a frieze of slender square balustrettes. <p><u>Streetscape setting</u></p> <ul style="list-style-type: none"> • House set back approximately 3.5m from the Olive Street frontage. • Lot width approximately 12.2m. • Side setback of approximately 3.6m from northern boundary. Zero setback from southern boundary. • Front yard enclosed by a timber post and rail fence, with crimped wire panels. Framed by low shrubs. <p><u>General Condition</u> (as viewed from the street)</p> <p>Good.</p>
<i>References</i>	<ul style="list-style-type: none"> • 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 1903, 1905, 1908-1909, 1910-1911, 1912-1913 & 1929-1930 (information provided by the City of Subiaco, March 2023) • Western Australian Post Office Directories, 1890s-1949 (slwa.wa.gov.au) • Electoral Rolls (scanned copies of selected years available at ancestry.com.au) • <i>The demographics of Subiaco in 1910: Who was living here, what did they do for a living, what were their relationships and did they stay or leave?</i> A private research paper prepared by Annette Green 2017-2022, copy held by the City of Subiaco Museum • Various newspaper notices and advertisements relating this property and/or the occupants of the house (trove.nal.gov.au), including: <ul style="list-style-type: none"> – <i>The West Australian</i> 25 March 1912 p 2 – <i>Sunday Times</i> 14 January 1917 p 5 – <i>The Wiluna Miner</i> 14 December 1937 p 1 • Metropolitan Sewerage Plan SROWA_series634_cons4156_item0185

	<ul style="list-style-type: none">• Historical aerial photographs, as available for selected years in the period 1948-2022, Map Viewer Plus (landgate.wa.gov.au) <p>Note: Biographical information has been based on readily available information from a range of online sources, including ancestry.com.au. 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.</p>
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<i>Name</i>	House, 77 Olive Street		
<i>Address</i>	77 Olive Street, Subiaco (corner Park Street) (Lot 6, DP 214))		
<i>Other</i>	-		
<i>Place No.</i>	InHerit database Place No. 26876		
<i>Heritage Listings</i>	Local Heritage Survey – adopted 22/06/2021		
<i>Place Type</i>	Individual building		
<i>Photograph</i> (Greenward Consulting, March 2023)			
<i>Construction date</i>	c.1902	<i>Architectural style</i> Federation Queen Anne (selected elements, commensurate with the size/nature of the place)	
<i>Construction materials</i>	<i>Walls</i> Brick - Pointed brick	<i>Roof</i> Metal - Corrugated	<i>Other</i> Rendered stringcourses
<i>Use</i>	<i>Current</i> Residential - Single storey	<i>Original</i> Residential - Single storey	<i>Other</i>
<i>Authenticity</i>	High: The external detailing of 77 Olive Street appears to be largely intact and/or sympathetically restored/renovated. The major alteration has been rendering of the front wall of the projecting wing below the lower stringcourse.		
<i>Integrity</i>	High: The place continues to be used for its original purpose		
<i>Contributory Significance</i>	Considerable contribution to the assessed heritage values of the study area 77 Olive Street is a good representative example of the traditional materials, detailing and general streetscape character of one of the larger houses built for Subiaco's 'middle-class' residents in the early twentieth century.		

<p><i>Historical Notes and Associations</i></p>	<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. During the 1890s property developers bought large landholdings for subdivision in the Perth metropolitan area. The original subdivisions in Subiaco were generally simple grid pattern developments with small lots suitable for occupancy by working families. However, the more elevated parts of the suburb, particularly towards Kings Park, also attracted business and professional men and some lots were later amalgamated to accommodate their larger homes and gardens. Mixed development occurred and within the Park Street Heritage Area this ranged from narrow, single storey terrace housing through to a large 2-storey house set in spacious grounds. The readily available evidence indicates that the number of houses within this area increased from around 24 in 1901 to 72 in 1906; 86 in 1910; 91 in 1915, 94 in 1920 and 13 by 1925. Development then stabilised, with 106 houses and 1 block of flats identified in 1949.</p> <p>Perth Suburban Lots 218 and 219 were subdivided as Deposited Plan 214 in the early 1890s. This comprised 52 lots, including 24 lots with frontages to Ivy Street, which extended between Barker and Bagot Roads (renamed as part of Olive Street in c.1901).</p> <p>In the Post Office Directories of 1902 & 1903, John M Marshall was the only primary resident identified along the western side of Olive Street, between Barker Road and Park Street, but the exact location of this house has not been confirmed. By 1904 there were two houses in this area, occupied by the Beauchamp and Shine families. Lot 6 (77 Olive Street) was owned by W Richards in c.1903 and the house was occupied by Bartholomew Shine (variously described as 'traveller' or 'inspector') and his wife, Ellen Mary Shine (nee D'Arcy), in c.1903-1905.</p> <p>In c.1905 it was purchased by Grace Kirkpatrick, who settled here with her husband, George Kirkpatrick. However, in late 1907 it was reported that the proprietors of the Lily Branch copper mine at Roebourne had secured the services of <i>Mr George Kirkpatrick, late of the Bellevue Proprietary, Mt Sir Samuel, and of Southern Cross, as manager</i>. From around this time, and during 1908, the property was advertised for sale:</p> <p><i>MODERN VILLA RESIDENCE, faithfully built, containing 5 large and lofty rooms, verandah three sides, dining-room 18 x 14, others 14 x 12. 11ft. 6in. walls, corniced ceilings, grained doors, etc., tiled grates and fireplaces, bathroom, copper and all modern conveniences, Electric light installed throughout, splendid position, corner block, land 40 by 135 ft.</i></p> <p><i>FOR QUICK SALE. £575, or TERMS.</i></p> <p><i>Sole reason for selling, owner leaving for North-West.</i></p> <p><i>Apply 77 OLIVE-STREET, SUBIACO.</i></p> <p>A review of the Post Office Directories at 5-yearly intervals (together with reference to contemporary Electoral Rolls) indicates that some of the primary residents through until the mid twentieth century included:</p> <ul style="list-style-type: none"> – 1910 & 1915: Robert Stewart (baker) <p>Entries in the Rate Books show that Richards was the owner/occupier from c.1909. Entries in the Post Office Directories show that he lived here until c.1915.</p>
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	<ul style="list-style-type: none"> – 1920 & 1925: Edward Carroll (insurance inspector) Carroll lived here from c.1916. The house and household furniture were advertised for sale on behalf of Edward Carroll in late 1927 (shortly after the death of his wife, Elizabeth) – 1930: Listed as vacant in the Post Office Directory Note: Entries in the Rate Books show that Charles Bowley was the owner/occupier in c.1929. – 1935: Charles Gordon Clifton (architect) – 1940: Listed as vacant in the Post Office Directory – 1945: Mrs Lillian Bain – 1949: William A Tomlinson <p>A plan of the lot prepared in 1927 and reviewed in 1955 for the purpose of planning sewerage and water supply services shows that the original footprint of the cottage has doubled in size. Aerial photographs of the place since the mid 20th confirm that the addition at the rear of the cottage was undertaken in 2011. The original roof cladding was red corrugated iron.</p> <p>77 Olive Street was adopted on the City of Subiaco Local Heritage Survey in 2021. It has been assessed as level 3 (contributes to the heritage of the City of Subiaco).</p>
	 <p>Metropolitan Sewerage Plan, Part Sheet 185, State Records Office of Western Australia (revised 1927 and 1955)</p>
<p><i>Physical Description</i> (Based on a streetscape inspection in March 2023)</p>	<p><u>Architectural style</u></p> <p>Typical of many well built 2-3 bedroom suburban houses of the early twentieth century, 77 Olive Street incorporated elements of the Federation Queen Anne style. It was designed to a scale and form generally considered suitable for occupiers such as professional men, business owners, office workers, senior retail employees and skilled tradesmen.</p> <p><u>Plan form at the street frontage</u></p> <ul style="list-style-type: none"> • Asymmetrical façade designed to address its corner location, with a verandah extending from a projecting bay on the northern side of the Olive Street frontage, and retuning along the Park Street frontage. <p><u>Roof form and materials</u></p> <ul style="list-style-type: none"> • Hipped roof clad with corrugated metal sheeting.


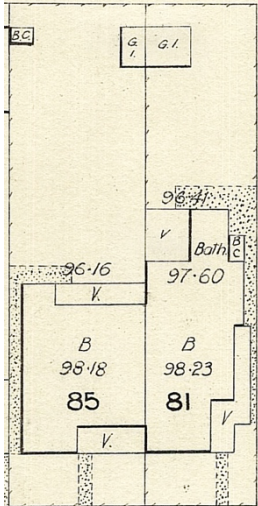
	<ul style="list-style-type: none"> • Tuck-pointed brick chimneys with corbelled caps. • Prominent verge gable over the projecting wing. This has a roughcast rendered face set with a pattern of vertical and horizontal timber battens; and shaped barge boards. • Bull-nose verandah roof. • Moulded stucco eaves brackets set over a slimline moulded cornice. <p><u>Wall materials and finishes to the main facade</u></p> <ul style="list-style-type: none"> • Tuck-pointed brick walls. As part of later renovations this has been rendered along the east face of the projecting wing. • Moulded rendered stringcourse at door head height across the face of the projecting wing. Smooth rendered stringcourse at door head height and window sill height to the remainder of the main facades. <p><u>Other detailing to main facade</u></p> <ul style="list-style-type: none"> • Main entrance located under the verandah, adjacent to the projecting wing. This features a 5-panel door with stained glass panels; traditional moulded architraves; and side lights and highlights with stained glass panels. • Two double-hung windows to the projecting wing, set under a bullnose awning and over a continuous, raked rendered sill. • Full-height double hung window opening onto the front (Olive Street) verandah. • French doors opening onto the side (Park Street) verandah. • Turned timber verandah posts; carved timber brackets, and a decorative frieze of alternating vertical and horizontal square members. <p><u>Streetscape setting</u></p> <ul style="list-style-type: none"> • House set back approximately 3.5m from the Olive Street frontage. • Lot width approximately 12.2m. • Side set back of approximately 500mm to the park street frontage. Minimal setback to the northern boundary. • Front yard enclosed by a scalloped timber picket fence, faced by a low clipped hedge. <p><u>General Condition</u> (as viewed from the street)</p> <p>Good.</p>
<i>References</i>	<ul style="list-style-type: none"> • <i>Local Heritage Survey of the Triangle Precinct, 2020-2021</i> (prepared for the City of Subiaco by Hocking Heritage + Architecture, adopted June 2021) • 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 1903, 1905, 1908-1908, 1910-1911 & 1929-1930 (information provided by the City of Subiaco, March 2023) • Western Australian Post Office Directories, 1890s-1949 (slwa.wa.gov.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.nal.gov.au), including:

	<ul style="list-style-type: none">– <i>Western Mail</i> 17 August 1907 p 21– <i>The West Australian</i> 29 June 1907, p 6– <i>The West Australian</i> 18 November 1927 p 4• Metropolitan Sewerage Plan SROWA_series634_cons4156_item0185• Historical aerial photographs, as available for selected years in the period 1948-2022, Map Viewer Plus (landgate.wa.gov.au) <p>Note: Biographical information has been based on readily available information from a range of online sources, including ancestry.com.au. 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.</p>
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<i>Name</i>	House, 85 Olive Street		
<i>Address</i>	85 Olive Street, Subiaco (Lot 2, SP 6372)		
<i>Other</i>	Originally part Lot 8 and part Lot 9, DP 214		
<i>Place No.</i>	InHerit database Place No. 24207		
<i>Heritage Listings</i>	Local Heritage Survey – adopted 04/02/2003		
<i>Place Type</i>	Individual building/group		
<i>Photograph</i> (Greenward Consulting, March 2023)			
<i>Construction date</i>	c.1902-1903	<i>Architectural style</i> Federation Queen Anne (selected elements, commensurate with the size/nature of the place)	
<i>Construction materials</i>	<i>Walls</i> Brick - Pointed brick	<i>Roof</i> Metal - Corrugated	<i>Other</i> Rendered string courses
<i>Use</i>	<i>Current</i> Residential - Conjoined	<i>Original</i> Residential - Conjoined	<i>Other</i>
<i>Authenticity</i>	High: The external detailing of 85 Olive Street appears to be largely intact and/or sympathetically restored/renovated.		
<i>Integrity</i>	High: The place continues to be used for its original purpose		
<i>Contributory Significance</i>	<p>Considerable contribution to the assessed heritage values of the study area</p> <p>85 Olive Street is a good representative example of the traditional materials, detailing and general streetscape character of the houses built for Subiaco's 'middle-class' residents in the early twentieth century. It is part of an unusual local example of a semi-detached development that was designed with individual frontages (rather than the typical repetitive or mirror image design).</p>		


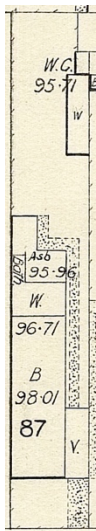
<p><i>Historical Notes and Associations</i></p>	<p>Subiaco's population increased significantly in the 1890s due to an economic depression in the eastern states and the discovery of gold in Western Australia. During the 1890s property developers bought large landholdings for subdivision in the Perth metropolitan area. The original subdivisions in Subiaco were generally simple grid pattern developments with small lots suitable for occupancy by working families. However, the more elevated parts of the suburb, particularly towards Kings Park, also attracted business and professional men and some lots were later amalgamated to accommodate their larger homes and gardens. Mixed development occurred and within the Park Street Heritage Area this ranged from narrow, single storey terrace housing through to a large 2-storey house set in spacious grounds. The readily available evidence indicates that the number of houses within this area increased from around 24 in 1901 to 72 in 1906; 86 in 1910; 91 in 1915, 94 in 1920 and 13 by 1925. Development then stabilised, with 106 houses and 1 block of flats identified in 1949.</p> <p>Perth Suburban Lots 218 and 219 were subdivided as Deposited Plan 214 in the early 1890s. This comprised 52 lots, including 24 lots with frontages to Ivy Street, which extended between Barker and Bagot Roads (renamed as part of Olive Street in c.1901). In 1903 the City of Subiaco Rate Books identified the owner of Lots 8 and 9 as Annie Watts, and development of these sites may have been supported by an inheritance of £1,162, which Annie Johannah Catherine Watts (nee Kelly) (c.1839-1905) received from Edward Kelly (grocer, late of Subiaco) in May 1903. Annie died in June 1905 (leaving an estate valued at £1,130), after which the houses on Lots 8 & 9 appear to have been owned by her son, Edward Watts, until at least 1910-1911.</p> <p>The 1903 Rate Book listed 3 houses across this site, with the occupants identified as 'Baxter' (81 Olive Street, now known as 91 Park Street), 'Hilde' (85 Olive Street) and Annie Watts (87 Olive Street). The first two were developed as conjoined houses and the third as a narrow free-standing house.</p> <p>85 Olive Street had a high turn-over of occupants until at least the mid-1930s, which suggests that it was primarily used as a rental property. A review of the Post Office Directories at around 5-yearly intervals (together with reference to contemporary Electoral Rolls) indicates that some of the primary residents during this period included:</p> <ul style="list-style-type: none"> – 1906: Hugh Francis Helsham (clerk) – 1910: Frank Reginald Leslie Morrison (clerk) – 1915: Isaac Hutchinson – 1920: Mrs Ellen Mercy Hutchinson (widow) <p>In April 1920, the group of "<i>Three well built houses</i>" at 81 [91 Park St], 85 and 87 Olive Street were offered for sale at £525, £525 and £350, respectively.</p> <ul style="list-style-type: none"> – 1925: Mrs Clare Storen – 1930: Harry Vincent Tate (engineer) <p>At this time the house was owned by Harry's father, Arthur Tate, who was also the long-term owner/occupier of the co-joined house.</p> <ul style="list-style-type: none"> – 1935: Campbell <p>The first long-term occupant of #85 was Sarah Ann ('Annie') Boland (c.1894-1969), who was listed in the Electoral Rolls as a 'housemaid'. She had settled</p>
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	<p>here by 1936 and remained until the late 1950s.</p> <p>A plan of the lot prepared in 1927 and reviewed in 1955 for the purpose of planning sewerage and water supply services shows that both sides of this pair of conjoined residences have undergone significant rear additions. Aerial photographs from the mid 20th century demonstrate that the place was previously clad with red corrugated iron and there have been a number of programs of work since 1964. The most significant of these were in the early 1990s and 2019.</p> <p>85 Olive Street was adopted on the City of Subiaco Local Heritage Survey in 2003. It has been assessed as level 3 (contributes to the heritage of the City of Subiaco).</p>
	 <p>Metropolitan Sewerage Plan, Part Sheet 185, State Records Office of Western Australia (revised 1927 and 1955)</p> <p>Note: the co-joined house shown as 81 Olive Street is now known as 95 Park Street.</p>
<p><i>Physical Description</i> (Based on a streetscape inspection in March 2023)</p>	<p>Note: While the houses have different footprints, the detailing to 85 & 87 Olive Street and 91 Park Street is similar, reflecting their development by a single owner, over a short timeframe.</p> <p><u>Architectural style</u></p> <p>Typical of many well built 2-3 bedroom suburban houses of the early twentieth century, 85 Olive Street incorporated elements of the Federation Queen Anne style. It was designed to a scale and form generally considered suitable for occupiers such as professional men, office workers, retail employees and skilled tradesmen.</p> <p><u>Plan form at the street frontage</u></p> <ul style="list-style-type: none"> 85 Olive Street has an asymmetrical façade, featuring a projecting wing on the southern, with a verandah across the remainder of the frontage. A matching east facing wing to the attached house (81 Park Street) gives the streetscape impression of a generally symmetrical frontage to Olive Street and the overall impression of a large corner villa. <p><u>Roof form and materials</u></p> <ul style="list-style-type: none"> Hipped-gabled roof clad with corrugated metal sheeting. Two tuck-pointed brick chimneys with corbelled caps. Prominent verge gable featuring a roughcast rendered face; a pattern of vertical, horizontal and diagonal timber battens; and shaped gable boards. Bull-nosed verandah roof.


	<p><u>Wall materials and finishes to the main facade</u></p> <ul style="list-style-type: none"> • Tuck-pointed brick walls. Note: the lower section of the projecting wing, which has been rendered, has been coloured and ruled to imitate face brick. • Two rendered stringcourses, one at door head height and the other at window sill height. <p><u>Other detailing to main facade</u></p> <ul style="list-style-type: none"> • Entrance door under the verandah, adjacent to the projecting wing. This features a 5-panel door, traditional moulded architraves, sidelights, highlight and stained glass panels. • Bull nose window hood to the projecting wing, with a frieze and brackets to match the detailing to the verandah. • Two double hung windows to the projecting wing with a simple raked sill. • Two double hung windows under the verandah, matching those to the projecting wing. • Turned timber verandah posts; carved timber brackets, and a decorative frieze of alternating vertical and horizontal square members. <p><u>Streetscape setting</u></p> <ul style="list-style-type: none"> • House set back approximately 3.5m from the Olive Street frontage. • Lot width approximately 10.1m. Setback of approximately 500mm from the south boundary. • Front yard enclosed by low brick wall, large brick piers and palisade fence. <p><u>General Condition</u> (as viewed from the street)</p> <p>Good.</p>
References	<ul style="list-style-type: none"> • <i>Local Heritage Survey of the Triangle Precinct, 2020-2021</i> (prepared for the City of Subiaco by Hocking Heritage + Architecture, adopted June 2021) • 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 1903, 1905, 1908-1909, 1910-1911 & 1929-1930 (information provided by the City of Subiaco, March 2023) • Western Australian Post Office Directories, 1890s-1949 (slwa.wa.gov.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.nal.gov.au), including: <ul style="list-style-type: none"> – <i>The West Australian</i> 8 May 1903 p 4; 8 June 1905 p 1 & 13 July 1905 p 9 • Metropolitan Sewerage Plan SROWA_series634_cons4156_item0185 • Historical aerial photographs, as available for selected years in the period 1948-2022, Map Viewer Plus (landgate.wa.gov.au) <p>Note: Biographical information has been based on readily available information from a range of online sources, including ancestry.com.au. 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.</p>

<i>Name</i>	House, 87 Olive Street		
<i>Address</i>	87 Olive Street, Subiaco (Lot 9, DP 214)		
<i>Other</i>	-		
<i>Place No.</i>	InHerit database Place No. 24208		
<i>Heritage Listings</i>	Local Heritage Survey – adopted 04/02/2003		
<i>Place Type</i>	Individual building/group		
<i>Photograph</i> (Greenward Consulting, March 2023)			
<i>Construction date</i>	c.1902-1903	<i>Architectural style</i> Federation Queen Anne (selected elements, commensurate with the size/nature of the place)	
<i>Construction materials</i>	<i>Walls</i> Brick - Pointed brick	<i>Roof</i> Metal - Corrugated	<i>Other</i> Rendered stringcourses
<i>Use</i>	<i>Current</i> Residential - Two storey	<i>Original</i> Residential - Single storey	<i>Other</i>
<i>Authenticity</i>	High: The external detailing of 87 Olive Street appears to be largely intact and/or sympathetically restored/renovated. Large additions are set well back from the street frontage.		
<i>Integrity</i>	High: The place continues to be used for its original purpose		
<i>Contributory Significance</i>	Considerable contribution to the assessed heritage values of the study area This is a good representative example of the traditional materials, detailing and general streetscape character of the houses built for Subiaco's 'middle-class' residents in the early twentieth century. The narrow frontage contrasts with nearby buildings with similar materials and finishes and helps to illustrate the diversity of development that took place in the early twentieth century.		


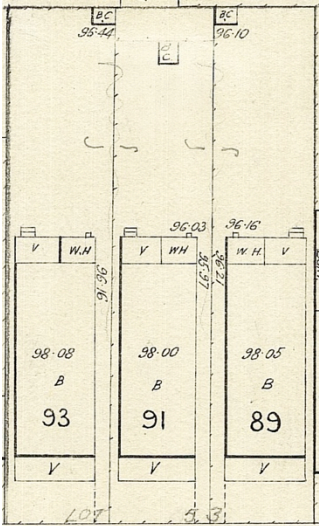
<p><i>Historical Notes and Associations</i></p>	<p>Subiaco's population increased significantly in the 1890s due to an economic depression in the eastern states and the discovery of gold in Western Australia. During the 1890s property developers bought large landholdings for subdivision in the Perth metropolitan area. The original subdivisions in Subiaco were generally simple grid pattern developments with small lots suitable for occupancy by working families. However, the more elevated parts of the suburb, particularly towards Kings Park, also attracted business and professional men and some lots were later amalgamated to accommodate their larger homes and gardens. Mixed development occurred and within the Park Street Heritage Area this ranged from narrow, single storey terrace housing through to a large 2-storey house set in spacious grounds. The readily available evidence indicates that the number of houses within this area increased from around 24 in 1901 to 72 in 1906; 86 in 1910; 91 in 1915, 94 in 1920 and 13 by 1925. Development then stabilised, with 106 houses and 1 block of flats identified in 1949.</p> <p>Perth Suburban Lots 218 and 219 were subdivided as Deposited Plan 214 in the early 1890s. This comprised 52 lots, including 24 lots with frontages to Ivy Street, which extended between Barker and Bagot Roads (renamed as part of Olive Street in c.1901).</p> <p>In 1903 the City of Subiaco Rate Books identified the owner of Lots 8 and 9 as Annie Watts, and development of these sites may have been supported by an inheritance of £1,162, which Annie Johannah Catherine Watts (nee Kelly) (c.1839-1905) received from Edward Kelly (grocer, late of Subiaco) in May 1903. Annie died in June 1905 (leaving an estate valued at £1,130), after which the houses on Lots 8 & 9 appear to have been owned by her son, Edward Watts, until at least 1910-1911.</p> <p>The 1903 Rate Book listed 3 houses across this site, with the occupants identified as 'Baxter' (81 Olive Street, now known as 91 Park Street), 'Hilde' (85 Olive Street) and Annie Watts (87 Olive Street). The first two were developed as conjoined houses and the third as a narrow free-standing house.</p> <p>87 Olive Street had a high turn-over of occupants during the first half of the century, which suggests that it was primarily used as a rental property. A review of the Post Office Directories at around 5-yearly intervals (together with reference to contemporary Electoral Rolls) indicates that some of the primary residents during this period included:</p> <ul style="list-style-type: none"> – 1906: Mrs Annie Watts (owner/occupier) – 1910: Sydney W Moore – 1915: Edward Gwyther – 1920: Ernest Alfred Rice (monumental fixer) <p>In April 1920, the group of "<i>Three well built houses</i>" at 81 [91 Park St], 85 and 87 Olive Street were offered for sale at £525, £525 and £350, respectively.</p> <ul style="list-style-type: none"> – 1925: Mrs Lillian Hosking <p>Mrs Hosking lived here in c.1924-1926 and again in c.1930.</p> <p>In the Rate Books of 1929-1930 the owner was identified as Charles McCoy.</p> <ul style="list-style-type: none"> – 1930: Mrs Hosking – 1935: Rowland Price Jones (carpenter)
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	<ul style="list-style-type: none"> – 1940: Mrs Hilda A Colbert – 1945: Mrs Josephine Stuart – 1949: Leonard Joseph Stewart (instrument repairer) <p>A plan of the lot prepared in 1927 and reviewed in 1955 for the purpose of planning sewerage and water supply services shows that the original footprint of the cottage has almost doubled in size. Aerial photographs of the place since the mid 20th confirm that the addition at the rear of the cottage (which includes a second storey) was undertaken in the late 1970s.</p>
	 <p>Metropolitan Sewerage Plan, Part Sheet 185, State Records Office of Western Australia (revised 1927 and 1955)</p>
<p><i>Physical Description</i> (Based on a streetscape inspection in March 2023)</p>	<p>Note: While the houses have different footprints, the detailing to 85 & 87 Olive Street and 91 Park Street is very similar, reflecting their development by a single owner, over a short timeframe.</p> <p><u>Architectural style</u></p> <p>This small, but well built, suburban house incorporated elements of the Federation Queen Anne style. Its modest size suggests that it was purpose designed for the original owner, who appears to have been an older woman (born c.1839) of independent means.</p> <p><u>Plan form at the street frontage</u></p> <ul style="list-style-type: none"> • 87 Olive Street has an asymmetrical façade, formed by a narrow house with a verandah along part of the northern side. <p><u>Roof form and materials</u></p> <ul style="list-style-type: none"> • Gabled roof clad with corrugated metal sheeting. • Face-brick chimney with a corbelled cap. • Prominent verge gable featuring a roughcast rendered face; a pattern of vertical, horizontal and diagonal timber battens; and plain gable boards. • Bull-nosed verandah roof. <p><u>Wall materials and finishes to the main facade</u></p> <ul style="list-style-type: none"> • Tuck-pointed brick walls. • Rendered stringcourse at door head height. • Lower section of walls rendered (below an original second stringcourse at


	<p>window sill height).</p> <p><u>Other detailing to main facade</u></p> <ul style="list-style-type: none"> • Entrance door under the verandah, facing north (detailing not clearly visible from the street). • Bull nose window hood to the front wall, with a frieze and brackets to match the detailing to the verandah. • Two double hung windows to the front wall with a simple raked sill integrated with the stringcourse. • Turned timber verandah posts; carved timber brackets, and a decorative frieze of alternating vertical and horizontal square members. <p><u>Streetscape setting</u></p> <ul style="list-style-type: none"> • House set back approximately 3.5m from the Olive Street frontage. • Lot width approximately 6.2m. • Parapet along southern boundary. Minimal set back to northern boundary. • Front yard enclosed by timber picket fence. <p><u>General Condition</u> (as viewed from the street)</p> <p>Good.</p>
References	<ul style="list-style-type: none"> • <i>Local Heritage Survey of the Triangle Precinct, 2020-2021</i> (prepared for the City of Subiaco by Hocking Heritage + Architecture, adopted June 2021) • 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 1903, 1905, 1908-1909, 1910-1911 & 1929-1930 (information provided by the City of Subiaco, March 2023) • Western Australian Post Office Directories, 1890s-1949 (slwa.wa.gov.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.nal.gov.au), including: <ul style="list-style-type: none"> – <i>The West Australian</i> 8 May 1903 p 4; 8 June 1905 p 1 & 13 July 1905 p 9 • Metropolitan Sewerage Plan SROWA_series634_cons4156_item0185 • Historical aerial photographs, as available for selected years in the period 1948-2022, Map Viewer Plus (landgate.wa.gov.au) <p>Note: Biographical information has been based on readily available information from a range of online sources, including ancestry.com.au. 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.</p>

<i>Name</i>	House, 89 Olive Street		
<i>Address</i>	89 Olive Street, Subiaco (Lot 1, SP 592)		
<i>Other</i>	Originally part Lot 10, DP 214		
<i>Place No.</i>	-		
<i>Heritage Listings</i>	-		
<i>Place Type</i>	Individual building/Group		
<i>Photograph</i> (Greenward Consulting, March 2023)			
<i>Construction date</i>	c.1911	<i>Architectural style</i> Federation Queen Anne (selected elements, commensurate with the size/nature of the place)	
<i>Construction materials</i>	<i>Walls</i> Brick - Painted brick	<i>Roof</i> Tiled - Cement	<i>Other</i> Rendered stringcourses
<i>Use</i>	<i>Current</i> Residential - Single storey	<i>Original</i> Residential - Single storey	<i>Other</i>
<i>Authenticity</i>	Medium: The authenticity of the house within its streetscape setting has been reduced by the painting of the main façade and the use of concrete tiles as a replacement roof cladding.		
<i>Integrity</i>	High: The place continues to be used for its original purpose		
<i>Contributory Significance</i>	Some contribution to the assessed heritage values of the study area		
<i>Historical Notes and Associations</i>	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. During the 1890s property developers bought large landholdings for subdivision		


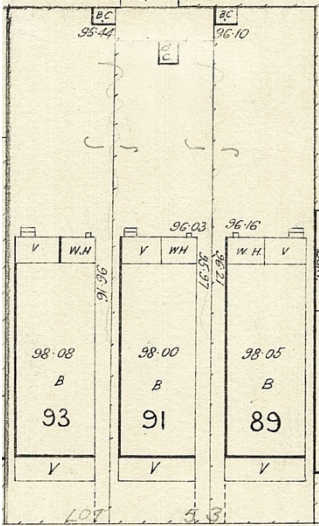
	<p>in the Perth metropolitan area. The original subdivisions in Subiaco were generally simple grid pattern developments with small lots suitable for occupancy by working families. However, the more elevated parts of the suburb, particularly towards Kings Park, also attracted business and professional men and some lots were later amalgamated to accommodate their larger homes and gardens. Mixed development occurred and within the Park Street Heritage Area this ranged from narrow, single storey terrace housing through to a large 2-storey house set in spacious grounds. The readily available evidence indicates that the number of houses within this area increased from around 24 in 1901 to 72 in 1906; 86 in 1910; 91 in 1915, 94 in 1920 and 13 by 1925. Development then stabilised, with 106 houses and 1 block of flats identified in 1949.</p> <p>Perth Suburban Lots 218 and 219 were subdivided as Deposited Plan 214 in the early 1890s. This comprised 52 lots, including 24 lots with frontages to Ivy Street, which extended between Barker and Bagot Roads (renamed as part of Olive Street in c.1901).</p> <p>In c.1911, three identical houses (#s 89, 91 and 93 Olive Street) were built across Lots 10 and 11. Entries in the Subiaco Rate Books state that the owner at around this time was John Harley, but no further information has been found regarding this man. The first known occupant of #89 was George Morgan, who was listed at this address in the Post office Directory of 1911.</p> <p>89 Olive Street had a high turn-over of occupants until at least the mid-1930s, which suggests that it was primarily used as a rental property. A review of the Post Office Directories at around 5-yearly intervals (together with reference to contemporary Electoral Rolls) indicates that some of the primary residents during this period included:</p> <ul style="list-style-type: none"> – 1911: George Morgan – 1915: Alfred R King – 1920: Hubert John Gallagher (traveller) – 1925: Walter Robert Neal (civil servant – Lands Department, clerk) <p>In the Rate Books of 1929-1930 a Mrs Clarke was identified as the owner of 89, 91 and 93 Olive Street.</p> <ul style="list-style-type: none"> – 1930: John William Hinson (civil servant – WAGR, examiner) – 1935: Alphonsus Gregory Rowney <p>The only longer-term occupant during the first half of the 20th century was a widow, Mrs Alice Emma Leeman (c.1871-1958), who lived at 89 Olive Street from c.1938 until around the mid-late 1950s.</p> <p>An analysis of a historical Metropolitan Sewerage Plan (dated 1927, updated 1955) and historical aerial photographs indicates that 89 Olive Street has had additions constructed at the rear, but the general footprint of the front portion of the house has remained relatively unchanged.</p>
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	 <p>Metropolitan Sewerage Plan, Part Sheet 185, State Records Office of Western Australia (revised 1927 and 1955)</p>
<p><i>Physical Description</i> (Based on a streetscape inspection in March 2023)</p>	<p>Note: 89, 91 and 93 Olive Street were designed as a row of three detached houses with identical detail. The only significant variation was that the layout of #91 was a mirror image of the other two.</p> <p><u>Architectural style</u></p> <p>89 Olive Street was designed as a modest suburban house, with only restrained elements derived from the Federation Queen Anne style. It was designed to a scale and form generally considered suitable as a rental property for tenants such as office workers, retail employees and skilled tradesmen.</p> <p><u>Plan form at the street frontage</u></p> <ul style="list-style-type: none"> 89 Olive Street was designed as a simple, single-fronted house with the front room flanked by an entrance on the northern side. <p><u>Roof form and materials</u></p> <ul style="list-style-type: none"> Gabled roof clad with concrete tiles (probably originally clad with corrugated iron sheeting). Raked verandah roof with concrete tiles (as above). Tuck-pointed face-brick chimney with rendered cap. Prominent gable extending across the full width of the house. This has a roughcast rendered face set with a pattern of vertical, horizontal and diagonal timber battens, finished with a row of small triangular corner panels. <p><u>Wall materials and finishes to the main facade</u></p> <ul style="list-style-type: none"> Painted brickwork (originally tuck-pointed). Two rendered stringcourses, one at window sill height and the other at about 1.8m above floor level. <p><u>Other detailing to main facade</u></p> <ul style="list-style-type: none"> Entrance door located on the northern side of the main façade, featuring a 4-panel door, traditional moulded architraves, single sidelight, highlight and stained glass panels. Bank of three windows to each front room. Each sash has 6 panes and the current openings are top hinged. Two double hung windows to the front rooms set over projecting rendered


	<p>sills and decorative under-sill panels.</p> <ul style="list-style-type: none"> • Turned timber verandah posts. Lacework frieze and brackets. <p><u>Streetscape setting</u></p> <ul style="list-style-type: none"> • House set back approximately 3m from the Olive Street frontage. • Lot width approximately 8.1m. • Approximately 600mm setback from north boundary and 1m setback from south boundary. • Front yard enclosed by a low timber post and rail fence, faced with crimped wire. <p><u>General Condition</u> (as viewed from the street)</p> <p>Good.</p>
<i>References</i>	<ul style="list-style-type: none"> • 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 1905, 1908-1909, 1910-191, 1912-1923 & 1929-1930 (information provided by the City of Subiaco, March 2023) • Western Australian Post Office Directories, 1890s-1949 (slwa.wa.gov.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.nal.gov.au) • Metropolitan Sewerage Plan SROWA_series634_cons4156_item0185 • Historical aerial photographs, as available for selected years in the period 1948-2022, Map Viewer Plus (landgate.wa.gov.au) <p>Note: Biographical information has been based on readily available information from a range of online sources, including ancestry.com.au. 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.</p>

<i>Name</i>	House, 91 Olive Street		
<i>Address</i>	91 Olive Street, Subiaco (Lot 2, SP 592)		
<i>Other</i>	Originally part Lots 10 & 11, DP 214		
<i>Place No.</i>	-		
<i>Heritage Listings</i>	-		
<i>Place Type</i>	Individual building/Group		
<i>Photograph</i> (Greenward Consulting, March 2023)			
<i>Construction date</i>	c.1911	<i>Architectural style</i> Federation Queen Anne (selected elements, commensurate with the size/nature of the place)	
<i>Construction materials</i>	<i>Walls</i> Brick - Painted brick	<i>Roof</i> Tiled - Cement	<i>Other</i> Rendered stringcourses
<i>Use</i>	<i>Current</i> Residential - Single storey	<i>Original</i> Residential - Single storey	<i>Other</i>
<i>Authenticity</i>	Medium: The authenticity of the house within its streetscape setting has been reduced by the painting of the main façade and the use of concrete tiles as a replacement roof cladding.		
<i>Integrity</i>	High: The place continues to be used for its original purpose		
<i>Contributory Significance</i>	Some contribution to the assessed heritage values of the study area		
<i>Historical Notes and Associations</i>	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. During the 1890s property developers bought large landholdings for subdivision		


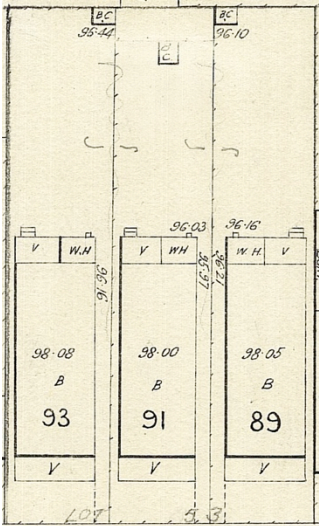
	<p>in the Perth metropolitan area. The original subdivisions in Subiaco were generally simple grid pattern developments with small lots suitable for occupancy by working families. However, the more elevated parts of the suburb, particularly towards Kings Park, also attracted business and professional men and some lots were later amalgamated to accommodate their larger homes and gardens. Mixed development occurred and within the Park Street Heritage Area this ranged from narrow, single storey terrace housing through to a large 2-storey house set in spacious grounds. The readily available evidence indicates that the number of houses within this area increased from around 24 in 1901 to 72 in 1906; 86 in 1910; 91 in 1915, 94 in 1920 and 13 by 1925. Development then stabilised, with 106 houses and 1 block of flats identified in 1949.</p> <p>Perth Suburban Lots 218 and 219 were subdivided as Deposited Plan 214 in the early 1890s. This comprised 52 lots, including 24 lots with frontages to Ivy Street, which extended between Barker and Bagot Roads (renamed as part of Olive Street in c.1901).</p> <p>In c.1911, three identical houses (#s 89, 91 and 93 Olive Street) were built across Lots 10 and 11. Entries in the Subiaco Rate Books state that the owner at around this time was John Harley, but no further information has been found regarding this man. The first known occupant of #91 was Herbert Whiting, who lived here in c.1911.</p> <p>The property had a high turn-over of occupants until the mid-1920s, which suggests that it was primarily used as a rental property. A review of the Post Office Directories at 5-yearly intervals (together with reference to contemporary Electoral Rolls) indicates that some of the primary residents during this period included:</p> <ul style="list-style-type: none"> – 1915: Herbert T Day – 1920: Frederick William Warricker (clerk) – 1925: Charles Frederick Mundy (clerk) <p>In the Rate Books of 1929-1930 a Mrs Clarke was identified as the owner of 89, 91 and 93 Olive Street.</p> <p>The first longer-term occupants were Anastasia and Eileen Thompson, who settled here in c.1927. At the time of her death, Anastasia Thompson (c.1867-1936) was described as the widow of Frederick John Thompson, and mother of Eileen. Eileen, whose occupation was given as shop assistant, shared the house with her mother and then remained here until the late 1940s. By the early 1950s she was living in Mounts Bay Road.</p> <p>An analysis of a historical Metropolitan Sewerage Plan (dated 1927, updated 1955) and historical aerial photographs indicates that 91 Olive Street has had additions constructed at the rear, but the general footprint of the front portion of the house has remained relatively unchanged.</p>
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	 <p>Metropolitan Sewerage Plan, Part Sheet 185, State Records Office of Western Australia (revised 1927 and 1955)</p>
<p><i>Physical Description</i> (Based on a streetscape inspection in March 2023)</p>	<p>Note: 89, 91 and 93 Olive Street were designed as a row of three detached houses with identical detail. The only significant variation was that the layout of #91 was a mirror image of the other two.</p> <p><u>Architectural style</u></p> <p>91 Olive Street was designed as a modest suburban house, with only restrained elements derived from the Federation Queen Anne style. It was designed to a scale and form generally considered suitable as a rental property for tenants such as office workers, retail employees and skilled tradesmen.</p> <p><u>Plan form at the street frontage</u></p> <ul style="list-style-type: none"> 91 Olive Street was designed as a simple, single-fronted house with the front room flanked by an entrance on the southern side. <p><u>Roof form and materials</u></p> <ul style="list-style-type: none"> Gabled roof clad with concrete tiles (probably originally clad with corrugated iron sheeting). Raked verandah roof with concrete tiles (as above). Tuck-pointed face-brick chimney with rendered cap. Prominent gable extending across the full width of the house. This has a roughcast rendered face set with a pattern of vertical, horizontal and diagonal timber battens, finished with a row of small triangular corner panels. <p><u>Wall materials and finishes to the main facade</u></p> <ul style="list-style-type: none"> Painted brickwork (originally tuck-pointed). Two rendered stringcourses, one at window sill height and the other at about 1.8m above floor level. <p><u>Other detailing to main facade</u></p> <ul style="list-style-type: none"> Entrance door located on the southern side of the main façade, featuring traditional moulded architraves, single sidelight, highlight and stained glass panels. Bank of three windows to each front room. Each sash has 6 panes and the current openings are top hinged. Two double hung windows to the front rooms set over projecting rendered


	<p>sills and decorative under-sill panels.</p> <ul style="list-style-type: none"> • Turned timber verandah posts. Lacework frieze and brackets. <p><u>Streetscape setting</u></p> <ul style="list-style-type: none"> • House set back approximately 3m from the Olive Street frontage. • Lot width approximately 8.1m. • Approximately 600mm setback from south boundary and 1.1m setback from south boundary. • Front yard enclosed by a timber picket fence. <p><u>General Condition</u> (as viewed from the street)</p> <p>Good.</p>
<i>References</i>	<ul style="list-style-type: none"> • 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 1905, 1908-1909, 1910-191, 1912-1923 & 1929-1930 (information provided by the City of Subiaco, March 2023) • Western Australian Post Office Directories, 1890s-1949 (slwa.wa.gov.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.nal.gov.au) • Metropolitan Sewerage Plan SROWA_series634_cons4156_item0185 • Historical aerial photographs, as available for selected years in the period 1948-2022, Map Viewer Plus (landgate.wa.gov.au) <p>Note: Biographical information has been based on readily available information from a range of online sources, including ancestry.com.au. 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.</p>


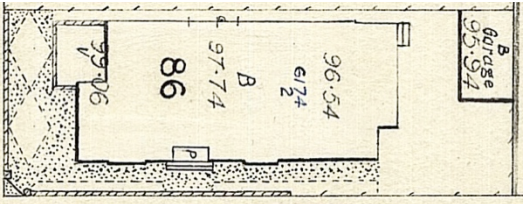
<i>Name</i>	House, 93 Olive Street		
<i>Address</i>	93 Olive Street, Subiaco (Lot 3, SP 592)		
<i>Other</i>	Originally part Lot 11, DP 214		
<i>Place No.</i>	-		
<i>Heritage Listings</i>	-		
<i>Place Type</i>	Individual building/Group		
<i>Photograph</i> (Greenward Consulting, March 2023)			
<i>Construction date</i>	c.1911	<i>Architectural style</i> Federation Queen Anne (selected elements, commensurate with the size/nature of the place)	
<i>Construction materials</i>	<i>Walls</i> Brick - Painted brick	<i>Roof</i> Tiled - Cement	<i>Other</i> Rendered stringcourses
<i>Use</i>	<i>Current</i> Residential - Single storey	<i>Original</i> Residential - Single storey	<i>Other</i>
<i>Authenticity</i>	Medium: The authenticity of the house within its streetscape setting has been reduced by the painting of the main façade and the use of concrete tiles as a replacement roof cladding.		
<i>Integrity</i>	High: The place continues to be used for its original purpose		
<i>Contributory Significance</i>	Some contribution to the assessed heritage values of the study area		
<i>Historical Notes and Associations</i>	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. During the 1890s property developers bought large landholdings for subdivision		

	<p>in the Perth metropolitan area. The original subdivisions in Subiaco were generally simple grid pattern developments with small lots suitable for occupancy by working families. However, the more elevated parts of the suburb, particularly towards Kings Park, also attracted business and professional men and some lots were later amalgamated to accommodate their larger homes and gardens. Mixed development occurred and within the Park Street Heritage Area this ranged from narrow, single storey terrace housing through to a large 2-storey house set in spacious grounds. The readily available evidence indicates that the number of houses within this area increased from around 24 in 1901 to 72 in 1906; 86 in 1910; 91 in 1915, 94 in 1920 and 13 by 1925. Development then stabilised, with 106 houses and 1 block of flats identified in 1949.</p> <p>Perth Suburban Lots 218 and 219 were subdivided as Deposited Plan 214 in the early 1890s. This comprised 52 lots, including 24 lots with frontages to Ivy Street, which extended between Barker and Bagot Roads (renamed as part of Olive Street in c.1901).</p> <p>In c.1911, three identical houses (#s 89, 91 and 93 Olive Street) were built across Lots 10 and 11. Entries in the Subiaco Rate Books state that the owner at around this time was John Harley, but no further information has been found regarding this man. The first known occupant of #93 was William E Nott, who lived here in c.1911-1912.</p> <p>The property had a high turn-over of occupants until the mid-1930s, which suggests that it was primarily used as a rental property. A review of the Post Office Directories at 5-yearly intervals (together with reference to contemporary Electoral Rolls) indicates that some of the primary residents during this period included:</p> <ul style="list-style-type: none"> – 1915: Walter Gilmore – 1920: John Pender Bathgate (boot seller) – 1925: Douglas Lowson (furniture manufacturer) <p>In the Rate Books of 1929-1930 a Mrs Clarke was identified as the owner of 89, 91 and 93 Olive Street.</p> <ul style="list-style-type: none"> – 1930: Ernest Albert Stevens (barman) – 1935: James Thomas Ashelford (police constable) <p>The first long-term occupant was Mrs Ellen Cochrane, who settled here in c.1936. Ellen May Cochrane (nee Wilkie)(c.1908-1984) had married in Victoria in c.1930. However, she appears to have separated from her husband within a few years and had returned to her home state of Western Australia by the mid-1930s. Ellen (who was described as a machinist in the Electoral Rolls) remained at 93 Olive Street until around the mid 1950s.</p> <p>An analysis of a historical Metropolitan Sewerage Plan (dated 1927, updated 1955) and historical aerial photographs indicates that 93 Olive Street has had additions constructed at the rear, but the general footprint of the front portion of the house has remained relatively unchanged.</p>
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	 <p>Metropolitan Sewerage Plan, Part Sheet 185, State Records Office of Western Australia (revised 1927 and 1955)</p>
<p><i>Physical Description</i> (Based on a streetscape inspection in March 2023)</p>	<p>Note: 89, 91 and 93 Olive Street were designed as a row of three detached houses with identical detail. The only significant variation was that the layout of #91 was a mirror image of the other two.</p> <p><u>Architectural style</u></p> <p>93 Olive Street was designed as a modest suburban house, with only restrained elements derived from the Federation Queen Anne style. It was designed to a scale and form generally considered suitable as a rental property for tenants such as office workers, retail employees and skilled tradesmen.</p> <p><u>Plan form at the street frontage</u></p> <ul style="list-style-type: none"> 93 Olive Street was designed as a simple, single-fronted house with the front room flanked by an entrance on the northern side. <p><u>Roof form and materials</u></p> <ul style="list-style-type: none"> Gabled roof clad with concrete tiles (probably originally clad with corrugated iron sheeting). Raked verandah roof with concrete tiles (as above). Tuck-pointed face-brick chimney with rendered cap. Prominent gable extending across the full width of the house. This has a roughcast rendered face set with a pattern of vertical, horizontal and diagonal timber battens, finished with a row of small triangular corner panels. <p><u>Wall materials and finishes to the main facade</u></p> <ul style="list-style-type: none"> Painted brickwork (originally tuck-pointed). Two rendered stringcourses, one at window sill height and the other at about 1.8m above floor level. <p><u>Other detailing to main facade</u></p> <ul style="list-style-type: none"> Entrance door located on the northern side of the main facade, featuring a 4-panel door, traditional moulded architraves, single sidelight and highlight (stained glass panels replaced with obscure glass). Bank of three windows to each front room. Each sash has 6 panes and the current openings are top hinged. Two double hung windows to the front rooms set over projecting rendered

	<p>sills and decorative under-sill panels.</p> <ul style="list-style-type: none"> • Turned timber verandah posts. Lacework frieze and brackets. <p><u>Streetscape setting</u></p> <ul style="list-style-type: none"> • House set back approximately 3m from the Olive Street frontage. • Lot width approximately 8.1m. • Approximately 1.1m setback from north boundary and 800mm setback from south boundary. • Front yard enclosed by a low palisade fence faced by a clipped hedge. <p><u>General Condition</u> (as viewed from the street)</p> <p>Good.</p>
<i>References</i>	<ul style="list-style-type: none"> • 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 1905, 1908-1909, 1910-191, 1912-1923 & 1929-1930 (information provided by the City of Subiaco, March 2023) • Western Australian Post Office Directories, 1890s-1949 (slwa.wa.gov.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.nal.gov.au) • Metropolitan Sewerage Plan SROWA_series634_cons4156_item0185 • Historical aerial photographs, as available for selected years in the period 1948-2022, Map Viewer Plus (landgate.wa.gov.au) <p>Note: Biographical information has been based on readily available information from a range of online sources, including ancestry.com.au. 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.</p>


<i>Name</i>	House, 95 Olive Street		
<i>Address</i>	95 Olive Street, Subiaco (corner Bagot Road) (Lot 1, DP 930)		
<i>Other</i>	Known as 86 Bagot Road until at least the mid-twentieth century		
<i>Place No.</i>	InHerit database Place No. 24020		
<i>Heritage Listings</i>	Local Heritage Survey – adopted 04/02/2003		
<i>Place Type</i>	Individual building		
<i>Photograph</i> (Greenward Consulting, March 2023)			
<i>Construction date</i>	c.1932-1937	<i>Architectural style</i> This house does not clearly illustrate any of the major architectural styles defined for the Inter-War period, but has characteristics that are typical of suburban housing of the 1930s.	
<i>Construction materials</i>	<i>Walls</i> Brick - Rendered brick	<i>Roof</i> Tile - Terracotta	<i>Other</i> Brick - Pointed brick
<i>Use</i>	<i>Current</i> Residential - Single storey	<i>Original</i> Residential - Single storey	<i>Other</i>
<i>Authenticity</i>	High: The external detailing of 95 Olive Street appears to be largely intact and/or sympathetically restored/renovated.		
<i>Integrity</i>	High: The place continues to be used for its original purpose.		
<i>Contributory Significance</i>	Considerable contribution to the assessed heritage values of the study area 95 Olive Street retains a high degree of authenticity (as viewed from the street) and helps to illustrate the manner in which some of the more modest original cottages were replaced during the inter-war era.		

<p><i>Historical Notes and Associations</i></p>	<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. During the 1890s property developers bought large landholdings for subdivision in the Perth metropolitan area. The original subdivisions in Subiaco were generally simple grid pattern developments with small lots suitable for occupancy by working families. However, the more elevated parts of the suburb, particularly towards Kings Park, also attracted business and professional men and some lots were later amalgamated to accommodate their larger homes and gardens. Mixed development occurred and within the Park Street Heritage Area this ranged from narrow, single storey terrace housing through to a large 2-storey house set in spacious grounds. The readily available evidence indicates that the number of houses within this area increased from around 24 in 1901 to 72 in 1906; 86 in 1910; 91 in 1915, 94 in 1920 and 13 by 1925. Development then stabilised, with 106 houses and 1 block of flats identified in 1949.</p> <p>Perth Suburban Lots 218 and 219 were subdivided as Deposited Plan 214 in the early 1890s. This comprised 52 lots, including 24 lots with frontages to Ivy Street, which extended between Barker and Bagot Roads (renamed as part of Olive Street in c.1901). At an early date, two lots at the southern end of Olive Street (western side) were re-subdivided to create four smaller lots with frontages to Bagot Road (Deposited Plan 930).</p> <p>During the first half of the twentieth century the corner site (Lot 1) was known as 86 Bagot Road (now 95 Olive Street). In May 1932, this property was advertised for sale with a 3-roomed weatherboard house and, based on the physical evidence, the site appears to have been redeveloped in the early to mid-1930s.</p> <p>The first longer term occupants of the new house were the Coatham family, who settled here in c.1937. Thomas Bond Coatham (tailor) (c.1881-1968) and Ethel Rowe (c.1877-1972) were married in Boulder in 1906 and lived in the Leederville/Subiaco area from at least the mid 1920s. Coatham established a tailor's shop at 121 Rokeby Road in c.1925 and remained there until c.1934, after which he relocated his business to 151 Rokeby Road. He then continued in business in that location until c.1946. He was also an active member of local community groups, including the Football Club and Bowls Club. Thomas and Ethel were still living here in 1949 but had moved to Nicholson Road by 1955.</p> <p>A plan of the lot prepared in 1927 and reviewed/updated in 1955 for the purpose of planning sewerage and water supply services shows that the original footprint of the cottage is unchanged. Aerial photographs from the mid 20th century demonstrate that no significant changes have been made.</p> <p>85 Olive Street was adopted on the City of Subiaco Local Heritage Survey in 2003. It has been assessed as level 3 (contributes to the heritage of the City of Subiaco).</p>
	 <p>Metropolitan Sewerage Plan, Part Sheet 185, State Records Office of Western Australia (revised 1927 and 1955)</p> <p>Note: until at least the mid-twentieth century 95 Olive Street was known as 86 Bagot Road</p>


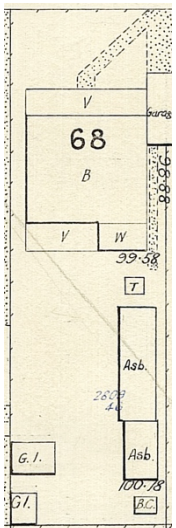
<p><i>Physical Description</i> (Based on a streetscape inspection in March 2023)</p>	<p><u>Architectural style</u></p> <p>This house does not clearly illustrate any of the major architectural styles defined for the Inter-War period, but has characteristics that are typical of suburban housing of the 1930s – such as the rendered finish with contrasting brick detailing (the inverse of Federation era styles), autumn-toned tiles (providing more texture than the earlier Marseille tiles), and geometric leadlight windows (quite distinct from the earlier stained glass windows).</p> <p>The house was built to a scale and form generally considered suitable for occupiers such as business owners, professional men, office workers, retail employees and skilled tradesmen.</p> <p><u>Plan form at the street frontage</u></p> <ul style="list-style-type: none"> • 95 Olive Street was carefully designed for its corner location, with the main entry facing Olive Street and a separate porch opening onto the garden along Bagot Road. Overall, it has an asymmetrical design, but the main portion of the Olive Street frontage is symmetrical, with matching windows flanking a central entry porch. <p><u>Roof form and materials</u></p> <ul style="list-style-type: none"> • Hipped roof clad with autumn-toned clay tiles. • Half-hipped gables over the Bagot Road entry porch; the eastern side of the Bagot Road façade, and the porch to the western side of the Bagot Road façade. • Simple timber gable brackets. • Rams-horn finial to the end of each ridgeline. • Dropped gable roof over the porch facing Bagot Road. • Exposed rafters. • Two rendered chimneys with flat, brick edged caps, located towards the rear of the house. <p><u>Wall materials and finishes to the main facade</u></p> <ul style="list-style-type: none"> • Tuck-pointed face-brick skirt to window sill height, with lightly textured, rendered brick walls above. • Slimline (half-height) bricks forming a contrasting edging to the arch over the main entry. <p><u>Other detailing to the Olive Street façade</u></p> <ul style="list-style-type: none"> • Recessed entrance porch located midway along the main section of the Olive Street façade. This is framed by an ogee arch with face-brick edging, as above. • Double entry doors at the rear of the entry porch. These are set under a flat face-brick lintel and fitted with geometric pattern leadlight glass. • Triple casement windows with geometric pattern leadlight glass, located to either side of the entry porch. • Raked, tiled window hoods, with plain timber brackets over each of the triple casement windows. • Double casement window with geometric pattern leadlight glass and a face brick lintel, located in the skillion at the rear of the house.
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	<p><u>Other detailing to the Bagot Road façade</u></p> <ul style="list-style-type: none"> • Double casement window with geometric pattern leadlight glass, set under a raked, tiled window hood. • Gable roofed porch with tapered masonry piers, located at the western end of the south façade. <p><u>Streetscape setting</u></p> <ul style="list-style-type: none"> • Frontage of approximately 27.7m to Olive Street and 10.1m to Bagot Road. • Setback of approximately 1.2m from Olive Street and 2m from Bagot Road. • Front yard enclosed by a tall timber picket fence. <p><u>General Condition</u> (as viewed from the street)</p> <p>Good.</p>
<i>References</i>	<ul style="list-style-type: none"> • <i>Local Heritage Survey of the Triangle Precinct, 2020-2021</i> (prepared for the City of Subiaco by Hocking Heritage + Architecture, adopted June 2021) • Perth 18-52. Suburb of Subiaco. Plan of Subiaco showing all subdivisions & DP Nos., Battye Library, series235_cons3868_item354 (dating from c.1896-1897) • Western Australian Post Office Directories, 1890s-1949 (slwa.wa.gov.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.nal.gov.au), including: <ul style="list-style-type: none"> – <i>Sunday Times</i> 22 May 1932, p 11 – <i>The West Australian</i> 6 December 1933, p 1 • Metropolitan Sewerage Plan SROWA_series634_cons4156_item0185 • Historical aerial photographs, as available for selected years in the period 1948-2022, Map Viewer Plus (landgate.wa.gov.au) <p>Note: Biographical information has been based on readily available information from a range of online sources, including ancestry.com.au. 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.</p>


5.7 68- 94 OLIVE STREET

<i>Name</i>	House, 68 Olive Street		
<i>Address</i>	68 Olive Street, Subiaco (Lot 25, DP 214)		
<i>Other</i>	-		
<i>Place No.</i>	-		
<i>Heritage Listings</i>	-		
<i>Place Type</i>	Individual building		
<i>Photograph</i> (Greenward Consulting, March 2023)			
<i>Construction date</i>	c.1923	<i>Architectural style</i> This house does not illustrate any of the major architectural styles defined for the Inter-War period.	
<i>Construction materials</i>	<i>Walls</i> Brick - Painted brick	<i>Roof</i> Tile - Terracotta	<i>Other</i>
<i>Use</i>	<i>Current</i> Residential - Single storey	<i>Original</i> Residential - Single storey	<i>Other</i>
<i>Authenticity</i>	Medium: The authenticity of the house within its streetscape setting has been reduced by the painting of the main façade. The verandah appears to have been reconstructed and a carport has been constructed in the NW corner of the front yard.		
<i>Integrity</i>	High: The place continues to be used for its original purpose		
<i>Contributory Significance</i>	Some contribution to the assessed heritage values of the study area		


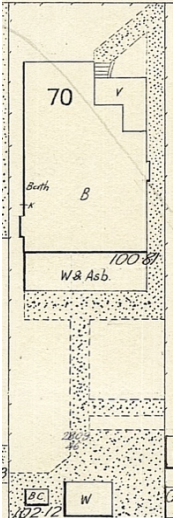
<p><i>Historical Notes and Associations</i></p>	<p>Subiaco's population increased significantly in the 1890s due to an economic depression in the eastern states and the discovery of gold in Western Australia. During the 1890s property developers bought large landholdings for subdivision in the Perth metropolitan area. The original subdivisions in Subiaco were generally simple grid pattern developments with small lots suitable for occupancy by working families. However, the more elevated parts of the suburb, particularly towards Kings Park, also attracted business and professional men and some lots were later amalgamated to accommodate their larger homes and gardens. Mixed development occurred and within the Park Street Heritage Area this ranged from narrow, single storey terrace housing through to a large 2-storey house set in spacious grounds. The readily available evidence indicates that the number of houses within this area increased from around 24 in 1901 to 72 in 1906; 86 in 1910; 91 in 1915, 94 in 1920 and 13 by 1925. Development then stabilised, with 106 houses and 1 block of flats identified in 1949.</p> <p>Perth Suburban Lots 218 and 219 were subdivided as Deposited Plan 214 in the early 1890s. This comprised 52 lots, including 24 lots with frontages to Ivy Street, which extended between Barker and Bagot Roads (renamed as part of Olive Street in c.1901). In 1920, Lots 25 and 26 on Perth Suburban Lot 219 were advertised for sale as part of the grounds for the present house at 139 Barker Road. This emphasised the opportunity to split the site into its two separate lots, <i>"leaving ample room for the erection of another house"</i>.</p> <p>Lot 25 (68 Olive Street) been developed with a separate house by c.1923 and this was occupied by members of the extended Truscott family until the early-mid 1970s. Agnes Josephine Truscott (nee Hayes) (c.1867-1939), who was widowed in 1918, had settled here by 1924, and was identified as the owner/occupier in the Subiaco Rate Book of 1929-1930 (which is the only surviving Rate Book of this period).</p> <p>During the early years, Agnes shared the house with at least two of her three daughters, Elsie Rebecca Truscott and Olive Miriam Truscott. In December 1929 Olive married Phillip Norman Appleby (c.1878-1969) and they appear to have lived at 68 Olive Street for most if not all of their married lives, with Olive remaining here until the early-mid 1970s. Agnes remained here until around the time of her death in 1939 and Elsie lived here on and off, being listed at this address in the Electoral Rolls of the 1920s-1930s and again from the late 1960s to early 1970s.</p> <p>Phillip Appleby was listed as an insurance inspector in the Electoral Rolls but was, for many years, closely associated with movie theatres in Subiaco. He had married Rose Borash in Victoria in 1904 and moved to Western Australia in c.1914, but a few months later Rose travelled to America, where she <i>"accepted an engagement as a cinema actress"</i> (with Phillip later being granted a divorce on the grounds of desertion). He was appointed as manager of West's Theatre in Hay Street, Subiaco, in c.1916 and by 1918 he was also managing the nearby Coliseum Picture Gardens at the corner of Rokeby Road and Hay Street (later redeveloped as the Regal Theatre). In 1921 he was unanimously elected as the provisional chairman of the newly formed Associated Motion Picture Industry of WA. In 1938 he was identified as the manager of the newly opened Regal Theatre.</p> <p>An analysis of a historical Metropolitan Sewerage Plan (dated 1927, updated</p>
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	1955) and historical aerial photographs indicates that a carport was built at the front of this property in the mid-twentieth century, and that additions were built at the rear in c.1995-2000. However, the footprint of the front portion of the original house is still clearly recognisable.
	 <p>Metropolitan Sewerage Plan, Part Sheet 185, State Records Office of Western Australia (revised 1927 and 1955)</p>
<p><i>Physical Description</i> (Based on a streetscape inspection in March 2023)</p>	<p><u>Architectural style</u></p> <p>This house was built to a simple functional design and does not illustrate any of the major architectural styles defined for the Inter-War period.</p> <p>It was designed to a scale and form generally considered suitable for occupiers such as office workers, retail employees and skilled tradesmen. In this case it may have been purpose-built for a widow of independent means.</p> <p><u>Plan form at the street frontage</u></p> <ul style="list-style-type: none"> • Symmetrical facade. This features a central entrance door, flanked by windows to each of the front rooms. <p><u>Roof form and materials</u></p> <ul style="list-style-type: none"> • Hipped roof clad with terracotta tiles. • Louvered gablet at the end of the east-west ridgeline, capped by a rams-horn finial. • Raked verandah roof clad with terracotta tiles. • No extant chimneys. <p><u>Wall materials and finishes to the main facade</u></p> <ul style="list-style-type: none"> • Painted brick walls (originally face brick). <p><u>Other detailing to main facade</u></p> <ul style="list-style-type: none"> • Centrally located entrance. High-waisted door, with glazed upper panel. No sidelights or highlights. • Triple casement window to each front room, with raked, rendered sills. • Chamfered square timber verandah posts with cornice caps. <p><u>Streetscape setting</u></p> <ul style="list-style-type: none"> • House set back approximately 5.9m from the Olive Street frontage. • Lot width approximately 12.1m.


	<ul style="list-style-type: none"> • Side setbacks approximately 1.2m. • Front yard enclosed by a brick plinth, tall brick piers and timber picket panels. • Modern carport located at the north-western corner of the site. Detailed to match the house. <p><u>General Condition</u> (as viewed from the street)</p> <p>Good.</p>
<i>References</i>	<ul style="list-style-type: none"> • 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 1929-1930 (information provided by the City of Subiaco, March 2023) • Western Australian Post Office Directories, 1890s-1949 (slwa.wa.gov.au) • Electoral Rolls (scanned copies of selected years available at ancestry.com.au) • Green, A.L., West's Palace Picture Theatre, 438-456 Hay Street, Subiaco an unpublished research paper, 2018 (copy held in the local history collection of the Subiaco Library) • Various newspaper notices and advertisements relating this property and/or the occupants of the house (trove.nal.gov.au), including: <ul style="list-style-type: none"> – <i>The West Australian</i> 21 April 1920 p 2 • Metropolitan Sewerage Plan SROWA_series634_cons4156_item0185 • Historical aerial photographs, as available for selected years in the period 1948-2022, Map Viewer Plus (landgate.wa.gov.au) <p>Note: Biographical information has been based on readily available information from a range of online sources, including ancestry.com.au. 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.</p>

<i>Name</i>	House, 70 Olive Street		
<i>Address</i>	70 Olive Street, Subiaco (Lot 24, DP 214)		
<i>Other</i>	-		
<i>Place No.</i>	-		
<i>Heritage Listings</i>	-		
<i>Place Type</i>	Individual building		
<i>Photograph</i> (Greenward Consulting, March 2023)			
<i>Construction date</i>	c.1920	<i>Architectural style</i> This house does not illustrate any of the major architectural styles defined for the Inter-War period.	
<i>Construction materials</i>	<i>Walls</i> Brick - Pointed brick	<i>Roof</i> Tile - Terracotta	<i>Other</i> Brick - Rendered
<i>Use</i>	<i>Current</i> Residential - Single storey	<i>Original</i> Residential - Single storey	<i>Other</i>
<i>Authenticity</i>	High: The external detailing of 70 Olive Street appears to be largely intact and/or sympathetically restored/renovated.		
<i>Integrity</i>	High: The place continues to be used for its original purpose		
<i>Contributory Significance</i>	Considerable contribution to the assessed heritage values of the study area 70 Olive Street retains a high degree of authenticity (as viewed from the street) and helps to illustrate the diverse housing styles built in Subiaco in the early Inter-War period.		


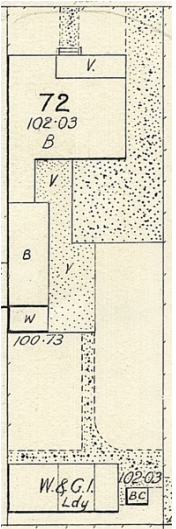
<p><i>Historical Notes and Associations</i></p>	<p>Subiaco's population increased significantly in the 1890s due to an economic depression in the eastern states and the discovery of gold in Western Australia. During the 1890s property developers bought large landholdings for subdivision in the Perth metropolitan area. The original subdivisions in Subiaco were generally simple grid pattern developments with small lots suitable for occupancy by working families. However, the more elevated parts of the suburb, particularly towards Kings Park, also attracted business and professional men and some lots were later amalgamated to accommodate their larger homes and gardens. Mixed development occurred and within the Park Street Heritage Area this ranged from narrow, single storey terrace housing through to a large 2-storey house set in spacious grounds. The readily available evidence indicates that the number of houses within this area increased from around 24 in 1901 to 72 in 1906; 86 in 1910; 91 in 1915, 94 in 1920 and 13 by 1925. Development then stabilised, with 106 houses and 1 block of flats identified in 1949.</p> <p>Perth Suburban Lots 218 and 219 were subdivided as Deposited Plan 214 in the early 1890s. This comprised 52 lots, including 24 lots with frontages to Ivy Street, which extended between Barker and Bagot Roads (renamed as part of Olive Street in c.1901). By 1910-1911, Lot 24 was owned by Mina Hunton, who was the owner/occupier of the adjacent house at 72 Olive Street. At that time the site was still vacant.</p> <p>70 Olive Street was first listed in the Post Office Directories in 1921, when it was occupied by Edward Walker (who was also identified as the owner/occupier in the Subiaco Rate Books of 1929-1930). Edward William (Paddy) Walker (c.1883-1953) and Ethel May Sutton (c.1884-1962) were married in Subiaco in c.1905, and lived in this suburb for much of their married life:</p> <ul style="list-style-type: none"> – 170 Townshend Road (c.1906-1914) – 64 Gloster Street (c.1915-1920) <p>During this period, Edward served in the 1st AIF.</p> <ul style="list-style-type: none"> – 70 Olive Street (c.1921-1922; c.1928-1940; and c.1946-1950s). <p>In the Electoral Rolls of 1925, Edward and Ethel were listed as residents of Serpentine, where Edward changed his occupation from carrier to farmer. However, this does not seem to have been a successful venture as they had returned to 70 Olive Street by 1928. From that time on the Electoral Rolls referred to Edward as a barman.</p> <p>In c.1941-1945 the Post Office Directories identified the primary occupant of 70 Olive Street as Mrs M N Hunt and it has not been determined where the Walkers were living at that time. 'Mrs Walker' was listed as the primary occupant from 1946 and she was still listed here in the Electoral Rolls of 1958.</p> <p>An analysis of a historical Metropolitan Sewerage Plan (dated 1927, updated 1955) and historical aerial photographs indicates that major additions were constructed at the rear of the house in 1919. The footprint of the front portion of the original house is still clearly recognisable.</p>
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	 <p>Metropolitan Sewerage Plan, Part Sheet 185, State Records Office of Western Australia (revised 1927 and 1955)</p>
<p><i>Physical Description</i> (Based on a streetscape inspection in March 2023)</p>	<p><u>Architectural style</u></p> <p>This house does not illustrate any of the major architectural styles defined for the Inter-War period. Similar to many suburban houses of this period it displayed some very simplified elements of the Federation Bungalow styles. It was designed to a scale and form generally considered suitable for occupiers such as business owners, office workers, retail employees and skilled tradesmen.</p> <p><u>Plan form at the street frontage</u></p> <ul style="list-style-type: none"> • Stepped façade, with a projecting wing on the southern side, verandah at the north-west corner and an entry vestibule at the first setback. <p><u>Roof form and materials</u></p> <ul style="list-style-type: none"> • Hipped-gabled roof clad with terracotta tiles and rams-horn finials. • Large verge gable, extending as a seamless, rendered face of the front wall. • Exposed rafters. • Decorative shaped ends to gable boards. • Corner verandah covered by an extension of the main hipped roofline. • Tall, roughcast rendered chimney with simple face brick detailing to the cap. <p><u>Wall materials and finishes to the main facade</u></p> <ul style="list-style-type: none"> • Tuck-pointed brick to door head height, capped by a slightly projecting brick string course. Roughcast rendered finish above. <p><u>Other detailing to main facade</u></p> <ul style="list-style-type: none"> • Shallow rectangular window bay to the projecting wing, framed by a rock-faced stone plinth and a raked and tiled window awning. • Triple casement window set under the raked window awning. The upper panes and highlights are divided into small square panes of textured glass by slender timber mullions. The sill is formed by a raked, smooth rendered cap to the stone plinth. • Main entrance with sidelights and highlight located in the west face of the first setback. • Multi-paned, French doors opening located in the west face of the second

	<p>setback.</p> <ul style="list-style-type: none"> • Half height masonry verandah piers with rough cast rendered faces and smooth rendered caps. Piers topped by robust timber posts with carved timber brackets. <p><u>Streetscape setting</u></p> <ul style="list-style-type: none"> • House set back approximately 4.5m from the Olive Street frontage. • Lot width approximately 12.2m. • Side setbacks of approximately 1 to 1.2m. • Open garden bed to the southern part of the front boundary, with hardstand parking to the northern corner of the site. <p><u>General Condition</u> (as viewed from the street)</p> <p>Good.</p>
<i>References</i>	<ul style="list-style-type: none"> • 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 1910-1911 & 1929-1930 (information provided by the City of Subiaco, March 2023) • Western Australian Post Office Directories, 1890s-1949 (slwa.wa.gov.au) • Electoral Rolls (scanned copies of selected years available at ancestry.com.au) • <i>The demographics of Subiaco in 1910: Who was living here, what did they do for a living, what were their relationships and did they stay or leave?</i> A private research paper prepared by Annette Green 2017-2022, copy held by the City of Subiaco Museum. • Various newspaper notices and advertisements relating this property and/or the occupants of the house (trove.nal.gov.au), including: <ul style="list-style-type: none"> – <i>The Daily News</i> 24 June 1953 p 2 • Metropolitan Sewerage Plan SROWA_series634_cons4156_item0185 • Historical aerial photographs, as available for selected years in the period 1948-2022, Map Viewer Plus (landgate.wa.gov.au) <p>Note: Biographical information has been based on readily available information from a range of online sources, including ancestry.com.au. 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.</p>

<i>Name</i>	Matienilla		
<i>Address</i>	72 Olive Street, Subiaco (Lot 23, DP 214)		
<i>Other</i>	-		
<i>Place No.</i>	-		
<i>Heritage Listings</i>	-		
<i>Place Type</i>	Individual building		
<i>Photograph</i> (Greenward Consulting, March 2023)			
<i>Construction date</i>	c.1897-1902	<i>Architectural style</i> Federation Queen Anne (selected elements, commensurate with the size/nature of the place) - detailing partly obscured by the later rendering of the façade.	
<i>Construction materials</i>	<i>Walls</i> Brick – Rendered brick	<i>Roof</i> Metal – Corrugated	<i>Other</i>
<i>Use</i>	<i>Current</i> Residential – Two storey	<i>Original</i> Residential – Single storey	<i>Other</i>
<i>Authenticity</i>	Medium to Low: The authenticity of the house within its streetscape setting has been reduced by the rendering of the main façade, which has obscured important finishes and detailing. The verandah and window hood appear to have been reconstructed in a generally sympathetic style.		
<i>Integrity</i>	High: The place continues to be used for its original purpose		
<i>Contributory Significance</i>	Some contribution to the assessed heritage values of the study area		


<p><i>Historical Notes and Associations</i></p>	<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. During the 1890s property developers bought large landholdings for subdivision in the Perth metropolitan area. The original subdivisions in Subiaco were generally simple grid pattern developments with small lots suitable for occupancy by working families. However, the more elevated parts of the suburb, particularly towards Kings Park, also attracted business and professional men and some lots were later amalgamated to accommodate their larger homes and gardens. Mixed development occurred and within the Park Street Heritage Area this ranged from narrow, single storey terrace housing through to a large 2-storey house set in spacious grounds. The readily available evidence indicates that the number of houses within this area increased from around 24 in 1901 to 72 in 1906; 86 in 1910; 91 in 1915, 94 in 1920 and 13 by 1925. Development then stabilised, with 106 houses and 1 block of flats identified in 1949.</p> <p>Perth Suburban Lots 218 and 219 were subdivided as Deposited Plan 214 in the early 1890s. This comprised 52 lots, including 24 lots with frontages to Ivy Street, which extended between Barker and Bagot Roads (renamed as part of Olive Street in c.1901).</p> <p>The Post Office Directories did not provide street numbers for Subiaco until 1906, and at that time #72 was the only house along the eastern side of Olive Street for the block between Barker Road and Park Street. Based on an analysis of the sequence of entries in the earlier Directories the first known occupant of #72 was John Major Grasham (c.1861-1924) (bricklayer). Grasham was born in England and married Annie Prosser in NSW in c.1886. The readily available evidence indicates that this couple lived in Olive Street in c.1897-1900 (location not determined); travelled to London in 1901; and lived at 72 Olive Street in c.1903-1904. The earliest available Rate Book for Subiaco (1903) confirms that Lot 23 was owned by J Gresham at that time.</p> <p>No other people with this surname were identified in the Post Office Directories of this period, so it is highly likely that John Grasham was responsible for newspaper advertisements that offered two newly built villas for sale in Bagot Road during 1904. This suggests that he may have been using his skills as a bricklayer to work as a local/builder developer during this period and it is quite possible that he was responsible for the construction of 72 Olive Street.</p> <p>By 1905 the house had been occupied by Robert Mitchell Campbell (laundryman) and at the time of his death in October of that year (aged 39 years) it was referred to as 'Matienilla'. Following Campbell's death 72 Olive street was owned and occupied by a 'laundress', Mina Hunton (c.1869-1912). Mina had established the London Laundry in Perth in 1900. By 1905 she was operating her business as the Princess Laundry, but in October of that year advertised that she had relocated to 72 Olive Street and renamed the business as the Subiaco Laundry (which continued to operate at this address until c.1911). Mina died in January 1912 and her 6-room brick villa and its contents were advertised for sale in April 1913.</p> <p>The house then had at least 2 short-term occupants before becoming the long-term home of Margaret Duston and her extended family in c.1916. At the time of the 1911 census Margaret Duston (born c.1875) was living in England with her father, George Smith, her sisters, Martha (c.1879) and Ethel (c.1887), and her</p>
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	<p>children, George (c.1898) and Margaret ('Maggie') (c.1900). The readily available evidence suggests that her husband, John Henry Duston, had migrated to Australia in 1907, but no further information has been found regarding this man. Margaret (who worked as an upholsterer), George, jnr, and Maggie migrated to Australia in 1911. By 1913, George, snr (a blacksmith), Martha (tailoress, later machinist) and Ethel (laundress) had also migrated and were living at 236 Perth Street (Churchill Avenue), Subiaco. By 1916 they had moved into 72 Olive Street with Margaret and the children. George, snr, remained here until around the time of his death in 1932. Ethel moved away after her marriage to Peter Alexander Adams in c.1921, but they returned here for a few years in the late 1920s. Margaret and Martha appear to have moved out after their father's death, but had returned by 1934. Martha then remained here until her death in 1951 and Margaret remained until the late 1950s/early 1960s.</p> <p>It has not been confirmed when Margaret Duston purchased the property, but she was identified as the owner/occupier in the Subiaco Rate Books of 1929-1930.</p> <p>An analysis of a historical Metropolitan Sewerage Plan (dated 1927, updated 1955) and historical aerial photographs indicates that, with the exception of the main part of the original house, this site was cleared in 2014. Major two storey additions had been completed by 2016, but the footprint of the front portion of the original house can still be identified.</p>
	 <p>Metropolitan Sewerage Plan, Part Sheet 185, State Records Office of Western Australia (revised 1927 and 1955)</p>
<p><i>Physical Description</i> (Based on a streetscape inspection in March 2023)</p>	<p><u>Architectural style</u></p> <p>Typical of many well built 2-3 bedroom suburban houses of the early twentieth century, 72 Olive Street incorporated elements of the Federation Queen Anne style (now partly obscured by the rendering of the main façade). It was designed to a scale and form generally considered suitable for occupiers such as business owners, office workers, senior retail employees and skilled tradesmen.</p> <p><u>Plan form at the street frontage</u></p> <ul style="list-style-type: none"> Asymmetrical facade. This features a projecting wing on the southern side of the main façade, with a verandah across the remainder of the frontage. <p><u>Roof form and materials</u></p>


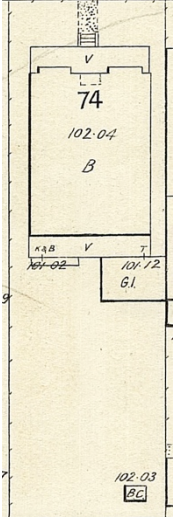
	<ul style="list-style-type: none"> • Hipped-gabled roof clad with corrugated metal sheeting. • Verge gable finished with a roughcast rendered face and vertical timber battens. • Bull-nose verandah roof. • No extant chimneys. • Raised roofline over rear, two-storey extension, featuring gablets and a series of roof dormers. <p><u>Wall materials and finishes to the main facade</u></p> <ul style="list-style-type: none"> • Rendered walls with a slightly projecting stringcourse at window sill height. <p><u>Other detailing to main facade</u></p> <ul style="list-style-type: none"> • Two double-hung windows to the projecting wing, set over a continuous moulded sill and under a simple raked awning with curved brackets. • Entrance door located under the verandah, abutting the projecting wing. This features a 5-panelled door; traditional moulded architraves; wide sidelight; highlight; and stained glass panels. • Two full-height double hung windows opening onto the verandah. • Chamfered square timber posts with moulded capitals. Frieze of square timber balustrettes. <p><u>Streetscape setting</u></p> <ul style="list-style-type: none"> • House set back approximately 4m from the Olive Street frontage. • Lot width approximately 12.2m. • House built up to a parapet wall on the southern boundary. Setback of approximately 2.3m on the northern side of the house (the latter accommodating a driveway and parking area). • Front yard enclosed by a visually open metal fence and gate. <p><u>General Condition</u> (as viewed from the street)</p> <ul style="list-style-type: none"> • Good.
References	<ul style="list-style-type: none"> • 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 1903, 1905, 1908-1909, 1910-1911, 1912-1913 & 1929-1930 (information provided by the City of Subiaco, March 2023) • Western Australian Post Office Directories, 1890s-1949 (slwa.wa.gov.au) • Electoral Rolls (scanned copies of selected years available at ancestry.com.au) • <i>The demographics of Subiaco in 1910: Who was living here, what did they do for a living, what were their relationships and did they stay or leave?</i> A private research paper prepared by Annette Green 2017-2022, copy held by the City of Subiaco Museum. • Various newspaper notices and advertisements relating this property and/or the occupants of the house (trove.nal.gov.au), including: <ul style="list-style-type: none"> – <i>The West Australian</i> 7 November 1900 p 8 – <i>The West Australian</i> 28 May 1904 p 4 – <i>The West Australian</i> 22 October 1904 p 4

	<ul style="list-style-type: none">– <i>The West Australian</i> 5 October 1905 p 1– <i>The West Australian</i> 23 October 1905 p 3– <i>The West Australian</i> 25 April 1913 p 12• Metropolitan Sewerage Plan SROWA_series634_cons4156_item0185• Historical aerial photographs, as available for selected years in the period 1948-2022, Map Viewer Plus (landgate.wa.gov.au) <p>Note: Biographical information has been based on readily available information from a range of online sources, including ancestry.com.au. 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.</p>
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<i>Name</i>	House, 74 Olive Street		
<i>Address</i>	74 Olive Street, Subiaco (Lot 22, DP 214)		
<i>Other</i>	Originally known as 76 Olive Street (changing to #74 by 1913). 'Kirkwall' (name used for the house in the mid-1930s) (Note: this name had previously been given to other houses that the du Rieu family had occupied in Subiaco) 'Nutley' (name-plate fixed to the main facade)		
<i>Place No.</i>	InHerit database Place No. 24206		
<i>Heritage Listings</i>	Local Heritage Survey – adopted 04/02/2003		
<i>Place Type</i>	Individual building		
<i>Photograph</i> (Greenward Consulting, March 2023)			
<i>Construction date</i>	c.1907	<i>Architectural style</i> Federation Queen Anne (selected elements, commensurate with the size/nature of the place)	
<i>Construction materials</i>	<i>Walls</i> Brick - Painted brick	<i>Roof</i> Metal - Corrugated	<i>Other</i>
<i>Use</i>	<i>Current</i> Residential - Single storey	<i>Original</i> Residential - Single storey	<i>Other</i>
<i>Authenticity</i>	Medium: The authenticity of the house within its streetscape setting has been reduced by the painting of the main façade. Other than this, the external detailing appears to be largely intact and/or sympathetically restored/renovated.		
<i>Integrity</i>	High: The place continues to be used for its original purpose		
<i>Contributory</i>	Some contribution to the assessed heritage values of the study area		


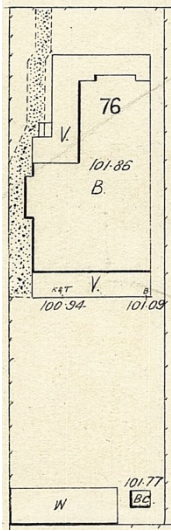
<i>Significance</i>	
<i>Historical Notes and Associations</i>	<p>Subiaco's population increased significantly in the 1890s due to an economic depression in the eastern states and the discovery of gold in Western Australia. During the 1890s property developers bought large landholdings for subdivision in the Perth metropolitan area. The original subdivisions in Subiaco were generally simple grid pattern developments with small lots suitable for occupancy by working families. However, the more elevated parts of the suburb, particularly towards Kings Park, also attracted business and professional men and some lots were later amalgamated to accommodate their larger homes and gardens. Mixed development occurred and within the Park Street Heritage Area this ranged from narrow, single storey terrace housing through to a large 2-storey house set in spacious grounds. The readily available evidence indicates that the number of houses within this area increased from around 24 in 1901 to 72 in 1906; 86 in 1910; 91 in 1915, 94 in 1920 and 13 by 1925. Development then stabilised, with 106 houses and 1 block of flats identified in 1949.</p> <p>Perth Suburban Lots 218 and 219 were subdivided as Deposited Plan 214 in the early 1890s. This comprised 52 lots, including 24 lots with frontages to Ivy Street, which extended between Barker and Bagot Roads (renamed as part of Olive Street in c.1901).</p> <p>Lot 22 was identified as vacant land in the Subiaco Rate Books of 1905, but a house was listed here in the Rate Book of 1908-1909. This was owned by a Mrs (Emma) Shaw, who was also the owner of Lot 21 (the adjacent block to the south, which was developed and occupied by Mrs Shaw and her daughter in c.1909). Based on an analysis of the entries in the Post Office Directories of 1906-1915, the house on Lot 22 was originally known as 76 Olive Street (changing to #74 by 1913) and was first listed in the Post Office Directories in 1910.</p> <p>74 Olive Street had a high turn-over of occupants until at least the mid-twentieth century, which suggests that it was primarily used as a rental property. A review of the Post Office Directories at around 5-yearly intervals (together with reference to contemporary Electoral Rolls) indicates that some of the primary residents during this period included:</p> <ul style="list-style-type: none"> – 1910: John Emanuel Polak (contractor/ builder) <li style="padding-left: 20px;">In the Subiaco Rate Books of 1910-1911 the owner/occupier was identified as George Gough. Septimus George Francis Gough (carter) lived here for a short time only, c.1911-1912. – 1915: Walter Draine – 1920: Henry Andrews Ranford (civil servant) – 1925: Sidney James Snow (clerk) <li style="padding-left: 20px;">In the Subiaco Rate Books of 1929-1930 the owner/occupier was identified as Mrs Hilda Johnston. – 1930: Mrs Mona Johnston – 1935: Samuel John du Rieu (retired) – 1940 & 1945: Mrs Blanche Haywood – 1949: Mrs Daisy Kennedy <p>A plan of the lot prepared in 1927 and reviewed in 1955 for the purpose of</p>

	<p>planning sewerage and water supply services shows that the footprint of the cottage has almost doubled since that time. Aerial photographs of the place since the mid 20th confirm that the addition at the rear of the cottage was undertaken in the early 1990s. The former roof cladding appears to have been green corrugated iron.</p> <p>74 Olive Street was adopted on the City of Subiaco Local Heritage Survey in 2003. It has been assessed as level 3 (contributes to the heritage of the City of Subiaco).</p>
	 <p>Metropolitan Sewerage Plan, Part Sheet 185, State Records Office of Western Australia (revised 1927 and 1955)</p>
<p><i>Physical Description</i> (Based on a streetscape inspection in March 2023)</p>	<p><u>Architectural style</u></p> <p>Typical of many well built 2-3 bedroom suburban houses of the early twentieth century, 74 Olive Street incorporated elements of the Federation Queen Anne style. It was designed to a scale and form generally considered suitable for occupiers such as small business owners, office workers, senior retail employees and skilled tradesmen.</p> <p><u>Plan form at the street frontage</u></p> <ul style="list-style-type: none"> Symmetrical double fronted house. This features a recessed central entrance door, flanked by shallow rectangular window bays to each of the front rooms. <p><u>Roof form and materials</u></p> <ul style="list-style-type: none"> Hipped-gabled roof clad with corrugated metal sheeting. North-south ridgeline with gablets at either end. Chimney to either side of the ridgeline. Gables over the window bays, each with a rough cast rendered face set with a pattern of vertical and diagonal timber battens. Hipped, bull-nose verandah roof. <p><u>Wall materials and finishes to the main facade</u></p> <ul style="list-style-type: none"> Painted brick walls (originally tuck-pointed). Painted stringcourses (not original). <p><u>Other detailing to main facade</u></p> <ul style="list-style-type: none"> Central entrance set back slightly from the main facade, under an arched porch. 5-panel door; traditional moulded architraves, sidelights; highlight; and


	<p>stained glass panels.</p> <ul style="list-style-type: none"> • Two double hung windows to each rectangular window bay. • Moulded, rendered sill, with a decorative under-sill panel, extending across the full width of the bay. • Turned timber verandah posts; carved timber brackets; and a frieze of turned timber balustrettes. <p><u>Streetscape setting</u></p> <ul style="list-style-type: none"> • House set back approximately 4.m from the Olive Street frontage. • Lot width approximately 12.2m. Setback of approximately 1.8m to south boundary, minimal setback to north boundary. • Front yard enclosed by a scalloped timber picket fence. <p><u>General Condition</u> (as viewed from the street)</p> <p>Good.</p>
<i>References</i>	<ul style="list-style-type: none"> • <i>Local Heritage Survey of the Triangle Precinct, 2020-2021</i> (prepared for the City of Subiaco by Hocking Heritage + Architecture, adopted June 2021) • 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 1905, 1908-1908, 1910-1911, 1912-1913, 1929-1930 (information provided by the City of Subiaco, March 2023) • Western Australian Post Office Directories, 1890s-1949 (slwa.wa.gov.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.nal.gov.au), including: <ul style="list-style-type: none"> – <i>Sunday Times</i> 5 February 1933, p. 2 • Metropolitan Sewerage Plan SROWA_series634_cons4156_item0185 • Historical aerial photographs, as available for selected years in the period 1948-2022, Map Viewer Plus (landgate.wa.gov.au) <p>Note: Biographical information has been based on readily available information from a range of online sources, including ancestry.com.au. 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.</p>

<i>Name</i>	House, 76 Olive Street		
<i>Address</i>	76 Olive Street, Subiaco (corner Park Street) (Lot 21, DP 214)		
<i>Other</i>	Originally known as 80 Olive Street (changing to #76 by 1913).		
<i>Place No.</i>	-		
<i>Heritage Listings</i>	-		
<i>Place Type</i>	Individual building		
<i>Photograph</i> (Greenward Consulting, March 2023)			
<i>Construction date</i>	c.1909	<i>Architectural style</i> Federation Queen Anne (selected elements, commensurate with the size/nature of the place)	
<i>Construction materials</i>	<i>Walls</i> Brick - Pointed brick	<i>Roof</i> Metal - Corrugated	<i>Other</i> Rendered stringcourse
<i>Use</i>	<i>Current</i> Residential - Single storey	<i>Original</i> Residential - Single storey	<i>Other</i>
<i>Authenticity</i>	Medium: The external detailing of 80 Olive Street appears to be largely intact, but the detailing of openings on to the verandah has been modified in an unsympathetic manner. High courtyard walls partially conceal the front facades from public view.		
<i>Integrity</i>	High: The place continues to be used for its original purpose		
<i>Contributory Significance</i>	Some contribution to the assessed heritage values of the study area		


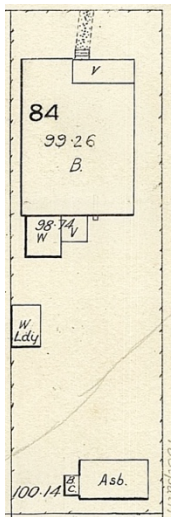
<p><i>Historical Notes and Associations</i></p>	<p>Subiaco's population increased significantly in the 1890s due to an economic depression in the eastern states and the discovery of gold in Western Australia. During the 1890s property developers bought large landholdings for subdivision in the Perth metropolitan area. The original subdivisions in Subiaco were generally simple grid pattern developments with small lots suitable for occupancy by working families. However, the more elevated parts of the suburb, particularly towards Kings Park, also attracted business and professional men and some lots were later amalgamated to accommodate their larger homes and gardens. Mixed development occurred and within the Park Street Heritage Area this ranged from narrow, single storey terrace housing through to a large 2-storey house set in spacious grounds. The readily available evidence indicates that the number of houses within this area increased from around 24 in 1901 to 72 in 1906; 86 in 1910; 91 in 1915, 94 in 1920 and 13 by 1925. Development then stabilised, with 106 houses and 1 block of flats identified in 1949.</p> <p>Perth Suburban Lots 218 and 219 were subdivided as Deposited Plan 214 in the early 1890s. This comprised 52 lots, including 24 lots with frontages to Ivy Street, which extended between Barker and Bagot Roads (renamed as part of Olive Street in c.1901).</p> <p>Lot 21 was identified as vacant land in the Subiaco Rate Book of 1908-1909. This was owned by a Mrs Shaw, who was also the owner of a recently built house on Lot 21 (the adjacent block to the north).</p> <p>Based on an analysis of the entries in the Post Office Directories of 1906-1915, 76 Olive Street was originally known as #80 (with the number changing by 1913). It was first listed in the Post Office Directories in 1910, when the primary occupant was identified as a music teacher, Miss Florence Norman Neruda Shaw (c.1878-1941). Contemporary advertisements referred to tuition in violin and pianoforte by Miss Florence N N Shaw, Royal Conservatorium of Leipzig and of London. In 1910, this tuition was offered at both 80 Olive Street and at Dobbie and Co in Hay Street, Perth. Florence migrated to California in 1911 and was joined by her mother, Mrs Emma Shaw, in the following year.</p> <p>The property then had three longer term occupants:</p> <ul style="list-style-type: none"> – Winter family (c.1911-1920) <p>In the Rate Books of 1910-1911, the owner/occupier of Lot 21 was identified as Mrs Winter. The primary occupants were Mary Ann Winter (c.1856-1920) and her husband, Harris Winter (c.1856-1936) (merchant/drapery, Federal Drapery Company, Perth). Harris moved away after his wife's death, and the house was occupied by George Frederick Francis (c.1850-1923) and his wife, Caroline Martha Francis. Harris and Caroline married following George's death and it is possible that Harris returned to the house for a time in c.1925, when the Post Office Directory identified 'Harris Winton' as the occupant.</p> <ul style="list-style-type: none"> – Harvey family (c.1925-1938) <p>In the Electoral Rolls of 1925, Edgar Bruce Harvey (newsagent) was listed at this address, together with his wife, Evelyn. At the time of his death in May 1936, Edgar was described as "<i>Postmaster of Perenjori, and of 76 Olive-street, Subiaco</i>", which suggests that Olive Street was the family's city residence. In 1937 the members of the family living here included Evelyn May Harvey (widow), her son, McDonald George Campbell Harvey (salesman) and</p>
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	<p>daughter-in-law, Margaret. They appear to have moved away in 1938 (with a sale of the household furniture being held in May).</p> <p>Note: In the Subiaco Rate Books of 1929-1930, E Harvey was identified as the owner/occupier.</p> <ul style="list-style-type: none"> – Morris family (c.1939-1970) <p>Members of this family included Malcolm Ferguson Morris (fitter) (died 1951), his wife, Lilian 'May' Morris (nee Sandercock) (c.1876-1969), their daughter, Leila 'Mavis' Morris (c.1905-1980), and Lilian's twin sister, Florence Emily Sandercock (c.1876-1954). Lilian and Leila were still listed here in the Electoral Rolls of 1968, but Leila had moved to Applecross by the early 1970s.</p> <p>An analysis of a historical Metropolitan Sewerage Plan (dated 1927, updated 1955) and historical aerial photographs indicates that the general footprint of this house has remained relatively unchanged since the 1960s. The green roof cladding was added in 2004.</p>
	 <p>Metropolitan Sewerage Plan, Part Sheet 185, State Records Office of Western Australia (revised 1927 and 1955)</p>
<p><i>Physical Description</i> (Based on a streetscape inspection in March 2023)</p>	<p><u>Architectural style</u></p> <p>Typical of many well built 2-3 bedroom suburban houses of the early twentieth century, 76 Olive Street incorporated elements of the Federation Queen Anne style. It was designed to a scale and form generally considered suitable for occupiers such as small business owners, office workers, senior retail employees and skilled tradesmen.</p> <p><u>Plan form at the street frontage</u></p> <ul style="list-style-type: none"> • Asymmetrical facade. This was designed to address the street intersection, with a bay window to each street frontage and a corner verandah. <p><u>Roof form and materials</u></p> <ul style="list-style-type: none"> • Hipped-gabled roof clad with green corrugated metal sheeting. • Gable to each street frontage, set over rectangular window bays. • Both gables have a rendered face, very simple pattern of diagonal battens and a tall timber finial. • Tuck-pointed brick chimneys with rendered plinths and caps. <p><u>Wall materials and finishes to the main facade</u></p>


	<ul style="list-style-type: none"> • Tuck pointed brick walls (painted above the verandah roof). • Single rendered stringcourse at about 1.8m above verandah height. <p><u>Other detailing to main facade</u></p> <ul style="list-style-type: none"> • Modified French doors to the face of the window bay under the western verandah. • Modified openings to the end of the south verandah. • Two double hung windows to the south-facing bay window. These are set over a moulded sill and under-sill panel that wraps extends across the face and sides of the bay. • Turned timber verandah posts. <p><u>Streetscape setting</u></p> <ul style="list-style-type: none"> • House set back approximately 3.8m from the Olive Street frontage and approximately 800mm from the Park street frontage. • Lot width approximately 12.2m. • Set back of approximately 600mm along northern boundary. • Front and side yards partially enclosed by rendered courtyard walls. <p><u>General Condition</u> (as viewed from the street)</p> <p>Good.</p>
<i>References</i>	<ul style="list-style-type: none"> • 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 1905, 1908-1909, 1910-1911, 1912-1913 & 1929-1930 (information provided by the City of Subiaco, March 2023) • Western Australian Post Office Directories, 1890s-1949 (slwa.wa.gov.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.nal.gov.au), including: <ul style="list-style-type: none"> – <i>The West Australian</i> 30 May 1936 p 1 • Metropolitan Sewerage Plan SROWA_series634_cons4156_item0185 • Historical aerial photographs, as available for selected years in the period 1948-2022, Map Viewer Plus (landgate.wa.gov.au) <p>Note: Biographical information has been based on readily available information from a range of online sources, including ancestry.com.au. 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.</p>

<i>Name</i>	House, 84 Olive Street		
<i>Address</i>	84 Olive Street, Subiaco (Lot 19, DP 214) (corner Park Street)		
<i>Other</i>	-		
<i>Place No.</i>	-		
<i>Heritage Listings</i>	-		
<i>Place Type</i>	Individual building		
<i>Photograph</i> (Greenward Consulting, March 2023)			
<i>Construction date</i>	c.1902, extended 1905	<i>Architectural style</i> Federation Queen Anne (restrained elements, commensurate with the size/nature of the place)	
<i>Construction materials</i>	<i>Walls</i> Brick - Painted brick	<i>Roof</i> Metal - Corrugated	<i>Other</i> Rendered stringcourses
<i>Use</i>	<i>Current</i> Residential - Single storey	<i>Original</i> Residential - Single storey	<i>Other</i>
<i>Authenticity</i>	Medium: The authenticity of the house within its streetscape setting has been reduced by the painting of the main façade, and the replacement of the front verandah in an unsympathetic style.		
<i>Integrity</i>	High: The place continues to be used for its original purpose		
<i>Contributory Significance</i>	Some contribution to the assessed heritage values of the study area		
<i>Historical Notes and Associations</i>	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. During the 1890s property developers bought large landholdings for subdivision		


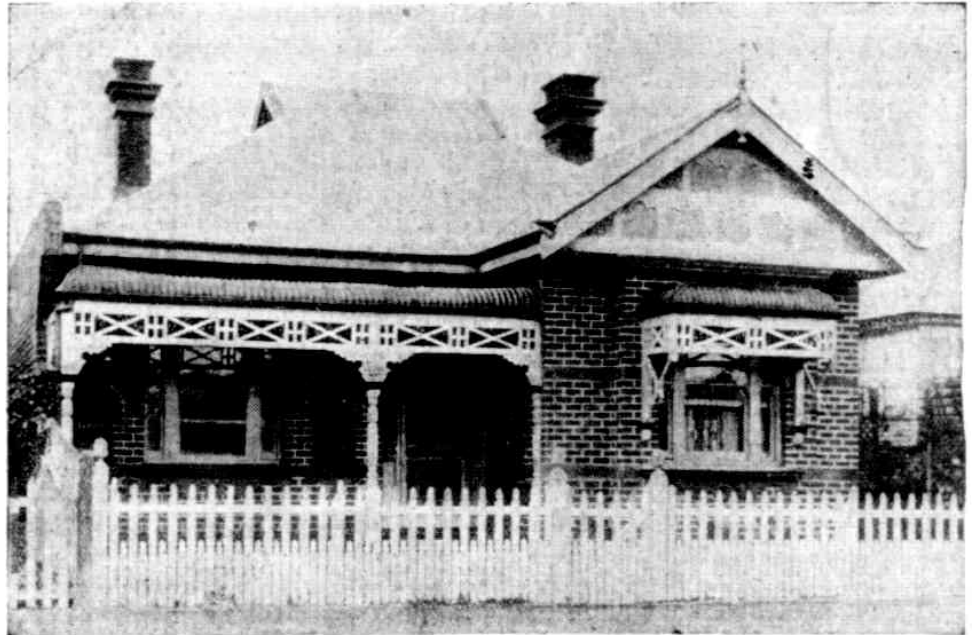
<p>in the Perth metropolitan area. The original subdivisions in Subiaco were generally simple grid pattern developments with small lots suitable for occupancy by working families. However, the more elevated parts of the suburb, particularly towards Kings Park, also attracted business and professional men and some lots were later amalgamated to accommodate their larger homes and gardens. Mixed development occurred and within the Park Street Heritage Area this ranged from narrow, single storey terrace housing through to a large 2-storey house set in spacious grounds. The readily available evidence indicates that the number of houses within this area increased from around 24 in 1901 to 72 in 1906; 86 in 1910; 91 in 1915, 94 in 1920 and 13 by 1925. Development then stabilised, with 106 houses and 1 block of flats identified in 1949.</p> <p>Perth Suburban Lots 218 and 219 were subdivided as Deposited Plan 214 in the early 1890s. This comprised 52 lots, including 24 lots with frontages to Ivy Street, which extended between Barker and Bagot Roads (renamed as part of Olive Street in c.1901). The Subiaco Rate Books of 1902 & 1905 identified 'Grogan' as the owner/occupier of Lot 19. Entries in the Electoral Rolls indicate that the primary occupants at that time were William Grogan (bootmaker) and his wife, Margaret. Like many of Subiaco's early residents, the Grogan family may have originally occupied a more modest dwelling, which was enlarged as finances allowed:</p> <p><i>J MOTTRAM, Architect. Hay-street, Subiaco, invites TENDERS for ADDITIONS to Residence, Subiaco, for Mr W. Grogan, Bootmaker. (July 1905)</i></p> <p>and</p> <p><i>J MOTTRAM, Architect. Hay-street, Subiaco, invites TENDERS for COMPLETION Villa, corner Park and Olive streets, Subiaco, for W. Grogan, Bootmaker, Hay-st.. Subiaco, at risk of former contractor (J. Locke). (October 1905)</i></p> <p>In 1907 the Grogan's house on the corner of Olive and Park Streets was advertised for sale:</p> <p><i>CHAS. SOMMERS has been favoured with instructions from Mrs. Grogan to SELL as above, Lot 219, Subiaco, having a frontage to Olive street of 42ft. by a depth along Park-street of 132ft., on which is erected a neat Brick and Jarrah W.B. House, containing 5 main rooms, kitchen fitted with Dover stove, etc. All the rooms are large and lofty. Front garden, also vines and fruit trees in bearing. The property must be sold on account of the ill-health of the owner. £150 can remain on mortgage if required. Within easy reach of Hay-street tram. Nice position.</i></p> <p>Elizabeth and William Broadbridge (plasterer) were living here by 1907, and E Broadbridge was identified as the owner of the property in the Subiaco Rate Books of 1908-1909. No further reference has been found for this family in WA after 1916 and a brief newspaper notice suggests that E.C. Broadbridge sold the house in c.1921.</p> <p>After 1916, 84 Olive Street had a high turn-over of occupants until at least the mid-twentieth century. A review of the Post Office Directories at 5-yearly intervals (together with reference to contemporary Electoral Rolls) indicates that some of the primary residents during this period included:</p> <ul style="list-style-type: none"> – 1920: Wilford Norman Terrell (labourer) – 1925: Mrs Mary Beard

	<p>– 1930: Leonard James Townshend (land agent)</p> <p>In 1929-1930 the Subiaco Rate Books identified Mrs A Townshend as the owner of the property. This family lived here in c.1927-1934/35.</p> <p>– 1935 & 1940: Mrs Emily Mathieson</p> <p>– 1945 & 1949: Mrs Lily Winifred Ridgwell</p> <p>An analysis of a historical Metropolitan Sewerage Plan (dated 1927, updated 1955) and historical aerial photographs indicates that skillion additions were constructed to the rear of the house during the 1970s. The footprint of the original house can still be clearly recognised.</p>
	 <p>Metropolitan Sewerage Plan, Part Sheet 185, State Records Office of Western Australia (revised 1927 and 1955)</p>
<p><i>Physical Description</i> (Based on a streetscape inspection in March 2023)</p>	<p><u>Architectural style</u></p> <p>The main façade of this house is partly concealed from view by dense garden planting. However, the visible physical evidence (and comparison with other similar places) suggests that limited decorative detailing was influenced by the Federation Queen Anne style.</p> <p>The house was of a scale and form generally considered suitable for occupiers such as office workers, retail employees and skilled tradesmen.</p> <p><u>Plan form at the street frontage</u></p> <ul style="list-style-type: none"> • Asymmetrical façade, with a projecting wing on the southern side and a verandah across the remainder of the frontage. <p><u>Roof form and materials</u></p> <ul style="list-style-type: none"> • Hipped-gabled roof clad with corrugated metal sheeting. • Louvered gablets at either end of a north-south ridgeline. • Verge gable over the projecting bay, with a simple pattern of horizontal and vertical timber battens. • Brick chimney with corbelled cap. • Mid-twentieth century style, metal framed raked verandah. <p><u>Wall materials and finishes to the main facade</u></p> <ul style="list-style-type: none"> • Painted brick (originally tuck-pointed brick). • Two rendered stringcourses, one at door head height and the other at sill


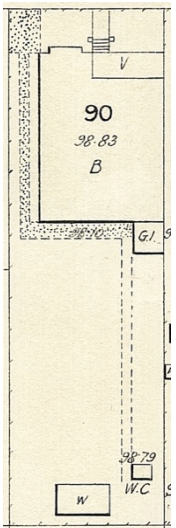
	<p>height.</p> <p><u>Other detailing to main facade</u></p> <ul style="list-style-type: none"> • Entrance door adjacent to the projecting wing. This has a 4-panel door, traditional moulded architraves, sidelights; highlight; and stained glass panels. • Pair of double hung windows to the projecting bay. Evidence of a former window hood. Other details concealed from view by garden plantings. • French doors opening on to the front verandah. • Two shuttered windows to the Park Street frontage with traditional, curved metal window hoods. <p><u>Streetscape setting</u></p> <ul style="list-style-type: none"> • House set back approximately 3.7m from the Olive Street frontage and 2m from the Park Street frontage. • Lot width approximately 12.2m. • Side setback of approximately 600mm along the southern boundary. • No front fence. <p><u>General Condition</u> (as viewed from the street)</p> <p>Fair to Poor.</p>
<i>References</i>	<ul style="list-style-type: none"> • Perth 18-52. Suburb of Subiaco. Plan of Subiaco showing all subdivisions & DP Nos., Batty Library, series235_cons3868_item354 (dating from c.1896-1897) • City of Subiaco Rate Books 1903, 1905, 1908-1909, 1910-1911, 1912-1913 & 1929-1930 (information provided by the City of Subiaco, March 2023) • Western Australian Post Office Directories, 1890s-1949 (slwa.wa.gov.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.nal.gov.au), including: <ul style="list-style-type: none"> – <i>The West Australian</i> 13 July 1905 p 1 – <i>The West Australian</i> 4 October 1905 p 2 – <i>The West Australian</i> 23 February 1907 p 2 – <i>The West Australian</i> 27 January 1921 p 5 • Metropolitan Sewerage Plan SROWA_series634_cons4156_item0185 • Historical aerial photographs, as available for selected years in the period 1948-2022, Map Viewer Plus (landgate.wa.gov.au) <p>Note: Biographical information has been based on readily available information from a range of online sources, including ancestry.com.au. 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.</p>

<i>Name</i>	House, 86 Olive Street
<i>Address</i>	86 Olive Street, Subiaco (Lot 18, DP 214)
<i>Photograph</i> (Greenward Consulting, March 2023)	
<i>Contributory Significance</i>	No contribution to the assessed heritage values of the street Late twentieth century development
<i>Historical Notes</i>	Historical aerial photographs show that the former house at 86 Olive Street was demolished and the site redeveloped in the period c.1985-1989.
<i>References</i>	<ul style="list-style-type: none">Historical aerial photographs, Landgate Mapviewer Plus (https://map-viewer-plus.app.landgate.wa.gov.au/index.html)

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<i>Name</i>	Marleigh
<i>Address</i>	90 Olive Street, Subiaco (Lot 17, DP 214)
<i>Other</i>	-
<i>Place No.</i>	InHerit database Place No. 24209
<i>Heritage Listings</i>	Local Heritage Survey – adopted 04/02/2003
<i>Place Type</i>	Individual building
<i>Photograph</i> (Greenward Consulting, March 2023)	  <p>90 Olive Street, <i>Mirror</i> 5 August 1933 p 1</p>

<i>Construction date</i>	c.1904	<i>Architectural style</i> Federation Queen Anne (selected elements, commensurate with the size/nature of the place)	
<i>Construction materials</i>	<i>Walls</i> Brick - Pointed brick	<i>Roof</i> Metal - Corrugated	<i>Other</i> Rendered string courses
<i>Use</i>	<i>Current</i> Residential - Single storey	<i>Original</i> Residential - Single storey	<i>Other</i>
<i>Authenticity</i>	High: The external detailing of 70 Olive Street appears to be largely intact and/or sympathetically restored/renovated. Comparison with the c.1933 photograph confirms that the major alterations have been the renovation of the verandah and window hood using brackets and frieze in a less ornate style. The slight modification of the roofline relates to rear additions.		
<i>Integrity</i>	High: The place continues to be used for its original purpose		
<i>Contributory Significance</i>	Considerable contribution to the assessed heritage values of the study area 90 Olive Street is a good representative example of the traditional materials, detailing and general streetscape character of the houses built for Subiaco's 'middle-class' residents in the early twentieth century.		
<i>Historical Notes and Associations</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. During the 1890s property developers bought large landholdings for subdivision in the Perth metropolitan area. The original subdivisions in Subiaco were generally simple grid pattern developments with small lots suitable for occupancy by working families. However, the more elevated parts of the suburb, particularly towards Kings Park, also attracted business and professional men and some lots were later amalgamated to accommodate their larger homes and gardens. Mixed development occurred and within the Park Street Heritage Area this ranged from narrow, single storey terrace housing through to a large 2-storey house set in spacious grounds. The readily available evidence indicates that the number of houses within this area increased from around 24 in 1901 to 72 in 1906; 86 in 1910; 91 in 1915, 94 in 1920 and 13 by 1925. Development then stabilised, with 106 houses and 1 block of flats identified in 1949.</p> <p>Perth Suburban Lots 218 and 219 were subdivided as Deposited Plan 214 in the early 1890s. This comprised 52 lots, including 24 lots with frontages to Ivy Street, which extended between Barker and Bagot Roads (renamed as part of Olive Street in c.1901). In 1903 the Subiaco Rate Books listed Lot 17 as vacant land, but by 1905 the site had been developed with a house owned & occupied by E Chandler (plasterer). 90 Olive Street was first listed in the Post Office Directories in 1906, when Ernest Chandler (plasterer) was identified as the primary occupant (remaining here until c.1907). In late 1906-early 1907 a number of a brief newspaper items referred to Mrs E A Chandler's Olive Street home as "Marleigh". At that time there were three plasterers with the surname Chandler living in Subiaco. An analysis of online family trees and birth/death records suggests that these were brothers, James Thomas Chandler (born c.1862-1938); Frederick Charles Chandler (c.1866-1910) and Ernest Albert Chandler (c.1868-1951). In the Subiaco Rate Books of 1906, James Thomas Chandler was identified as a builder</p>		

	<p>and it is therefore possible that the family were involved in the construction of their own houses at 148 Barker Road (constructed c.1902 and occupied by Frederick); 90 Olive Street (constructed c.1905 and occupied by Ernest); and 140 Barker Road (occupied by James until he moved to a newly built house at 72 Heytesbury Road in c.1906).</p> <p>The first long-term owner/occupiers of 90 Olive Street were the Parsons family. Roland Edward Parsons (c.1880-1954) and Evelyn Victoria Tonkin (c.1886-1961) were married in Perth in c.1908 and they had at least 4 children: Francis, Beryl, Ken and Doris. This couple had settled at 90 Olive Street by 1922 and remained here until around the time of Roland's death. During this time, Roland worked as a fitter and then Electrical and Signal Inspector for the WAGR, until he retired in 1945.</p> <p>A plan of the lot prepared in 1927 and reviewed in 1955 for the purpose of planning sewerage and water supply services shows that the original footprint of the cottage has almost doubled in size. A review of aerial photographs of the place since the mid 20th century confirm that the large addition at the rear of the cottage was undertaken in 2003. The original roof cladding was corrugated iron.</p> <p>90 Olive Street was adopted on the City of Subiaco Local Heritage Survey in 2003. It has been assessed as level 3 (contributes to the heritage of the City of Subiaco).</p>
	 <p>Metropolitan Sewerage Plan, Part Sheet 185, State Records Office of Western Australia (revised 1927 and 1955)</p>
<p><i>Physical Description</i> (Based on a streetscape inspection in March 2023)</p>	<p><u>Architectural style</u></p> <p>Typical of many well built 2-3 bedroom suburban houses of the early twentieth century, 90 Olive Street incorporated elements of the Federation Queen Anne style. It was designed to a scale and form generally considered suitable for occupiers such as small business owners, office workers, senior retail employees and skilled tradesmen.</p> <p><u>Plan form at the street frontage</u></p> <ul style="list-style-type: none"> Asymmetrical façade, featuring a projecting wing with shallow rectangular window bay on the southern side of the main facade, and a verandah across the remainder of the frontage. <p><u>Roof form and materials</u></p> <ul style="list-style-type: none"> Hipped-gabled roof clad with corrugated metal sheeting.

	<ul style="list-style-type: none"> • Louvered gablets at either end of the short, north-south ridgeline. • Prominent verge gable with a roughcast rendered face and a decorative pattern of vertical timber battens and triple arched panels. • Tuck-pointed chimneys with rendered projecting caps. • Hipped bull-nose verandah roof. <p><u>Wall materials and finishes to the main facade</u></p> <ul style="list-style-type: none"> • Tuck-pointed brick walls. • Two rendered stringcourses, one at about 1.8m above floor level and the other at window sill height. <p><u>Other detailing to main facade</u></p> <ul style="list-style-type: none"> • Entrance door adjacent to the projecting wing. This includes a 5-panel door, traditional moulded timber architraves, sidelights, highlight and stained glass panels. • Bull-nosed window hood to the face of the shallow window bay to the projecting wing (sympathetic to the style of the place, but not original). • Bank of triple double-hung windows to the face of the window bay, comprising a wide central window, flanked by narrow windows. Set over a projecting moulded window sill with a decorative under-sill panel. • Matching triple double-hung windows under the verandah. • Three arched, rendered niches under the verandah, each with moulded projecting sills and decorative under-sill panels – two facing west (on either side of the window) and one facing north (adjacent to the door). • Turned timber verandah posts, with carved brackets (sympathetic to the style of the place, but not original). <p><u>Streetscape setting</u></p> <ul style="list-style-type: none"> • House set back approximately 2.7m from the Olive Street frontage. • Lot width approximately 12.2m. • Built up to a parapet wall along the northern boundary; side setback of approximately 2m from the southern boundary. • Front yard enclosed by a low, visually open metal fence backed by a low clipped hedge. <p><u>General Condition</u> (as viewed from the street)</p> <p>Good.</p>
<i>References</i>	<ul style="list-style-type: none"> • <i>Local Heritage Survey of the Triangle Precinct, 2020-2021</i> (prepared for the City of Subiaco by Hocking Heritage + Architecture, adopted June 2021) • 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 1903, 1905, 1908-1909, 1910-1911 & 1929-1930 (information provided by the City of Subiaco, March 2023) • Western Australian Post Office Directories, 1890s-1949 (slwa.wa.gov.au) • Electoral Rolls (scanned copies of selected years available at ancestry.com.au) • <i>Who Built Subiaco? – The builders who lived and/or worked in Subiaco in the</i>

	<p><i>period c.1895-1940</i>, research paper prepared by Annette Green (updated 2020) (copy held in the Local History Collection of the Subiaco Library).</p> <ul style="list-style-type: none">• Various newspaper notices and advertisements relating this property and/or the occupants of the house (trove.nal.gov.au), including<ul style="list-style-type: none">– <i>Sunday Times</i> 25 November 1906 p 7• Metropolitan Sewerage Plan SROWA_series634_cons4156_item0185• Historical aerial photographs, as available for selected years in the period 1948-2022, Map Viewer Plus (landgate.wa.gov.au) <p>Note: Biographical information has been based on readily available information from a range of online sources, including ancestry.com.au. 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.</p>
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<i>Name</i>	House, 94 Olive Street
<i>Address</i>	94 Olive Street, Subiaco (Lot 16, DP 214)
<i>Photograph</i> (Greenward Consulting, March 2023)	
<i>Contributory Significance</i>	No contribution to the assessed heritage values of the street Early twenty first century development
<i>Historical Notes</i>	Historical aerial photographs show that this site was redeveloped in 2006.
<i>References</i>	<ul style="list-style-type: none"> Historical aerial photographs, Landgate Mapviewer Plus (https://map-viewer-plus.app.landgate.wa.gov.au/index.html)

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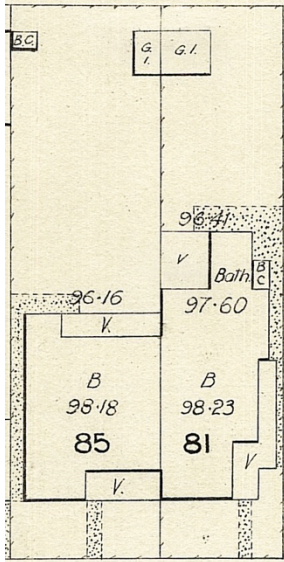
<i>Name</i>	House, 96 Olive Street
<i>Address</i>	96 Olive Street, Subiaco (Lot 101, DP 27887)
<i>Photograph</i> (Greenward Consulting, March 2023)	
<i>Contributory Significance</i>	No contribution to the assessed heritage values of the street Late twentieth century development
<i>Historical Notes</i>	Historical aerial photographs show that the house at 96 Olive Street was constructed in the former rear yard of 82 Bagot Road in the mid-late 1990s.
<i>References</i>	<ul style="list-style-type: none"> Historical aerial photographs, Landgate Mapviewer Plus (https://map-viewer-plus.app.landgate.wa.gov.au/index.html)

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5.8 91- 121 PARK STREET

<i>Name</i>	House, 91 Park Street		
<i>Address</i>	91 Park Street, Subiaco (Lot 19, DP 1552)		
<i>Other</i>	Known as 81 Olive Street until at least the mid-twentieth century.		
<i>Place No.</i>	InHerit database Place No. 24219		
<i>Heritage Listings</i>	Local Heritage Survey – adopted 04/02/2003		
<i>Place Type</i>	Individual building/Group		
<i>Photograph</i> (Greenward Consulting, March 2023)			
<i>Construction date</i>	c.1902-1903	<i>Architectural style</i> Federation Queen Anne (selected elements, commensurate with the size/nature of the place)	
<i>Construction materials</i>	<i>Walls</i> Brick - Pointed brick	<i>Roof</i> Metal - Corrugated	<i>Other</i> Rendered string courses
<i>Use</i>	<i>Current</i> Residential - Conjoined	<i>Original</i> Residential - Conjoined	<i>Other</i>
<i>Authenticity</i>	High: The external detailing of 91 Park Street appears to be largely intact and/or sympathetically restored/renovated.		
<i>Integrity</i>	High: The place continues to be used for its original purpose		
<i>Contributory Significance</i>	Considerable contribution to the assessed heritage values of the study area 91 Park Street is a good representative example of the traditional materials, detailing and general streetscape character of the houses built for Subiaco's 'middle-class' residents in the early twentieth century. It is part of an unusual local example of a semi-detached development that was designed with individual frontages (rather than the typical repetitive or mirror image design)		


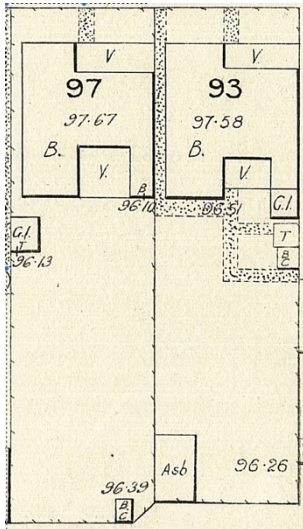
<p><i>Historical Notes and Associations</i></p>	<p>Subiaco's population increased significantly in the 1890s due to an economic depression in the eastern states and the discovery of gold in Western Australia. During the 1890s property developers bought large landholdings for subdivision in the Perth metropolitan area. The original subdivisions in Subiaco were generally simple grid pattern developments with small lots suitable for occupancy by working families. However, the more elevated parts of the suburb, particularly towards Kings Park, also attracted business and professional men and some lots were later amalgamated to accommodate their larger homes and gardens. Mixed development occurred and within the Park Street Heritage Area this ranged from narrow, single storey terrace housing through to a large 2-storey house set in spacious grounds. The readily available evidence indicates that the number of houses within this area increased from around 24 in 1901 to 72 in 1906; 86 in 1910; 91 in 1915, 94 in 1920 and 13 by 1925. Development then stabilised, with 106 houses and 1 block of flats identified in 1949.</p> <p>Perth Suburban Lots 218 and 219 were subdivided as Deposited Plan 214 in the early 1890s. This comprised 52 lots, including 24 lots with frontages to Ivy Street, which extended between Barker and Bagot Roads (renamed as part of Olive Street in c.1901). In 1903 the City of Subiaco Rate Book identified the owner of Lots 8 and 9 as Annie Watts, and development of these sites may have been supported by an inheritance of £1,162, which Annie Johannah Catherine Watts (nee Kelly) (c.1839-1905) received from Edward Kelly (grocer, late of Subiaco) in May 1903. Annie died in June 1905 (leaving an estate valued at £1,130), after which the houses on Lots 8 & 9 appear to have been owned by her son, Edward Watts, until at least 1910-1911.</p> <p>The 1903 Rate Book listed 3 houses across Lots 8 & 9, with the occupants identified as 'Baxter' (81 Olive Street, now known as 91 Park Street), 'Hilde' (85 Olive Street) and Annie Watts (87 Olive Street). The first two were developed as conjoined houses and the third as a narrow free-standing house.</p> <p>91 Park street had a high turn-over of tenants until 1922. A review of the Post Office Directories at around 5-yearly intervals (together with reference to contemporary Electoral Rolls) indicates that some of the primary residents during these years included:</p> <ul style="list-style-type: none"> – 1906: Leslie James McGregor (civil servant) – 1910: George Kidson (agent) – 1915: Edward Carroll (insurance inspector) – 1920: Horace Leopold Button (clerk) <p>In April 1920, the group of <i>"Three well built houses"</i> at 81 [91 Park St], 85 and 87 Olive Street were offered for sale at £525, £525 and £350, respectively. This indicates that the three houses still had one owner at that time, which is consistent with the similarity of design detail and turnover of occupants.</p> <p>The first long-term occupants of 91 Park Street were the Tate family. Arthur Charles Tate (c.1877-1954) (engineer) and Edith Annie Parker (c.1877-1948) were married in England in c.1904 and had at least 2 children: Frank Holt (born in England, c.1905) and Harry Vincent (born in WA, c.1908). They migrated to WA in 1907, settled in Subiaco by 1909 and had moved into the house on the corner of Park and Olive Streets by 1923, remaining here for the rest of their lives. In the Rate Books of 1929-1930, A Tate (engineer) was identified as the owner/</p>
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	<p>occupier of this house.</p> <p>A plan of the lot prepared in 1927 and reviewed in 1955 for the purpose of planning sewerage and water supply services shows that both of the conjoined residences have undergone significant rear additions. Aerial photographs from the mid 20th century demonstrate that the place was previously clad with red corrugated iron and there have been a number of programs of work since 1964. The most significant of these were in the early 1990s and 2019.</p> <p>91 Park Street was adopted on the City of Subiaco Local Heritage Survey in 2003. It has been assessed as level 3 (contributes to the heritage of the City of Subiaco).</p>
	 <p>Metropolitan Sewerage Plan, Part Sheet 185, State Records Office of Western Australia (revised 1927 and 1955)</p> <p>91 Park Street was known as 81 Olive Street until at least the mid-twentieth century</p>
<p>Physical Description (Based on a streetscape inspection in March 2023)</p>	<p><u>Architectural style</u></p> <p>Typical of many well built 2-3 bedroom suburban houses of the early twentieth century, 85 Olive Street incorporated elements of the Federation Queen Anne style. It was designed to a scale and form generally considered suitable for occupiers such as professional men, office workers, retail employees and skilled tradesmen.</p> <p><u>Plan form at the street frontage</u></p> <ul style="list-style-type: none"> 95 Park Street has an asymmetrical stepped façade, which addresses both street frontages. <p><u>Roof form and materials</u></p> <ul style="list-style-type: none"> Hipped-gabled roof clad with corrugated metal sheeting. Tuck-pointed brick chimney with corbelled cap. Prominent gable to each street frontage, one across the eastern end of the house and the other over a projecting wing at the western end of the Park Street façade. Each of these feature a roughcast rendered face set with a pattern of vertical, horizontal and diagonal timber battens. Bull-nosed verandah roof. This follows part of the stepped alignment of the northern side of the house and abuts a projecting wing at the western end. <p><u>Wall materials and finishes to the main facade</u></p> <ul style="list-style-type: none"> Tuck-pointed brick walls.

	<ul style="list-style-type: none"> Two rendered stringcourses, one at door head height and the other at window sill height. <p><u>Other detailing to main facade</u></p> <ul style="list-style-type: none"> Bull nose window hood to the eastern (Olive Street) façade, with a frieze and brackets to match the detailing to the verandah. Full-height double hung window under the verandah (facing Park Street). Entrance door near the western end of the verandah, adjacent to the projecting wing. This features a 5-panel door, traditional moulded architraves, sidelights and highlight. Two double hung windows to the projecting wing with a simple raked sill integrated with the stringcourse. Two double hung windows to the projecting wing, set over a plain projecting sill. Turned timber verandah posts; carved timber brackets, and a decorative frieze of alternating vertical and horizontal square members. <p><u>Streetscape setting</u></p> <ul style="list-style-type: none"> House set back approximately 4.5m from the Olive Street frontage. Lot width approximately 8.4m to the Olive Street frontage and 37m to the park Street frontage. Front yard enclosed by post and rail fence with capped vertical timber pickets. <p><u>General Condition</u> (as viewed from the street)</p> <ul style="list-style-type: none"> Good.
References	<ul style="list-style-type: none"> <i>Local Heritage Survey of the Triangle Precinct, 2020-2021</i> (prepared for the City of Subiaco by Hocking Heritage + Architecture, October 2019, adopted by the City of Subiaco, 22 June 2021) 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 1903, 1905, 1908-1909, 1910-1911 & 1929-1930 (information provided by the City of Subiaco, March 2023) Western Australian Post Office Directories, 1890s-1949 (slwa.wa.gov.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.nal.gov.au), including: <ul style="list-style-type: none"> <i>The West Australian</i> 8 May 1903 p 4; 8 June 1905 p 1 & 13 July 1905 p 9 Metropolitan Sewerage Plan SROWA_series634_cons4156_item0185 Historical aerial photographs, as available for selected years in the period 1948-2022, Map Viewer Plus (landgate.wa.gov.au) <p>Note: Biographical information has been based on readily available information from a range of online sources, including ancestry.com.au. 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.</p>

<i>Name</i>	House, 93 Park Street		
<i>Address</i>	93 Park Street, Subiaco (Lot 20, DP 1552)		
<i>Other</i>	-		
<i>Place No.</i>	InHerit database Place No. 24219		
<i>Heritage Listings</i>	Local Heritage Survey – adopted 18/02/2020 Subiaco Heritage List – adopted 18/02/2020		
<i>Place Type</i>	Individual building/Group		
<i>Photograph</i> (Greenward Consulting, March 2023)			
<i>Construction date</i>	c.1904	<i>Architectural style</i> Federation Queen Anne (restrained elements, commensurate with the size/nature of the place)	
<i>Construction materials</i>	<i>Walls</i> Brick - Painted brick	<i>Roof</i> Metal - Corrugated	<i>Other</i> Rendered string courses
<i>Use</i>	<i>Current</i> Residential - Single storey	<i>Original</i> Residential - Single storey	<i>Other</i>
<i>Authenticity</i>	Medium: The authenticity of the house within its streetscape setting has been reduced by the painting of the main façade and alterations to the form of the verandah roof.		
<i>Integrity</i>	High: The place continues to be used for its original purpose		
<i>Contributory Significance</i>	Some contribution to the assessed heritage values of the study area		
<i>Historical Notes and Associations</i>	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. During the 1890s property developers bought large landholdings for subdivision		


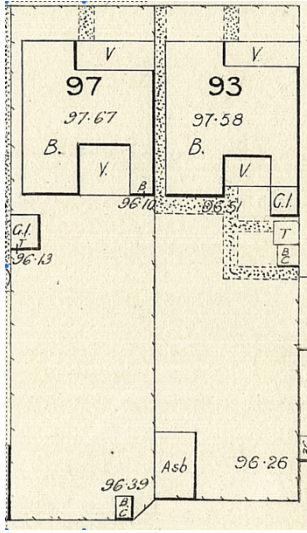
	<p>in the Perth metropolitan area. The original subdivisions in Subiaco were generally simple grid pattern developments with small lots suitable for occupancy by working families. However, the more elevated parts of the suburb, particularly towards Kings Park, also attracted business and professional men and some lots were later amalgamated to accommodate their larger homes and gardens. Mixed development occurred and within the Park Street Heritage Area this ranged from narrow, single storey terrace housing through to a large 2-storey house set in spacious grounds. The readily available evidence indicates that the number of houses within this area increased from around 24 in 1901 to 72 in 1906; 86 in 1910; 91 in 1915, 94 in 1920 and 13 by 1925. Development then stabilised, with 106 houses and 1 block of flats identified in 1949.</p> <p>Perth Suburban Lot 220 was subdivided as Deposited Plan 1552 in 1896 and advertised as the “Parkerville Estate”. This comprised 38 lots with frontages along the eastern side of Townshend Road (between Barker and Bagot Roads), part of the southern side of Barker Road, part of Salisbury Avenue (renamed as part of Park Street in 1901) and part of the northern side of Bagot Road.</p> <p>In 1904, lots 20 (93 Park Street) and 21 (97 Park Street) were transferred to Ernest Horatio Harvey (moulder). At this time Ernest Harvey was living in St Leonards Avenue Leederville with his wife Ethel May Harvey, and the matching houses at 93 & 97 Park Street appear to have been built as speculative developments in c.1904-1907.</p> <p>#93 was first listed in the Post Office Directories in 1905, when George Cheffins (aka Cheffings) was identified as the primary resident. George Cheffins (1867-1943) had married Margaret Rachel Cheffins (nee Learmonth) (1876-1973), in 1903, and they lived here until c.1906. At this time Cheffins worked with his brother James Cheffins in the firm of J Cheffins & Co., Electrical Engineers (which George managed after his brother’s death in 1914).</p> <p>In 1907, the house was occupied by Robert Wadeson Cragg (c.1867-1960) and his wife Mary Elizabeth (‘Molly’) Cragg (nee Morrison)(c.1883-1960), who had married in 1905, and who had at least one child, Keith (born 1916). The “Modern Brick Villa” at 93 Park Street was advertised for sale for £450 in 1913 and ownership of Lot 20 was transferred to Mary Cragg in 1914. Robert and Mary lived in this house for the remainder of their lives. During this time, Robert Cragg was listed as a compositor in the Electoral Rolls, but he also took on the license for the Subiaco Billiards Saloon at 84a Rokeby Road in 1940-1945.</p> <p>In 1960, the property was transferred to Georg Ulrich Schairer (c1915-1989) a German born cabinet maker who lived at the house for only a few years. The property was transferred in 1964 to John Mackay (c1888-1974) a retired watchmaker and his wife Mabel Josephine Mackay(c1901-1979). After John’s death in 1974, Mabel Mackay stayed on in the house until her death in 1979. The property was transferred to new owners in 1980.</p> <p>Aerial photographs from the mid-20th century to the present show that, while there have been additions across the rear elevation at different times, the footprint of the front part of the house has remained unchanged. The 1964 aerial photograph shows that the verandah roof was formerly separate to the main roof. Since that time the main roof has been reclad and extended in a continuous line over the verandah.</p> <p>93 Park Street was adopted on the City of Subiaco Heritage List and Local</p>
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	Heritage Survey in 2020. It has been assessed as level 3 (contributes to the heritage of the City of Subiaco). It was adopted on the Heritage List in 2020.
	 <p>Metropolitan Sewerage Plan, Part Sheet 185, State Records Office of Western Australia (revised 1927 and 1955)</p> <p>93 & 97 appear to have been constructed as a very similar pair of houses.</p>
<p><i>Physical Description</i> (Based on a streetscape inspection in March 2023)</p>	<p><u>Architectural style</u></p> <p>Typical of many well built 2-3 bedroom suburban houses of the early twentieth century, 90 Olive Street incorporated elements of the Federation Queen Anne style. It was designed to a scale and form generally considered suitable for occupiers such as small business owners, office workers, senior retail employees and skilled tradesmen.</p> <p><u>Plan form at the street frontage</u></p> <ul style="list-style-type: none"> Asymmetrical façade, featuring a projecting wing on the western side of the main facade, and a verandah across the remainder of the frontage. <p><u>Roof form and materials</u></p> <ul style="list-style-type: none"> Hipped-gabled roof clad with corrugated metal sheeting. Prominent verge gable with a roughcast rendered face set with a simple rectangular pattern of vertical and horizontal timber battens. Painted brick chimneys with corbelled caps. Raked verandah roof formed by an extension of the main roofline (originally a separate roof, possibly bull-nosed as for the similar house at 97 Park Street). <p><u>Wall materials and finishes to the main facade</u></p> <ul style="list-style-type: none"> Painted brick walls (originally tuck-pointed face brick). Rendered below the bottom stringcourse to the face of the projecting wing. Two rendered stringcourses, one at about 1.8m above floor level and the other at window sill height. <p><u>Other detailing to main facade</u></p> <ul style="list-style-type: none"> Entrance door adjacent to the projecting wing. This includes a 5-panel door, traditional moulded timber architraves, single sidelight, highlight and stained glass panels. Raked window hood to the projecting wing with carved timber brackets. Bank of triple double-hung windows to the face projecting wing, comprising a wide central window, flanked by narrow windows. Set over a projecting


	<p>moulded window sill with a decorative under-sill panel.</p> <ul style="list-style-type: none"> • Matching triple double-hung windows under the verandah. • Turned timber verandah posts. <p><u>Streetscape setting</u></p> <ul style="list-style-type: none"> • House set back approximately 2.2m from the Park Street frontage. • Lot width approximately 10.1m. • Built up to the boundary on the eastern side; side setback of approximately 700mm from the western boundary. • Front yard enclosed by a low, post and rail fence clad with round-headed timber pickets. <p><u>General Condition</u> (as viewed from the street)</p> <p>Good.</p>
<i>References</i>	<ul style="list-style-type: none"> • <i>Local Heritage Survey of the Triangle Precinct, 2020-2021</i> (prepared for the City of Subiaco by Hocking Heritage + Architecture, October 2019, adopted by the City of Subiaco, 22 June 2021) <p>The place record in this report cites detailed research undertaken for the <i>Heritage Assessment of 93 Park Street, Subiaco</i>, Hocking Heritage + Architecture, October 2019.</p> <ul style="list-style-type: none"> • Perth 18-52. Suburb of Subiaco. Plan of Subiaco showing all subdivisions & DP Nos., Battye Library, series235_cons3868_item354 (dating from c.1896-1897) • Western Australian Post Office Directories, 1890s-1949 (slwa.wa.gov.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.nal.gov.au), including: <ul style="list-style-type: none"> – <i>The West Australian</i> 9 July 1913, p 4 • Metropolitan Sewerage Plan SROWA_series634_cons4156_item0185 • Historical aerial photographs, as available for selected years in the period 1948-2022, Map Viewer Plus (landgate.wa.gov.au) <p>Note: Biographical information has been based on readily available information from a range of online sources, including ancestry.com.au. 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.</p>

<i>Name</i>	House, 97 Park Street		
<i>Address</i>	97 Park Street, Subiaco (Lot 21, DP 1552)		
<i>Other</i>	-		
<i>Place No.</i>	InHerit database Place No. 26367		
<i>Heritage Listings</i>	Local Heritage Survey – adopted 18/02/2020 Subiaco Heritage List – adopted 18/02/2020		
<i>Place Type</i>	Individual building/Group		
<i>Photograph</i> (Greenward Consulting, March 2023)			
<i>Construction date</i>	c.1907	<i>Architectural style</i> Federation Queen Anne (restrained elements, commensurate with the size/nature of the place)	
<i>Construction materials</i>	<i>Walls</i> Brick - Painted brick	<i>Roof</i> Metal - Corrugated	<i>Other</i> Rendered string courses
<i>Use</i>	<i>Current</i> Residential - Single storey	<i>Original</i> Residential - Single storey	<i>Other</i>
<i>Authenticity</i>	Medium: The authenticity of the house within its streetscape setting has been reduced by the painting of the tuck-pointed face brickwork, and replacement of the window awning with a mid-late twentieth century style canopy. A high courtyard wall restricts views to part of the main façade.		
<i>Integrity</i>	High: The place continues to be used for its original purpose		
<i>Contributory Significance</i>	Some contribution to the assessed heritage values of the study area		


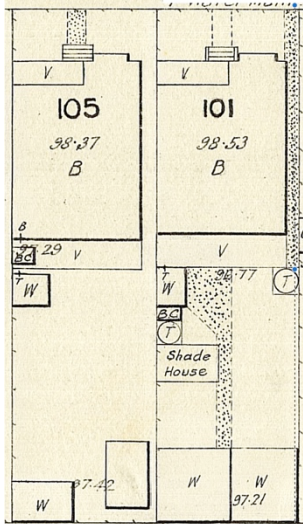
<p><i>Historical Notes and Associations</i></p>	<p>Subiaco's population increased significantly in the 1890s due to an economic depression in the eastern states and the discovery of gold in Western Australia. During the 1890s property developers bought large landholdings for subdivision in the Perth metropolitan area. The original subdivisions in Subiaco were generally simple grid pattern developments with small lots suitable for occupancy by working families. However, the more elevated parts of the suburb, particularly towards Kings Park, also attracted business and professional men and some lots were later amalgamated to accommodate their larger homes and gardens. Mixed development occurred and within the Park Street Heritage Area this ranged from narrow, single storey terrace housing through to a large 2-storey house set in spacious grounds. The readily available evidence indicates that the number of houses within this area increased from around 24 in 1901 to 72 in 1906; 86 in 1910; 91 in 1915, 94 in 1920 and 13 by 1925. Development then stabilised, with 106 houses and 1 block of flats identified in 1949.</p> <p>Perth Suburban Lot 220 was subdivided as Deposited Plan 1552 in 1896 and advertised as the "Parkerville Estate". This comprised 38 lots with frontages along the eastern side of Townshend Road (between Barker and Bagot Roads), part of the southern side of Barker Road, part of Salisbury Avenue (renamed as part of Park Street in 1901) and part of the northern side of Bagot Road.</p> <p>In 1904, lots 20 (93 Park Street) and 21 (97 Park Street) were transferred to Ernest Horatio Harvey (moulder). At this time Ernest Harvey was living in St Leonards Avenue Leederville with his wife Ethel May Harvey, and the matching houses at 93 & 97 Park Street appear to have been built as speculative developments in c.1905-1907.</p> <p>#97 was first listed in the Post Office Directories in 1908, and for many years the house was occupied by tenants:</p> <ul style="list-style-type: none"> – c.1908-1910: Henry John Wear (civil servant, clerk) – c.1911-1912: Charles Ziesler, (fire adjuster) – c.1913: Lionel Victor Morrison (metalwork instructor) <p>In 1913, ownership of the property transferred to Catherine Janet Yeates (nee Hinkley) (c.1868-1952) the wife of Charles Samuel Sparks Yeates (c.1872-1961) the assistant Government Astronomer working at the Observatory in Kings Park. At this time the Yeates family lived at 441 Rokeby Road Subiaco, and 97 Park Street continued to be used as a rental property:</p> <ul style="list-style-type: none"> – c.1914: Adrian Ernest Craig (mechanic) – c.1915-1920: James C.W. Parker (horse driver) – c.1921-1932: Harry Bergin (salesman) – c.1933: C.C.R. Roper (grocer) <p>In 1934, Leslie and Alma Stewart, originally from South Australia, moved into the house. Leslie Stewart (c1897-1969) worked as a mechanic and motor lorry builder and in later years a cow examiner. Alma Stewart (c1906-1978) maintained the household and raised their family. In 1963, Leslie and Alma Stewart purchased the property they had lived in since 1934. Alma Stewart continued to live at the home after Leslie's death in 1969. Family members lived nearby and following Alma's death in 1978 the family took over the ownership of property.</p>
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	<p>Aerial photographs since the mid-20th century show that the form and extent of the original house has changed little. There have been additions across the rear elevation at different periods however the original roof form has not been altered. The roof cladding was previously green corrugated iron which was replaced with zincalume in 2004.</p> <p>97 Park Street was adopted on the City of Subiaco Heritage List and the Local Heritage Survey in 2020. It has been assessed as level 3 (contributes to the heritage of the City of Subiaco).</p>
	 <p>Metropolitan Sewerage Plan, Part Sheet 185, State Records Office of Western Australia (revised 1927 and 1955)</p> <p>93 & 97 appear to have been constructed as a very similar pair of houses.</p>
<p><i>Physical Description</i> (Based on a streetscape inspection in March 2023)</p>	<p><u>Architectural style</u></p> <p>Typical of many well built 2-3 bedroom suburban houses of the early twentieth century, 90 Olive Street incorporated elements of the Federation Queen Anne style.</p> <p>It was designed to a scale and form generally considered suitable for occupiers such as small business owners, office workers, senior retail employees and skilled tradesmen.</p> <p><u>Plan form at the street frontage</u></p> <ul style="list-style-type: none"> Asymmetrical façade, featuring a projecting wing on the western side of the main facade, and a verandah across the remainder of the frontage. <p><u>Roof form and materials</u></p> <ul style="list-style-type: none"> Hipped-gabled roof clad with corrugated metal sheeting. Prominent verge gable with a roughcast rendered face set with a simple pattern of vertical, horizontal and diagonal timber battens. Traditional shaped gable boards and turned timber finial. Painted brick chimneys with corbelled caps. Hipped, bull-nosed verandah roof. <p><u>Wall materials and finishes to the main facade</u></p> <ul style="list-style-type: none"> Painted brick walls (originally tuck-pointed face brick). At least part of the wall below the bottom string course has been rendered. Two rendered stringcourses, one at about 1.8m above floor level and the other at window sill height.

	<p><u>Other detailing to main facade</u></p> <ul style="list-style-type: none"> • Two double-hung windows to the face of the projecting wing, set over a projecting moulded window sill with a decorative under-sill panel. • Mid-late twentieth century style canopy to the projecting wing (replacing a traditional window hood). • The entrance door is largely concealed from public view, but the <i>Heritage Assessment of 93 Park Street</i> (2019) recorded it as timber panelled to the lower section and glazed above, with matching side panels and a fanlight across the entire opening. • Two double-hung windows under the verandah (lower detailing concealed from view by the courtyard wall). • Turned timber verandah posts, carved brackets and a frieze of turned timber balustrades <p><u>Streetscape setting</u></p> <ul style="list-style-type: none"> • House set back approximately 2.2m from the Park Street frontage. • Lot width approximately 10.1m. • House built up to a parapet wall along the eastern side; side setback of approximately 700mm from the western boundary. • Front yard enclosed by a high rendered courtyard wall in front of the verandah and a similar low wall in front of the projecting wing. <p><u>General Condition</u> (as viewed from the street)</p> <p>Good.</p>
References	<ul style="list-style-type: none"> • <i>Local Heritage Survey of the Triangle Precinct, 2020-2021</i> (prepared for the City of Subiaco by Hocking Heritage + Architecture, October 2019, adopted by the City of Subiaco, 22 June 2021) <p>The place record in this report cites detailed research undertaken for the <i>Heritage Assessment of 93 Park Street, Subiaco</i>, Hocking Heritage + Architecture, October 2019.</p> <ul style="list-style-type: none"> • Perth 18-52. Suburb of Subiaco. Plan of Subiaco showing all subdivisions & DP Nos., Battye Library, series235_cons3868_item354 (dating from c.1896-1897) • Western Australian Post Office Directories, 1890s-1949 (slwa.wa.gov.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.nal.gov.au) • Metropolitan Sewerage Plan SROWA_series634_cons4156_item0185 • Historical aerial photographs, as available for selected years in the period 1948-2022, Map Viewer Plus (landgate.wa.gov.au) <p>Note: Biographical information has been based on readily available information from a range of online sources, including ancestry.com.au. 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.</p>

<i>Name</i>	Mayo Villa		
<i>Address</i>	101 Park Street, Subiaco (Lot 22, DP 1552)		
<i>Other</i>	-		
<i>Place No.</i>	InHerit database Place No. 24221		
<i>Heritage Listings</i>	Local Heritage Survey – Adopted 4/02/2003		
<i>Place Type</i>	Individual building		
<i>Photograph</i> (Greenward Consulting, March 2023)			
<i>Construction date</i>	c.1907	<i>Architectural style</i> Federation Queen Anne (selected elements, commensurate with the size/nature of the place)	
<i>Construction materials</i>	<i>Walls</i> Brick - Pointed brick	<i>Roof</i> Metal - Corrugated	<i>Other</i> Rendered string courses
<i>Use</i>	<i>Current</i> Residential - Single storey	<i>Original</i> Residential - Single storey	<i>Other</i>
<i>Authenticity</i>	High: original external detailing and form of the building (as viewed from the street) appears to be largely intact and/or sympathetically restored/renovated.		
<i>Integrity</i>	High: The place continues to be used for its original purpose		
<i>Contributory Significance</i>	Considerable contribution to the assessed heritage values of the study area 101 Park Street is a good representative example of the traditional materials, detailing and general streetscape character of the houses built for Subiaco's 'middle-class' residents in the early twentieth century.		
<i>Historical Notes and</i>	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.		


Associations	<p>During the 1890s property developers bought large landholdings for subdivision in the Perth metropolitan area. The original subdivisions in Subiaco were generally simple grid pattern developments with small lots suitable for occupancy by working families. However, the more elevated parts of the suburb, particularly towards Kings Park, also attracted business and professional men and some lots were later amalgamated to accommodate their larger homes and gardens. Mixed development occurred and within the Park Street Heritage Area this ranged from narrow, single storey terrace housing through to a large 2-storey house set in spacious grounds. The readily available evidence indicates that the number of houses within this area increased from around 24 in 1901 to 72 in 1906; 86 in 1910; 91 in 1915, 94 in 1920 and 13 by 1925. Development then stabilised, with 106 houses and 1 block of flats identified in 1949.</p> <p>Perth Suburban Lot 220 was subdivided as Deposited Plan 1552 in 1896 and advertised as the “Parkerville Estate”. This comprised 38 lots with frontages along the eastern side of Townshend Road (between Barker and Bagot Roads), part of the southern side of Barker Road, part of Salisbury Avenue (renamed as part of Park Street in 1901) and part of the northern side of Bagot Road.</p> <p>In 1905 the Subiaco Rate Books identified F Sedgley (builder) as the owner of Lot 22. Frederick Sedgley was a prolific local builder and, in addition to the development of numerous houses, also undertook the construction of the Subiaco Council Chambers in 1909 and the Subiaco Clock Tower in 1923.</p> <p>101 Park Street was listed in the Post Office Directories from 1908 it therefore seems highly likely that this was the house advertised for sale by Sedgley in September 1907:</p> <p><i>MODERN NEW BRICK VILLA, In Park-street, Subiaco, near Olive-street, Two Minutes from Tram. Containing 5 large and lofty rooms, hall, vestibule bathroom, pantry, etc. will be completed in few days; substantially built of pressed bricks on stone foundations, cornices and grained throughout; costly mantels, grates, and electric light; washhouse, copper and troughs, woodshed, and perfect drainage; price £500; inspection invited. F. E. Sedgley, Builder and Owner.</i></p> <p>The readily available evidence suggests that Sedgley then built an almost identical house on Lot 23 (105 Park Street, first listed in the Post Office Directories in 1909).</p> <p>In the Rate Books of 1908-1909, Ida Carpenter was identified as the owner/occupier of Lot 22. Ida May Spencer (c.1885-1965) and William John Carpenter (c.1870-1922) were married in West Perth in September 1906 and had 3 children: William Ernest (‘Willie’) (born 1907), Jean Florence Rose (1909) and Herbert York (c.1914). Newspaper notices confirm that this family were already living at “Mayo Villa”, Park Street by October 1907, when they announced the birth of their first child.</p> <p>The family remained here until c.1918 when the house was offered for sale:</p> <p><i>ON THE PREMISE, 101 PARK STREET, SUBIACO (take tram to Olive-st.). C. B. PELL has received instructions from Mr. W. Carpenter to SELL his CHARMING VILLA RESIDENCE, being Perth Town Lot 22, on which is erected a substantial Brick Villa, of 5 rooms and kitchen, garden back and front, up-to-date and modern.</i></p>
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	<p>The next long term owner/occupants were Howard Oscar Wills (c.1876-1958) (butcher) and his wife, Alice Caroline Wills (nee Austin) (c.1880-1956). This couple had married in Boulder in c.1903 and lived at 101 Park Street from c.1919 until around the time of Alice's death. During the 1920s and early 1930s they shared the house with their son, Howard Arthur Wills.</p> <p>A plan of the lot prepared in 1927 and reviewed in 1955 for the purpose of planning sewerage and water supply services shows that the original footprint of this house is consistent with the current form and extent, including the large sheds on the rear property boundary. Aerial photographs from the mid 20th century demonstrate that the additions to the rear were undertaken in the late 1980s. The form and extent of the original residence is still apparent.</p> <p>101 Park Street was adopted on the City of Subiaco Local Heritage Survey in 2003. It has been assessed as level 3 (contributes to the heritage of the City of Subiaco).</p>
	 <p>Metropolitan Sewerage Plan, Part Sheet 185, State Records Office of Western Australia (revised 1927 and 1955)</p> <p>101 & 105 appear to have been constructed as a very similar pair of houses.</p>
<p><i>Physical Description</i> (Based on a streetscape inspection in March 2023)</p>	<p><u>Architectural style</u></p> <p>Typical of many well built 2-3 bedroom suburban houses of the early twentieth century, 101 Park Street incorporated elements of the Federation Queen Anne style. It was designed to a scale and form generally considered suitable for occupiers such as small business owners, office workers, senior retail employees and skilled tradesmen.</p> <p><u>Plan form at the street frontage</u></p> <ul style="list-style-type: none"> Asymmetrical façade, featuring a projecting wing on the eastern side, and a verandah across the remainder of the frontage. <p><u>Roof form and materials</u></p> <ul style="list-style-type: none"> Hipped-gabled roof clad with corrugated metal sheeting. Short east-west ridgeline, flanked by louvered gablets. Prominent verge gable with a roughcast rendered face set with vertical timber battens to the lower portion. The upper part of the gable has been framed out from the rendered face to align with the gable boards and final. On the western side this retains a panel of decorative timber fretwork in a complex leaf pattern. The panel is missing from the eastern side.


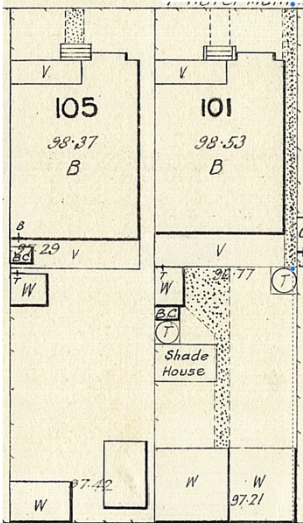
	<ul style="list-style-type: none"> • Convex, roughcast rendered cornice under the gable. • Carved timber brackets supporting the projecting outer ends of the gable. • Two face brick chimneys with rendered caps, rendered plinths and remnants of tuck-pointing. • Bull-nosed verandah roof. <p><u>Wall materials and finishes to the main facade</u></p> <ul style="list-style-type: none"> • Tuck-pointed brick walls. • Two rendered stringcourses, one at door head height and the other at window sill height. <p><u>Other detailing to main facade</u></p> <ul style="list-style-type: none"> • Raked window hood to the projecting wing, finished with ornate detailing. This has vertical balusters to the sides, decorative carved brackets and a frieze finished with pointed timber dentils and decorative balustrettes. • Two double-hung windows to the face of the projecting wing, each set over a projecting moulded window sill with a decorative under-sill panel. • Main entrance door located adjacent to the projecting wing. This has traditional moulded architraves, a single sidelight and highlight. • Single double-hung windows under the verandah, set over a projecting moulded window sill with a decorative under-sill panel. • Full height arched niche to the face of the parapet at the western end of the verandah. • Former verandah posts, carved brackets and frieze removed as part of renovations in progress at the time of inspection. • Evidence of a former stucco finial to the front of the parapet wall (base only remaining) <p><u>Streetscape setting</u></p> <ul style="list-style-type: none"> • House set back approximately 2.8m from the Park Street frontage. • Lot width approximately 10.1m. • House built up to a parapet wall along the western side; small side setback of approximately 600mm from the eastern boundary. • Front yard enclosed by scalloped timber picket fence. <p><u>General Condition</u> (as viewed from the street)</p> <p>Good.</p>
<i>References</i>	<ul style="list-style-type: none"> • <i>Local Heritage Survey of the Triangle Precinct, 2020-2021</i> (prepared for the City of Subiaco by Hocking Heritage + Architecture, October 2019, adopted by the City of Subiaco, 22 June 2021) • 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 1905, 1908-1909, 1912-1913, 1913-1914, 1929-1930 (information provided by the City of Subiaco, March 2023) • Western Australian Post Office Directories, 1890s-1949 (slwa.wa.gov.au) • Electoral Rolls (scanned copies of selected years available at ancestry.com.au)

	<ul style="list-style-type: none">• <i>Who Built Subiaco? – The builders who lived and/or worked in Subiaco in the period c.1895-1940</i>, research paper prepared by Annette Green (updated 2020) (copy held in the Local History Collection of the Subiaco Library).• Various newspaper notices and advertisements relating this property and/or the occupants of the house (trove.nal.gov.au), including:<ul style="list-style-type: none">– <i>The West Australian</i> 6 September 1907 p 3– <i>The West Australian</i> 26 October 1907 p 8– <i>The West Australian</i> 6 July 1918 p 2• Metropolitan Sewerage Plan SROWA_series634_cons4156_item0185• Historical aerial photographs, as available for selected years in the period 1948-2022, Map Viewer Plus (landgate.wa.gov.au) <p>Note: Biographical information has been based on readily available information from a range of online sources, including ancestry.com.au. 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.</p>
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<i>Name</i>	House, 105 Park Street		
<i>Address</i>	105 Park Street, Subiaco (Lot 23, DP 1552)		
<i>Other</i>	-		
<i>Place No.</i>	InHerit database Place No. 24223		
<i>Heritage Listings</i>	Local Heritage Survey – Adopted 4/02/2003		
<i>Place Type</i>	Individual building		
<i>Photograph</i> (Greenward Consulting, March 2023)			
<i>Construction date</i>	c.1908	<i>Architectural style</i> Federation Queen Anne (selected elements, commensurate with the size/nature of the place)	
<i>Construction materials</i>	<i>Walls</i> Brick - Pointed brick	<i>Roof</i> Metal - Corrugated	<i>Other</i> Rendered string courses
<i>Use</i>	<i>Current</i> Residential - Single storey	<i>Original</i> Residential - Single storey	<i>Other</i>
<i>Authenticity</i>	High: The original external detailing and form of the building (as viewed from the street) appears to be largely intact and/or sympathetically restored/renovated.		
<i>Integrity</i>	High: The place continues to be used for its original purpose		
<i>Contributory Significance</i>	Considerable contribution to the assessed heritage values of the study area 101 Park Street is a good representative example of the traditional materials, detailing and general streetscape character of the houses built for Subiaco's 'middle-class' residents in the early twentieth century.		

<p><i>Historical Notes and Associations</i></p>	<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. During the 1890s property developers bought large landholdings for subdivision in the Perth metropolitan area. The original subdivisions in Subiaco were generally simple grid pattern developments with small lots suitable for occupancy by working families. However, the more elevated parts of the suburb, particularly towards Kings Park, also attracted business and professional men and some lots were later amalgamated to accommodate their larger homes and gardens. Mixed development occurred and within the Park Street Heritage Area this ranged from narrow, single storey terrace housing through to a large 2-storey house set in spacious grounds. The readily available evidence indicates that the number of houses within this area increased from around 24 in 1901 to 72 in 1906; 86 in 1910; 91 in 1915, 94 in 1920 and 13 by 1925. Development then stabilised, with 106 houses and 1 block of flats identified in 1949.</p> <p>Perth Suburban Lot 220 was subdivided as Deposited Plan 1552 in 1896 and advertised as the "Parkerville Estate". This comprised 38 lots with frontages along the eastern side of Townshend Road (between Barker and Bagot Roads), part of the southern side of Barker Road, part of Salisbury Avenue (renamed as part of Park Street in 1901) and part of the northern side of Bagot Road.</p> <p>The readily available evidence suggests that the near identical houses at 101 and 105 Park Street were built by Frederick Sedgley in 1907. Sedgley was a prolific local builder and, in addition to the development of numerous houses, also undertook the construction of the Subiaco Council Chambers in 1909 and the Subiaco Clock Tower in 1923.</p> <p>103 Park Street appears to have been built first and advertised for sale in September 1907, while 105 Park Street was advertised for sale in January 1908:</p> <p style="padding-left: 40px;"><i>SUBIACO.-New 5-roomed Brick Villa, 105 Park-st. (Perth end), perfectly finished, and splendid terms, price £500. F. Sedgley.</i></p> <p>In the Subiaco Rate Books of 1908-1909 the owner was identified as S Simmonds and the occupant as S Wills. It is quite possible that the owner at that time was Simeon Simmonds, who was living at 100 Park Street in c.1905-1913.</p> <p>A review of the Post Office Directories at 5-yearly intervals (together with reference to contemporary Electoral Rolls) indicates that some of the primary residents of #105 included:</p> <ul style="list-style-type: none"> – 1910: Thomas O'Reilly (O'Reilly & Jervis) <li style="padding-left: 20px;">The Rate Books of 1912-1913 recorded a new owner (name not clearly legible) – 1915: Nathaniel W Cooke – 1920: Mrs H E Cutridge – 1925: John Curtin (labourer) – 1930: Mrs G M Neely <li style="padding-left: 20px;">In the Rates Book of 1929-1930 the owner was identified as 'Jenkins' – 1935 & 1940: William Percival Kyrwood (driver) – 1945 & 1949: Edgar Frank Archelaus Jenkins (carpenter) <p>The rapid turnover of residents through the first half of the 20th century suggests</p>
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	<p>that the place was primarily used as a rental property.</p> <p>A plan of the lot prepared in 1927 and reviewed in 1955 for the purpose of planning sewerage and water supply services shows that the extent of the original footprint of this house is largely consistent with the current form although there is a internal garden that is a contemporary feature where a verandah once existed. Aerial photographs from the mid 20th century demonstrate that the roof cladding was previously red corrugated iron. The current additions to the rear were undertaken in the late 1980s. The form and extent of the original residence is still apparent.</p> <p>101 Park Street was adopted on the City of Subiaco Local Heritage Survey in 2003. It has been assessed as level 3 (contributes to the heritage of the City of Subiaco).</p>
	 <p>Metropolitan Sewerage Plan, Part Sheet 185, State Records Office of Western Australia (revised 1927 and 1955)</p> <p>101 & 105 appear to have been constructed as a very similar pair of houses.</p>
<p><i>Physical Description</i> (Based on a streetscape inspection in March 2023)</p>	<p><u>Architectural style</u></p> <p>Typical of many well built 2-3 bedroom suburban houses of the early twentieth century, 105 Park Street incorporated elements of the Federation Queen Anne style. It was designed to a scale and form generally considered suitable for occupiers such as small business owners, office workers, senior retail employees and skilled tradesmen.</p> <p><u>Plan form at the street frontage</u></p> <ul style="list-style-type: none"> Asymmetrical façade, featuring a projecting wing on the eastern side, and a verandah across the remainder of the frontage. <p><u>Roof form and materials</u></p> <ul style="list-style-type: none"> Hipped-gabled roof clad with corrugated metal sheeting. Short east-west ridgeline, flanked by louvered gablets. Prominent verge gable with a roughcast rendered face set with vertical timber battens to the lower portion. Based on the surviving detailing, the upper part of the gable may have originally had a fretwork screen, similar to 101 Park Street. Convex, roughcast rendered cornice under the gable. Lacework brackets supporting the projecting outer ends of the gable


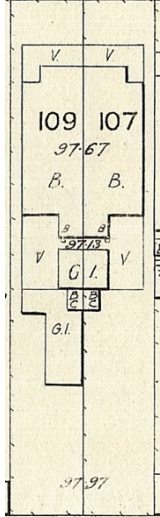
	<p>(probably originally timber).</p> <ul style="list-style-type: none"> • Two tuck-pointed brick chimneys with rendered caps and rendered plinths. • Bull-nosed verandah roof. <p><u>Wall materials and finishes to the main facade</u></p> <ul style="list-style-type: none"> • Tuck-pointed brick walls. • Two rendered stringcourses, one at door head height and the other at window sill height. <p><u>Other detailing to main facade</u></p> <ul style="list-style-type: none"> • Raked window hood to the projecting wing, finished with vertical balusters to the sides and pointed timber dentils to the horizontal framing. The extant detailing suggests that this may have originally matched the more decorative detailing of the window hood to 101 Park Street. • Triple casement window to the face of the projecting wing, set over a projecting moulded window sill with a decorative under-sill panel. • Main entrance door located adjacent to the projecting wing. This has traditional moulded architraves, a single sidelight, highlight and stained glass panels. • Single double-hung windows under the verandah, set over a projecting moulded window sill with a decorative under-sill panel. • Full height arched niche to the face of the parapet at the western end of the verandah. • Turned timber verandah posts, with a simple frieze of square balustrettes. <p><u>Streetscape setting</u></p> <ul style="list-style-type: none"> • House set back approximately 2.8m from the Park Street frontage. • Lot width approximately 10.1m. • House built up to a parapet wall along the western side; small side setback of approximately 600mm from the eastern boundary. • Front yard enclosed by scalloped timber picket fence. <p><u>General Condition</u> (as viewed from the street)</p> <p>Good.</p>
<i>References</i>	<ul style="list-style-type: none"> • <i>Local Heritage Survey of the Triangle Precinct, 2020-2021</i> (prepared for the City of Subiaco by Hocking Heritage + Architecture, October 2019, adopted by the City of Subiaco, 22 June 2021) • 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 1905, 1908-1909, 1910-1911, 1912-1913, 1929-1930 (information provided by the City of Subiaco, March 2023) • Western Australian Post Office Directories, 1890s-1949 (slwa.wa.gov.au) • Electoral Rolls (scanned copies of selected years available at ancestry.com.au) • <i>Who Built Subiaco? – The builders who lived and/or worked in Subiaco in the period c.1895-1940</i>, research paper prepared by Annette Green (updated 2020) (copy held in the Local History Collection of the Subiaco Library).

	<ul style="list-style-type: none">• Various newspaper notices and advertisements relating this property and/or the occupants of the house (trove.nal.gov.au), including:<ul style="list-style-type: none">– <i>The West Australian</i> 25 January 1908 p 6• Metropolitan Sewerage Plan SROWA_series634_cons4156_item0185• Historical aerial photographs, as available for selected years in the period 1948-2022, Map Viewer Plus (landgate.wa.gov.au) <p>Note: Biographical information has been based on readily available information from a range of online sources, including ancestry.com.au. 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.</p>
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<i>Name</i>	Duplex House, 107 Park Street
<i>Address</i>	107 Park Street, Subiaco (SP 4934)
<i>Other</i>	Originally part Lot 24, DP 1552
<i>Place No.</i>	-
<i>Heritage Listings</i>	-
<i>Place Type</i>	Individual building/Group
<i>Photograph</i> (Greenward Consulting, March 2023)	 <p>107 Park Street (left) and 109 Park Street (right)</p> 


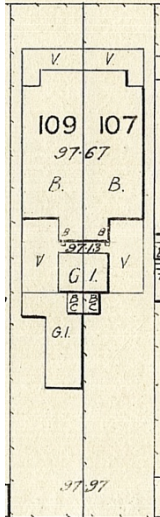
	107 Park Street		
<i>Construction date</i>	c.1904	<i>Architectural style</i> Federation Queen Anne (restrained elements, commensurate with the size/nature of the place)	
<i>Construction materials</i>	<i>Walls</i> Brick - Painted brick	<i>Roof</i> Metal - Corrugated	<i>Other</i>
<i>Use</i>	<i>Current</i> Residential - Conjoined	<i>Original</i> Residential - Conjoined	<i>Other</i>
<i>Authenticity</i>	Medium: The authenticity of the house within its streetscape setting has been reduced by the painting of the brickwork. A tall clipped hedge restricts views to the main façade.		
<i>Integrity</i>	High: The place continues to be used for its original purpose		
<i>Contributory Significance</i>	Some contribution to the assessed heritage values of the study area		
<i>Historical Notes and Associations</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. During the 1890s property developers bought large landholdings for subdivision in the Perth metropolitan area. The original subdivisions in Subiaco were generally simple grid pattern developments with small lots suitable for occupancy by working families. However, the more elevated parts of the suburb, particularly towards Kings Park, also attracted business and professional men and some lots were later amalgamated to accommodate their larger homes and gardens. Mixed development occurred and within the Park Street Heritage Area this ranged from narrow, single storey terrace housing through to a large 2-storey house set in spacious grounds. The readily available evidence indicates that the number of houses within this area increased from around 24 in 1901 to 72 in 1906; 86 in 1910; 91 in 1915, 94 in 1920 and 13 by 1925. Development then stabilised, with 106 houses and 1 block of flats identified in 1949.</p> <p>Perth Suburban Lot 220 was subdivided as Deposited Plan 1552 in 1896 and advertised as the "Parkerville Estate". This comprised 38 lots with frontages along the eastern side of Townshend Road (between Barker and Bagot Roads), part of the southern side of Barker Road, part of Salisbury Avenue (renamed as part of Park Street in 1901) and part of the northern side of Bagot Road.</p> <p>An analysis of entries in the Post Office Directories and Rate Books suggests that the duplex at 107-109 Park Street may have been the first property developed between 93 and 111 Park Street. In the Rate Books of 1905 the houses were recorded but the owner's name is indecipherable. They were listed in the Post office Directories from 1906, when #107 was occupied by James V Jensen and #109 by a person named O'Shannesy. By 1908-109 the owner was identified as A McDonald.</p> <p>The design of these places, and the high turnover of occupants, indicates that they were primarily used as rental properties until at least the mid-1930s. A review of the Post Office Directories at 5-yearly intervals (together with reference to contemporary Electoral Rolls) indicates that some of the primary</p>		

	<p>residents of #107 included:</p> <ul style="list-style-type: none"> – 1910: Henry Edward Hanrahan (painter) <p>In the Rate Books of 1909-1910 through to at least 1913-1914 the owner was identified as J Bromilow.</p> <ul style="list-style-type: none"> – 1915: Henry John Higham (civil servant) – 1920: John Donoghue <p>The property was advertised for sale in February 1921:</p> <p><i>“INVESTMENT Brick. semi-detached, Nos. 107 and 109 Park-rd., Subiaco, 3 rooms and bathroom in each; close tram.</i></p> <ul style="list-style-type: none"> – 1925: James William Barnes (motor driver) – 1930: William James Taylor (butcher) <p>In the Rate Books of 1929-1930 the owner was identified as B Samuel.</p> <ul style="list-style-type: none"> – 1935: Frederick Charles Grande (labourer) <p>Until this time the occupants typically stayed here for 1-3 years. The first longer-term resident was Mrs Constance Clark, who was listed at 107 Park Street in the Electoral Rolls of 1936 and remained here until at least 1949. Constance had been living in Subiaco from the early 1930s, but no further information has been found regarding this woman.</p> <p>An analysis of a historical Metropolitan Sewerage Plan (dated 1927, updated 1955) and historical aerial photographs shows that additions have been undertaken at the rear, but that the original footprint of the front portion of the house remains clearly recognisable.</p>
	 <p>Metropolitan Sewerage Plan, Part Sheet 185, State Records Office of Western Australia (revised 1927 and 1955)</p>
<p>Physical Description (Based on a streetscape inspection in March 2023)</p>	<p><u>Architectural style</u></p> <p>107-109 Park Street were designed as a mirror image pair of cottages, which were embellished with restrained detailing derived from the Federation Queen Anne style. They were of a scale and form generally considered suitable for rental properties, attracting tenants such as office workers, retail employees and both skilled and unskilled tradesmen, as well as retired people and widows.</p> <p><u>Plan form at the street frontage</u></p> <ul style="list-style-type: none"> • The overall design of 107-109 Park Street is symmetrical, with a stepped


	<p>single fronted (asymmetrical) for each individual house. These feature a gabled front wall with a setback to the entry.</p> <p><u>Roof form and materials</u></p> <ul style="list-style-type: none"> • Hipped-gabled roof clad with corrugated metal sheeting. • Single gable over the front wall of each house, creating an ‘M’ shaped double gable to the overall frontage. • Roughcast rendered finish to each gable, set with a pattern of vertical and diagonal timber battens and finished with a turned timber finial. • No extant chimneys to the front portion of the property (as visible from the street). • Bull-nose verandah roof. <p><u>Wall materials and finishes to the main facade</u></p> <ul style="list-style-type: none"> • Painted brick. Close inspection would determine if this may have originally been tuck-pointed. <p><u>Other detailing to main facade</u></p> <ul style="list-style-type: none"> • Entrance located at the rear of the setback on the eastern side. Highlight (no sidelight). • Single double-hung window to the front wall, set over a plain rectangular sill. • Square verandah post at the eastern end. Shallow, wave pattern timber frieze. <p><u>Streetscape setting</u></p> <ul style="list-style-type: none"> • House set back approximately 3m from the Park Street frontage. • Overall lot width of 10.1m, with each house occupying half. Narrow side setbacks. • Front yard enclosed by a tall clipped hedge over a metal fence. <p><u>General Condition</u> (as viewed from the street)</p> <p>Good.</p>
<i>References</i>	<ul style="list-style-type: none"> • 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 1903, 1905, 1908-1909, 1910-1911, 1913-1914 & 1929-1930 (information provided by the City of Subiaco, March 2023) • Western Australian Post Office Directories, 1890s-1949 (slwa.wa.gov.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.nal.gov.au), including: <ul style="list-style-type: none"> – <i>The West Australian</i> 15 February 1921 p 4 • Metropolitan Sewerage Plan SROWA_series634_cons4156_item0185 • Historical aerial photographs, as available for selected years in the period 1948-2022, Map Viewer Plus (landgate.wa.gov.au)

<i>Name</i>	Duplex House, 109 Park Street
<i>Address</i>	109 Park Street, Subiaco (SP 4934)
<i>Other</i>	Originally part Lot 24, DP 1552
<i>Place No.</i>	-
<i>Heritage Listings</i>	-
<i>Place Type</i>	Individual building/Group
<i>Photograph</i> (Greenward Consulting, March 2023)	 <p>107 Park Street (left) and 109 Park Street (right)</p> 


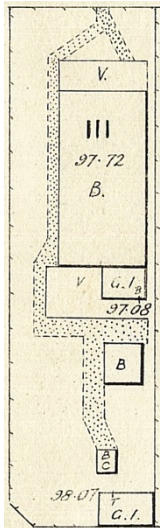
	109 Park Street		
<i>Construction date</i>	c.1904	<i>Architectural style</i> Federation Queen Anne (restrained elements, commensurate with the size/nature of the place)	
<i>Construction materials</i>	<i>Walls</i> Brick - Rendered brick	<i>Roof</i> Metal - Corrugated	<i>Other</i>
<i>Use</i>	<i>Current</i> Residential - Conjoined	<i>Original</i> Residential - Conjoined	<i>Other</i>
<i>Authenticity</i>	Medium: The authenticity of the house within its streetscape setting has been reduced by the rendering of the brickwork. A tall courtyard wall restricts views to the main façade.		
<i>Integrity</i>	High: The place continues to be used for its original purpose		
<i>Contributory Significance</i>	Some contribution to the assessed heritage values of the study area		
<i>Historical Notes and Associations</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. During the 1890s property developers bought large landholdings for subdivision in the Perth metropolitan area. The original subdivisions in Subiaco were generally simple grid pattern developments with small lots suitable for occupancy by working families. However, the more elevated parts of the suburb, particularly towards Kings Park, also attracted business and professional men and some lots were later amalgamated to accommodate their larger homes and gardens. Mixed development occurred and within the Park Street Heritage Area this ranged from narrow, single storey terrace housing through to a large 2-storey house set in spacious grounds. The readily available evidence indicates that the number of houses within this area increased from around 24 in 1901 to 72 in 1906; 86 in 1910; 91 in 1915, 94 in 1920 and 13 by 1925. Development then stabilised, with 106 houses and 1 block of flats identified in 1949.</p> <p>Perth Suburban Lot 220 was subdivided as Deposited Plan 1552 in 1896 and advertised as the "Parkerville Estate". This comprised 38 lots with frontages along the eastern side of Townshend Road (between Barker and Bagot Roads), part of the southern side of Barker Road, part of Salisbury Avenue (renamed as part of Park Street in 1901) and part of the northern side of Bagot Road.</p> <p>An analysis of entries in the Post Office Directories and Rate Books suggests that the duplex at 107-109 Park Street may have been the first property developed between 93 and 111 Park Street. In the Rate Books of 1905 the houses were recorded but the owner's name is indecipherable. They were listed in the Post Office Directories from 1906, when #107 occupied by James V Jensen and #109 by a person named O'Shannesy. By 1908-1909 the owner was identified as A McDonald.</p> <p>The design of these places, and the high turnover of occupants, indicates that they were primarily used as rental properties until at least the mid-1930s. A review of the Post Office Directories at 5-yearly intervals (together with reference to contemporary Electoral Rolls) indicates that some of the primary</p>		

	<p>residents of #109 included:</p> <ul style="list-style-type: none"> – 1910: William Russell – 1915: Charles Buckingham (labourer) – 1920: Clifford Viziet Bache (shop assistant) <p>Bache lived here for around 6 years, c.1916-1922.</p> <p>The property was advertised for sale in February 1921:</p> <p><i>“INVESTMENT Brick. semi-detached, Nos. 107 and 109 Park-rd., Subiaco, 3 rooms and bathroom in each; close tram.</i></p> <ul style="list-style-type: none"> – 1925: John Bailey (engine driver) – 1930: John Platt (carpenter) – 1935: Listed as ‘vacant’ in the Post Office Directory <p>Other than as noted above, the occupants typically stayed here for around 1-3 years. The first longer-term residents were Edward Sydney Dray (c.1889-1965) and his wife Mabel Amelia (‘Millie’) (c.1895-1953). They appear to have lived at 109 Park Street from c.1940 until around the time of Millie’s death. By 1954 Edward had moved to Inglewood.</p> <p>An analysis of a historical Metropolitan Sewerage Plan (dated 1927, updated 1955) and historical aerial photographs shows that additions have been undertaken at the rear, but that the original footprint of the front portion of the house remains clearly recognisable.</p>
	 <p>Metropolitan Sewerage Plan, Part Sheet 185, State Records Office of Western Australia (revised 1927 and 1955)</p>
<p>Physical Description (Based on a streetscape inspection in March 2023)</p>	<p><u>Architectural style</u></p> <p>107-109 Park Street were designed as a mirror image pair of cottages, which were embellished with restrained detailing derived from the Federation Queen Anne style. They were of a scale and form generally considered suitable for rental properties, attracting tenants such as office workers, retail employees and both skilled and unskilled tradesmen, as well as retired people and widows.</p> <p><u>Plan form at the street frontage</u></p> <ul style="list-style-type: none"> • The overall design of 107-109 Park Street is symmetrical, with a stepped single fronted (asymmetrical) for each individual house. These feature a gabled front wall with a setback to the entry.


	<p><u>Roof form and materials</u></p> <ul style="list-style-type: none"> • Hipped-gabled roof clad with corrugated metal sheeting. • Single gable over the front wall of each house, creating an ‘M’ shaped double gable to the overall frontage. • Roughcast rendered finish to each gable, set with a pattern of vertical and diagonal timber battens and finished with a turned timber finial. • No extant chimneys to the front portion of the property (as visible from the street). • Bull-nose verandah roof. <p><u>Wall materials and finishes to the main facade</u></p> <ul style="list-style-type: none"> • Rendered brick (originally face-brick, possibly tuck-pointed). <p><u>Other detailing to main facade</u></p> <ul style="list-style-type: none"> • Entrance located at the rear of the setback on the western side. Highlight (no sidelight). • Single double-hung window to the front wall, set over a plain rectangular sill. • Square verandah post at the eastern end. Shallow, wave pattern timber frieze. <p><u>Streetscape setting</u></p> <ul style="list-style-type: none"> • House set back approximately 3m from the Park Street frontage. • Overall lot width of 10.1m, with each house occupying half. Narrow side setbacks. • Front yard enclosed by a rendered courtyard wall. <p><u>General Condition</u> (as viewed from the street)</p> <ul style="list-style-type: none"> • Good.
References	<ul style="list-style-type: none"> • 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 1903, 1905, 1908-1909, 1910-1911, 1913-1914 & 1929-1930 (information provided by the City of Subiaco, March 2023) • Western Australian Post Office Directories, 1890s-1949 (slwa.wa.gov.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.nal.gov.au), including: <ul style="list-style-type: none"> – <i>The West Australian</i> 15 February 1921 p 4 • Metropolitan Sewerage Plan SROWA_series634_cons4156_item0185 • Historical aerial photographs, as available for selected years in the period 1948-2022, Map Viewer Plus (landgate.wa.gov.au) <p>Note: Biographical information has been based on readily available information from a range of online sources, including ancestry.com.au. 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.</p>

<i>Name</i>	House, 111 Park Street		
<i>Address</i>	111 Park Street, Subiaco (Lot 25, DP 1552)		
<i>Other</i>	-		
<i>Place No.</i>	-		
<i>Heritage Listings</i>	-		
<i>Place Type</i>	Individual building		
<i>Photograph</i> (Greenward Consulting, March 2023)			
<i>Construction date</i>	c.1907 Extensively altered 1997-1998.	<i>Architectural style</i> This house was originally designed as a simple single-fronted cottage. Its original style has been obscured by ornate alterations and additions dating from the late twentieth century.	
<i>Construction materials</i>	<i>Walls</i> Brick - Rendered brick	<i>Roof</i> Metal - Corrugated	<i>Other</i>
<i>Use</i>	<i>Current</i> Residential - Two storey	<i>Original</i> Residential - Single storey	<i>Other</i>
<i>Authenticity</i>	Low: major alterations and additions have completely altered the streetscape presentation what was originally a simple single-fronted cottage		
<i>Integrity</i>	High: The place continues to be used for its original purpose		
<i>Contributory Significance</i>	Little contribution to the assessed heritage values of the study area While the modern redesign of the front façade is compatible with the urban characteristics of the study area, it has a low level of authenticity and therefore makes little contribution to the assessed heritage values.		

<p><i>Historical Notes and Associations</i></p>	<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. During the 1890s property developers bought large landholdings for subdivision in the Perth metropolitan area. The original subdivisions in Subiaco were generally simple grid pattern developments with small lots suitable for occupancy by working families. However, the more elevated parts of the suburb, particularly towards Kings Park, also attracted business and professional men and some lots were later amalgamated to accommodate their larger homes and gardens. Mixed development occurred and within the Park Street Heritage Area this ranged from narrow, single storey terrace housing through to a large 2-storey house set in spacious grounds. The readily available evidence indicates that the number of houses within this area increased from around 24 in 1901 to 72 in 1906; 86 in 1910; 91 in 1915, 94 in 1920 and 13 by 1925. Development then stabilised, with 106 houses and 1 block of flats identified in 1949.</p> <p>Perth Suburban Lot 220 was subdivided as Deposited Plan 1552 in 1896 and advertised as the "Parkerville Estate". This comprised 38 lots with frontages along the eastern side of Townshend Road (between Barker and Bagot Roads), part of the southern side of Barker Road, part of Salisbury Avenue (renamed as part of Park Street in 1901) and part of the northern side of Bagot Road.</p> <p>An analysis of entries in the Post Office Directories suggests that development did not take place between 93 and 141 Park Street until c.1905. 111 Park Street was first listed in 1908, when the primary occupant was identified as John Gudgeon. John Gudgeon (plasterer) (c.1877-1922) and Ellen May ("Nellie") Bache (c.1879-1959) were married in Albany in c.1901 and they lived at 111 Park Street in c.1908-1916. The Rate Books confirm that Gudgeon was also the owner of the property during this period.</p> <p>After the departure of the Gudgeon family, the property had a high turn-over of occupants until at least the mid-twentieth century, which suggests that it was primarily being used as a rental property. A review of the Post Office Directories at 5-yearly intervals (together with reference to contemporary Electoral Rolls) indicates that some of the primary residents included:</p> <ul style="list-style-type: none"> – 1920: Mrs M J Roche and Miss M A Roche <p>Members of this family lived here in c.1917-1923. Other than as noted below other occupants typically remained for around 1-4 years.</p> <ul style="list-style-type: none"> – 1925: James Gregson (butcher) – 1930: Denton Lockyer (mechanic) <p>In the Rate Books of 1929-1930 the owner was identified as Wilson Snowden. The property was advertised for sale in early 1933.</p> <ul style="list-style-type: none"> – 1935: Mrs Nellie Tomlinson – 1940s: John Pollock (tramways employee) <p>The Pollock family lived here in c.1940- early 1950s. During this period, they submitted plans for alterations, which indicates that they were owner/occupiers.</p> <p>A historical Metropolitan Sewerage Plan (dated 1927, updated 1955) shows a simple rectangular footprint for the main house, with a simple verandah across the front, and a large verandah with an enclosed addition at the rear. The rear</p>
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	<p>yard included a detached brick laundry, toilet and galvanised iron shed.</p> <p>In 1950 the Council approved plans for alterations to the front of the house. At that time it had a full gable across the main frontage and a bullnose verandah. The proposed alterations involved the reconstruction of the verandah with a raked roof, and with walls along the eastern and western sides and along about $\frac{3}{4}$ of the main frontage. This appears to have been designed as a sleepout, with louvered windows. The entry remained to the hallway along the eastern side of what was a simple single-fronted cottage.</p> <p>In 1997, plans were prepared for the construction of a new portico, with a new verandah extending across the main façade and partway along the western side of the house. New works documented in this proposal included the ornate detailing of the current verandah, as well as the decorative gable boards and fretwork panel to the main gable. It also noted that the face of the 'existing gable' was to be restored. In the following year plans were approved for the construction of major additions towards the rear of the house.</p>
	 <p>Metropolitan Sewerage Plan, Part Sheet 185, State Records Office of Western Australia (revised 1927 and 1955)</p>
<p><i>Physical Description</i> (Based on a streetscape inspection in March 2023)</p>	<p><u>Architectural style</u></p> <p>The original style of 111 Park Street has been obscured by ornate alterations and additions dating from the late twentieth century. With the exception of the basic design as a single fronted cottage (with an entrance hallway along the western side), and the general form of the full-width gable, the detailing visible from the street almost entirely dates from the above works.</p>
<p><i>References</i></p>	<ul style="list-style-type: none"> 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 1905, 1908-1909, 1913-1914 & 1929-1930 (information provided by the City of Subiaco, March 2023) Western Australian Post Office Directories, 1890s-1949 (slwa.wa.gov.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.nal.gov.au), including: <ul style="list-style-type: none"> – <i>The West Australian</i> 17 February 1933 p 22

	<ul style="list-style-type: none">• Metropolitan Sewerage Plan SROWA_series634_cons4156_item0185• Plans showing proposed alterations (copies provided by the City of Subiaco for the purpose of this report, March 2023).<ul style="list-style-type: none">– Plans of proposed alterations to front verandah. Approved by the Subiaco Municipality, 7 June 1950– Plans of alterations including new front portico and return verandah, dated February 1997.– Plans of proposed additions, approved by the City of Subiaco, 22 December 1998.• Historical aerial photographs, as available for selected years in the period 1948-2022, Map Viewer Plus (landgate.wa.gov.au) <p>Note: Biographical information has been based on readily available information from a range of online sources, including ancestry.com.au. 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.</p>
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<i>Name</i>	Park Terrace		
<i>Address</i>	113-121 Park Street, Subiaco (Lots 26 & 27, DP 1552)		
<i>Other</i>	-		
<i>Place No.</i>	InHerit database Place No. 26877		
<i>Heritage Listings</i>	Local Heritage Survey – Adopted 22/06/2021		
<i>Place Type</i>	Individual building		
<i>Photograph</i> (Greenward Consulting, March 2023)			
<i>Construction date</i>	c.1968	<i>Architectural style</i> Late Twentieth Century International	
<i>Construction materials</i>	<i>Walls</i> Brick - Painted brick	<i>Roof</i> Metal - Corrugated	<i>Other</i>
<i>Use</i>	<i>Current</i> Residential – Flats/Apartment Block	<i>Original</i> Residential – Flats/Apartment Block	<i>Other</i>
<i>Authenticity</i>	High: The original external detailing and form of the building (as viewed from the street) appears to be largely intact and/or sympathetically restored/renovated.		
<i>Integrity</i>	High: The place continues to be used for its original purpose		
<i>Contributory Significance</i>	<p>Little contribution to the assessed heritage values of the study area</p> <p>Note: Park Terrace, 113-121 Park Street, does not contribute to the assessed heritage values of the study area (which focus on its primary development in the early twentieth century and consolidation through the inter-war era). However, it has been assessed as having significance for the City of Subiaco in its own right (<i>Local Heritage Survey of the Triangle Precinct</i>, adopted by the City of Subiaco, June 2021):</p>		

	<ul style="list-style-type: none"> – As a good representative example of simple Late 20th Century International style expressed in brick. – For its association with the period following World War Two when Subiaco was undergoing change as many existing buildings were demolished and new forms of accommodation were being introduced. – For its association with prominent architectural firm Cameron Chisholm and Nicol who were influential in late 20th century Western Australia
<i>Historical Notes and Associations</i>	<p>In the early twentieth century Lot 26, DP 1552, was developed with a weatherboard house (known as 121 Park Street) and an attached corner shop (124 Townshend Road), while Lot 27 was developed with a brick house. In the mid-twentieth century the shop was operating as a mixed business, serving the local community.</p> <p>In 1968 the combined sites were redeveloped with a block of flats to a design prepared by architects Cameron Chisholm and Nicol in 1967. The owners were designated as the Park Terrace Syndicate. The design featured minimal detail and simple forms, characteristic of designs of that period.</p> <p>The place was renovated in 2019 under the guidance of architects Parry and Rosenthal, retaining the original external form and details. The majority of the upgrade was confined to the interiors.</p>
<i>Physical Description</i> (Based on a 2021 description, reviewed as part of a streetscape inspection in March 2023)	<p>The following is an extract from the Local Heritage Survey of the Triangle Precinct, 2020-2021:</p> <ul style="list-style-type: none"> • <i>Block of five town houses built in a Late Twentieth Century style, drawing some design influence from the Mid-Twentieth Century International style.</i> • <i>Brick construction, flat roof.</i> • <i>Clear rhythm to the development incorporating brick panels windows and decorative panel.</i> • <i>Recently upgraded replacing all windows, doors and decorative panels – the darker colour of the new windows has removed the clear contrast.</i> • <i>The gardens have been enclosed with timber fencing.</i>
<i>References</i>	<ul style="list-style-type: none"> • <i>Local Heritage Survey of the Triangle Precinct, 2020-2021</i> (prepared for the City of Subiaco by Hocking Heritage + Architecture, October 2019, adopted by the City of Subiaco, 22 June 2021)


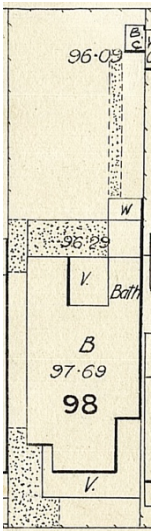
5.9 94- 110 PARK STREET

<i>Name</i>	House, 94 Park Street
<i>Address</i>	94 Park Street, Subiaco (Lot 19, DP 1552)
<i>Photograph</i> (Greenward Consulting, March 2023)	
<i>Contributory Significance</i>	No contribution to the assessed heritage values of the street Late twentieth century development
<i>Historical Notes</i>	An analysis of a historical Metropolitan Sewerage Plan (dated 1927, updated 1955) and historical aerial photographs (dating from 2001 to 2004) indicates that this site was fully redeveloped in c.1995-2000.
<i>References</i>	<ul style="list-style-type: none"> Historical aerial photographs, Landgate Mapviewer Plus (https://map-viewer-plus.app.landgate.wa.gov.au/index.html)


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<i>Name</i>	House, 98 Park Street		
<i>Address</i>	98 Park Street, Subiaco (Lot 18, DP 1552)		
<i>Other</i>	-		
<i>Place No.</i>	InHerit database Place No. 24220		
<i>Heritage Listings</i>	Local Heritage Survey – Adopted 4/02/2003		
<i>Place Type</i>	Individual building		
<i>Photograph</i> (Greenward Consulting, March 2023)			
<i>Construction date</i>	c.1904	<i>Architectural style</i> Federation Queen Anne (selected elements, commensurate with the size/nature of the place)	
<i>Construction materials</i>	<i>Walls</i> Brick - Pointed brick	<i>Roof</i> Metal - Corrugated	<i>Other</i> Rendered string courses
<i>Use</i>	<i>Current</i> Residential - Two storey	<i>Original</i> Residential - Single storey	<i>Other</i>
<i>Authenticity</i>	Medium: The original external detailing of the main facade appears to be largely intact and/or sympathetically restored/renovated. The form of the place has been altered by the construction of a visually prominent second storey addition, but the original form and scale can still be readily understood.		
<i>Integrity</i>	High: The place continues to be used for its original purpose		
<i>Contributory Significance</i>	Some contribution to the assessed heritage values of the study area		


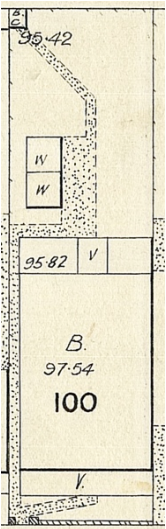
<p><i>Historical Notes and Associations</i></p>	<p>Subiaco's population increased significantly in the 1890s due to an economic depression in the eastern states and the discovery of gold in Western Australia. During the 1890s property developers bought large landholdings for subdivision in the Perth metropolitan area. The original subdivisions in Subiaco were generally simple grid pattern developments with small lots suitable for occupancy by working families. However, the more elevated parts of the suburb, particularly towards Kings Park, also attracted business and professional men and some lots were later amalgamated to accommodate their larger homes and gardens. Mixed development occurred and within the Park Street Heritage Area this ranged from narrow, single storey terrace housing through to a large 2-storey house set in spacious grounds. The readily available evidence indicates that the number of houses within this area increased from around 24 in 1901 to 72 in 1906; 86 in 1910; 91 in 1915, 94 in 1920 and 13 by 1925. Development then stabilised, with 106 houses and 1 block of flats identified in 1949.</p> <p>Perth Suburban Lot 220 was subdivided as Deposited Plan 1552 in 1896 and advertised as the "Parkerville Estate". This comprised 38 lots with frontages along the eastern side of Townshend Road (between Barker and Bagot Roads), part of the southern side of Barker Road, part of Salisbury Avenue (renamed as part of Park Street in 1901) and part of the northern side of Bagot Road.</p> <p>Entries in the Rate Books suggest William Holladay Richards (carpenter) developed a house on this site in c.1904 and was using it as a rental property in 1905 - when Sydney Rees was identified as the occupant. The Richards family left the city to take up farming at around that time and the Rate Books identified Walter Green as the owner/occupier in 1908-1909. Walter James Green (motor mechanic/agent) and his wife, Elizabeth Agnes Green, remained here until c.1913, after which the property was again rented out. It had a high turn-over of occupants until the early 1930s, with most occupants only remaining here for around 1-4 years. A review of the Post Office Directories at 5-yearly intervals (together with reference to contemporary Electoral Rolls) indicates that some of the primary residents during this period included:</p> <ul style="list-style-type: none"> – 1915: Roy L Duffield – 1920: L Thompson – 1925: Frederick Howard Vernon Nowland (chairmaker) – 1930: Albert Edward Hawtin (civil servant) <p>In the Rate Book of 1929-1930 'E Martin' was identified as the owner.</p> <p>The first long-term occupants were John Robert O'Sullivan (c.1891-1981) (hairdresser) and Jessie Stella O'Sullivan (nee Axell) (c.1898-1994), who were married in Boulder in c.1920 and had at least two children: Robert ('Bob') (born 1920, died while serving as a RAAF pilot in 1944) and Laurence ('Laurie') (born c.1922). This family had settled at 98 Park Street by 1933 and John and Stella were still listed at this address in the Electoral Rolls of 1980.</p> <p>A plan of the lot prepared in 1927 and reviewed in 1955 for the purpose of planning sewerage and water supply services shows that the original footprint of this house is approximately half the current building. Aerial photographs from the mid 20th century demonstrate that the place undergone a number of programs of work since 1964. The most significant of these in 2002, and c.2007</p>
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	<p>when the second storey was added.</p> <p>98 Park Street was adopted on the City of Subiaco Local Heritage Survey in 2003. It has been assessed as level 3 (contributes to the heritage of the City of Subiaco).</p>
	 <p>Metropolitan Sewerage Plan, Part Sheet 185, State Records Office of Western Australia (revised 1927 and 1955)</p>
<p><i>Physical Description</i> (Based on a streetscape inspection in March 2023)</p>	<p><u>Architectural style</u></p> <p>Typical of many well built 2-3 bedroom suburban houses of the early twentieth century, 98 Park Street incorporated elements of the Federation Queen Anne style. It was designed to a scale and form generally considered suitable for occupiers such as small business owners, office workers, senior retail employees and skilled tradesmen.</p> <p><u>Plan form at the street frontage</u></p> <ul style="list-style-type: none"> Asymmetrical facade. This features a uneven stepped façade, with a projecting central wing and a wrap-around verandah. <p><u>Roof form and materials</u></p> <ul style="list-style-type: none"> Hipped-gabled roof clad with red corrugated metal sheeting. The form of the original roof has been modified by prominent second storey additions. Original gable over the projecting wing, with a roughcast rendered face set with vertical timber battens. Raked verandah roof formed as an extension of the main roofline. No extant chimneys. <p><u>Wall materials and finishes to the main facade</u></p> <ul style="list-style-type: none"> Tuck-pointed brick walls. Painted to a small section on the eastern side of the main façade. Two rendered string-courses, one at door head height and the other at window sill height. <p><u>Other detailing to main facade</u></p> <ul style="list-style-type: none"> Entrance door located at the rear of the western verandah. This features traditional moulded architraves, sidelights, highlight and stained glass panels. Two double-hung windows to the front of the projecting wing. Single double-hung window to the rear of the east verandah.


	<ul style="list-style-type: none"> • Plain rectangular, rendered window sills. • Reconstructed verandah with turned timber verandah posts and a frieze with turned timber balustrades. <p><u>Streetscape setting</u></p> <ul style="list-style-type: none"> • House set back approximately 2.3m from the Park Street frontage. • Lot width approximately 10.1m. • Side setback of approximately 1.6m on the western side. Zero setback on eastern side. • Palisade fence, framed by tall face-brick piers. <p><u>General Condition</u> (as viewed from the street)</p> <p>Good.</p>
<i>References</i>	<ul style="list-style-type: none"> • <i>Local Heritage Survey of the Triangle Precinct, 2020-2021</i> (prepared for the City of Subiaco by Hocking Heritage + Architecture, October 2019, adopted by the City of Subiaco, 22 June 2021) • 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 1903, 1905, 1908-1909, 1910-1911, 1913-1914 & 1929-1930 (information provided by the City of Subiaco, March 2023) • Western Australian Post Office Directories, 1890s-1949 (slwa.wa.gov.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.nal.gov.au), including: <ul style="list-style-type: none"> – <i>The West Australian</i> 7 November 1899 p 8 • Metropolitan Sewerage Plan SROWA_series634_cons4156_item0185 • Historical aerial photographs, as available for selected years in the period 1948-2022, Map Viewer Plus (landgate.wa.gov.au) <p>Note: Biographical information has been based on readily available information from a range of online sources, including ancestry.com.au. 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.</p>

<i>Name</i>	Gera		
<i>Address</i>	100 Park Street, Subiaco (Lot 17, DP 1552)		
<i>Other</i>	-		
<i>Place No.</i>	-		
<i>Heritage Listings</i>	-		
<i>Place Type</i>	Individual building		
<i>Photograph</i> (Greenward Consulting, March 2023)			
<i>Construction date</i>	c.1905	<i>Architectural style</i> Federation Queen Anne (selected elements, commensurate with the size/nature of the place)	
<i>Construction materials</i>	<i>Walls</i> Brick - Pointed brick	<i>Roof</i> Metal - Corrugated	<i>Other</i> Rendered stringcourses
<i>Use</i>	<i>Current</i> Residential - Two storey	<i>Original</i> Residential - Single storey	<i>Other</i>
<i>Authenticity</i>	Medium to Low: The authenticity of the house within its streetscape setting has been reduced by the painting of the brickwork and the reconstruction of the roof to a different form. The form of the place has been altered by the construction of a visually prominent second story addition, but the original form and scale can still be readily understood.		
<i>Integrity</i>	High: The place continues to be used for its original purpose.		
<i>Contributory Significance</i>	Some contribution to the assessed heritage values of the study area		

<p><i>Historical Notes and Associations</i></p>	<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. During the 1890s property developers bought large landholdings for subdivision in the Perth metropolitan area. The original subdivisions in Subiaco were generally simple grid pattern developments with small lots suitable for occupancy by working families. However, the more elevated parts of the suburb, particularly towards Kings Park, also attracted business and professional men and some lots were later amalgamated to accommodate their larger homes and gardens. Mixed development occurred and within the Park Street Heritage Area this ranged from narrow, single storey terrace housing through to a large 2-storey house set in spacious grounds. The readily available evidence indicates that the number of houses within this area increased from around 24 in 1901 to 72 in 1906; 86 in 1910; 91 in 1915, 94 in 1920 and 13 by 1925. Development then stabilised, with 106 houses and 1 block of flats identified in 1949.</p> <p>Perth Suburban Lot 220 was subdivided as Deposited Plan 1552 in 1896 and advertised as the "Parkerville Estate". This comprised 38 lots with frontages along the eastern side of Townshend Road (between Barker and Bagot Roads), part of the southern side of Barker Road, part of Salisbury Avenue (renamed as part of Park Street in 1901) and part of the northern side of Bagot Road.</p> <p>The Subiaco Rate Books recorded Michael Simmonds (tailor) as the owner of Lot 17 in 1905 (without a house) and he was living at #100 by the time of his death in December of that year. After that time the house continued to be occupied by his wife, Sarah (c.1847-1915) and son, Simeon (also a tailor). Other occupants included Simeon's de-facto wife, Catherine ('Katey') Moorara Findlay, and their growing family. During this period Simeon maintained business premises at 82 Rokeby Road (c.1906-1917).</p> <p>In letters to the children's pages in 1908 Pauline Simmonds referred to the house as "Gera".</p> <p>The house was offered for sale in 1909:</p> <p><i>DOUBLE-FRONTED BRICK VILLA- No. 100 PARK-ST., SUBIACO (Close to Hay- st. Tram) ...</i></p> <p><i>Lot 17, of Perth Sub-lot 220, having a frontage of 33ft. to Park-st. By a depth of 120ft. to a right-of-way, on which is erected a neat double fronted Brick Villa, containing 4 rooms, vestibule, maid's room, kitchen, pantry, bathroom, wash-house, copper and troughs, electric lights throughout. This property is very conveniently situated within two minutes' walk of Hay-street tram.</i></p> <p>However, the Simmonds family continued to own the house and live here until c.1912. 100 Park Street was occupied by a new owner/occupier, Phillip Mills (signalman) in c.1912-1915, but there was a regular turn-over of occupants until c.1930 (with most staying for around 1-3 years).</p> <p>The house was then owned and occupied by May Chinnery (nee Allen), who married George Chinnery in Bayswater in 1912, but had separated from him by the late 1920s. May remained here until the early 1950s, when she moved to Kershaw Street, Subiaco. May shared 100 Park Street for part of this time with at least three of her children: Ray (born c.1912, died on active service in WWII), Olivia (c.1915) and Kenneth (c.1924).</p> <p>An analysis of a historical Metropolitan Sewerage Plan (dated 1927, updated</p>
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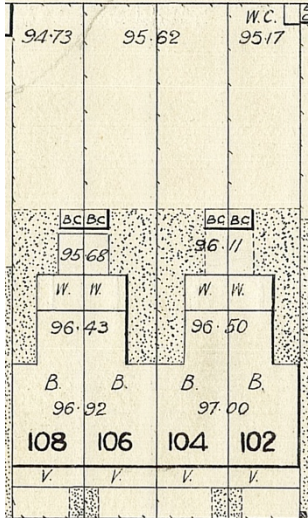
	1955) and historical aerial photographs shows that major second storey and rear additions were constructed in c.2003, but that the original footprint of the front portion of the house remains clearly recognisable.
	 <p>Metropolitan Sewerage Plan, Part Sheet 185, State Records Office of Western Australia (revised 1927 and 1955)</p>
<p><i>Physical Description</i> (Based on a streetscape inspection in March 2023)</p>	<p><u>Architectural style</u></p> <p>Typical of many well built 2-3 bedroom suburban houses of the early twentieth century, 100 Park Street incorporated elements of the Federation Queen Anne style. It was designed to a scale and form generally considered suitable for occupiers such as small business owners, office workers, senior retail employees and skilled tradesmen.</p> <p><u>Plan form at the street frontage</u></p> <ul style="list-style-type: none"> • Symmetrical facade. This features a central entrance door, flanked by windows to each of the front rooms. <p><u>Roof form and materials</u></p> <ul style="list-style-type: none"> • Half-gabled, hipped roof clad with corrugated metal sheeting (reconstructed) Historical aerial photographs confirm that, prior to c.2003, the house had a simple hipped roof with gablets at either end of an east-west ridgeline. • Bull-nose verandah roof. <p><u>Wall materials and finishes to the main facade</u></p> <ul style="list-style-type: none"> • Painted brick (originally tuck-pointed). • Two rendered string-courses, one at door head height and the other at window sill height. <p><u>Other detailing to main facade</u></p> <ul style="list-style-type: none"> • Centrally located entrance door, with a 4-panel door, traditional moulded architraves and highlight. • Single opening to each front room, featuring a double-hung window framed by narrow fixed panes, and set over a plain rectangular sill. • Verandah detailed with turned timber verandah posts and a frieze of turned timber balustrettes. • Small rendered niche over a rectangular sill on either side of the central

	<p>entrance.</p> <ul style="list-style-type: none"> • Full-height, arched niche to the face of the parapet wall at either end of the verandah. These were both finished with tuck-pointed brick. <p><u>Streetscape setting</u></p> <ul style="list-style-type: none"> • House set back approximately 2.2m from the Park Street frontage. • Lot width approximately 10.1m. • Minimal side setbacks. • Front yard enclosed by a palisade fence framed by tall limestone block piers, and faced by a low clipped hedge. <p><u>General Condition</u> (as viewed from the street)</p> <p>Good.</p>
<i>References</i>	<ul style="list-style-type: none"> • Perth 18-52. Suburb of Subiaco. Plan of Subiaco showing all subdivisions & DP Nos., Batty Library, series235_cons3868_item354 (dating from c.1896-1897) • City of Subiaco Rate Books 1903, 1905, 1908-1909, 1910-1911, 1912-1913, 1913-1914 & 1929-1930 (information provided by the City of Subiaco, March 2023) • Western Australian Post Office Directories, 1890s-1949 (slwa.wa.gov.au) • Electoral Rolls (scanned copies of selected years available at ancestry.com.au) • <i>The demographics of Subiaco in 1910: Who was living here, what did they do for a living, what were their relationships and did they stay or leave?</i> A private research paper prepared by Annette Green 2017-2022, copy held by the City of Subiaco Museum. • Various newspaper notices and advertisements relating this property and/or the occupants of the house (trove.nal.gov.au), including: <ul style="list-style-type: none"> – <i>The Daily News</i> 27 May 1908 p 6 – <i>The Daily News</i> 17 August 1909 p 2 • Metropolitan Sewerage Plan SROWA_series634_cons4156_item0185 • Historical aerial photographs, as available for selected years in the period 1948-2022, Map Viewer Plus (landgate.wa.gov.au) <p>Note: Biographical information has been based on readily available information from a range of online sources, including ancestry.com.au. 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.</p>

<i>Name</i>	Terrace House, 102 Park Street
<i>Address</i>	102 Park Street, Subiaco (Lot 4, SP 2224)
<i>Other</i>	Part of a terrace of 4 houses at 102-108 Park Street Originally part Lots 15 & 16, DP 1552
<i>Place No.</i>	InHerit database Place No. 24222
<i>Heritage Listings</i>	Local Heritage Survey – Adopted 4/02/2003
<i>Place Type</i>	Individual building/Group
<i>Photograph</i> (Greenward Consulting, March 2023)	


<i>Construction date</i>	c.1900	<i>Architectural style</i> The terrace was designed as a simple, functional building with minimal decorative detailing. It does not clearly illustrate any of the major architectural styles of the Federation era.	
<i>Construction materials</i>	<i>Walls</i> Brick - Painted brick	<i>Roof</i> Metal - Corrugated	<i>Other</i>
<i>Use</i>	<i>Current</i> Residential - Terrace	<i>Original</i> Residential - Terrace	<i>Other</i>
<i>Authenticity</i>	Medium: The authenticity of the terrace within its streetscape setting has been reduced by the painting of the brickwork and the varied treatment of the front boundaries.		
<i>Integrity</i>	High: The place continues to be used for its original purpose.		
<i>Contributory Significance</i>	<p>Considerable contribution to the assessed heritage values of the study area</p> <p>Despite the alterations to the streetscape presentation the original design of the terrace at 102-108 Park Street can still be readily understood. As a modest terrace designed for rental accommodation it helps to illustrate the diversity of residential development in this part of Subiaco in the early twentieth century.</p>		
<i>Historical Notes and Associations</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. During the 1890s property developers bought large landholdings for subdivision in the Perth metropolitan area. The original subdivisions in Subiaco were generally simple grid pattern developments with small lots suitable for occupancy by working families. However, the more elevated parts of the suburb, particularly towards Kings Park, also attracted business and professional men and some lots were later amalgamated to accommodate their larger homes and gardens. Mixed development occurred and within the Park Street Heritage Area this ranged from narrow, single storey terrace housing through to a large 2-storey house set in spacious grounds. The readily available evidence indicates that the number of houses within this area increased from around 24 in 1901 to 72 in 1906; 86 in 1910; 91 in 1915, 94 in 1920 and 13 by 1925. Development then stabilised, with 106 houses and 1 block of flats identified in 1949.</p> <p>Perth Suburban Lot 220 was subdivided as Deposited Plan 1552 in 1896 and advertised as the "Parkerville Estate". This comprised 38 lots with frontages along the eastern side of Townshend Road (between Barker and Bagot Roads), part of the southern side of Barker Road, part of Salisbury Avenue (renamed as part of Park Street in 1901) and part of the northern side of Bagot Road.</p> <p>Street numbers were not identified for Park Street until 1906, but an analysis of entries in the Post Office Directories suggests that this row of 4 attached houses was constructed across Lots 15 and 16, DP 1552, by 1901 (when the primary occupants appear to have been Charles Atkinson, James Gaull, Charles Shepherd and Ernest Cork). In the Rate Books of 1903 until at least 1929-1930 the owners were identified as A W Moullin (who was a land agent) and W Fitz James. Further research into the Certificate of Titles would be required to determine if they</p>		

	<p>owned the property at the time of construction.</p> <p>Through until the mid-twentieth century the majority of tenants only stayed here for around 1-3 years. The following lists the primary occupants for 102 Park Street at around 5 yearly intervals (based on entries in the Post Office Directories and Electoral Rolls):</p> <p><u>102 Park Street</u></p> <ul style="list-style-type: none"> – 1902: Charles Atkinson – 1906: Eli Bull – 1910: Thomas Fairbairn Shiells (bootmaker) – 1915: Henry Rickie – 1920: James O’Loughlin – 1925: Bernard Joseph Parnell Durkin (clerk) – 1930: Alfred Barr (attendant) – 1935: Stanley Ernest Stokes (packer) – 1940: Phillip Morgan – 1945 & 1949: Mrs Margaret Dutch <p>In 1936 the row of cottages was advertised for sale as follows:</p> <p><i>AN INVESTMENT</i> <i>102 TO 108 PARK-ST., SUBIACO.</i> <i>Four Brick Houses each 2 rooms, kitchen and bathroom. Each let at 15/ per week. Price £1,100.</i></p> <p>A plan of the lot revised in 1927 and 1955 for the purpose of planning sewerage and water supply services shows that the original footprint of the four cottages have not changed since that time.</p> <p>Aerial photographs from the mid 20th century demonstrate that there have been minimal changes to the form and extent of these cottages apart from changes of roof cladding. In the early 1980s, 104 and 106 had red roof cladding and 102 and 108 are corrugated galvanised iron.</p> <p>102-108 Park Street was adopted on the City of Subiaco Local Heritage Survey in 2003. It has been assessed as level 2 (very important to the heritage of the City of Subiaco).</p>
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	 <p>Metropolitan Sewerage Plan, Part Sheet 185, State Records Office of Western Australia (revised 1927 and 1955)</p>
<p><i>Physical Description</i> (Based on a streetscape inspection in March 2023)</p>	<p><u>Architectural style</u></p> <p>This terrace was designed as a simple, functional building with minimal decorative detailing and does not clearly illustrate any of the major architectural styles of the Federation era. It provided modest rental accommodation suitable for tenants such as office workers, retail employees, skilled and unskilled tradesmen and single/widowed women.</p> <p><u>Plan form at the street frontage</u></p> <ul style="list-style-type: none"> Asymmetrical facades. Each cottage has a single fronted façade with a door on one side (alternating from left to right along the row) and a single window to the front room. <p><u>Roof form and materials</u></p> <p>Each house has a:</p> <ul style="list-style-type: none"> Separate hipped roof clad with corrugated metal sheeting. Parapet wall with rounded head on either side (shared with the abutting dwelling). Centrally located chimney, with painted brick faces and a rendered moulded cap. Bull-nosed verandah roof. <p><u>Wall materials and finishes to the main facade</u></p> <p>Each house has a:</p> <ul style="list-style-type: none"> Painted brick facade. <p><u>Other detailing to main facade</u></p> <p>Each house has a:</p> <ul style="list-style-type: none"> Row of stucco eaves brackets. Entry door with highlight. Iron lace verandah brackets and frieze (matching along the row). Full-height niche to the parapet wall at either end of the verandah. Double-hung window set over a plain rectangular sill.


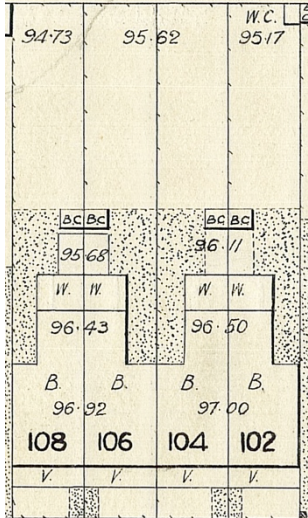
	<ul style="list-style-type: none"> • Plain rendered window sills. • Each house is painted a different colour. • The window to 102 Park Street has been framed by timber bi-fold shutters. <p><u>Streetscape setting</u></p> <ul style="list-style-type: none"> • House set back approximately 2.45m from the Park Street frontage. • The overall width of the row is approximately 20m, divided into house widths of approximately 5m. • The front yard of 102 Park Street enclosed by a visually open palisade fence, faced by a low clipped hedge. <p><u>General Condition</u> (as viewed from the street)</p> <p>Good.</p>
<i>References</i>	<ul style="list-style-type: none"> • <i>Local Heritage Survey of the Triangle Precinct, 2020-2021</i> (prepared for the City of Subiaco by Hocking Heritage + Architecture, October 2019, adopted by the City of Subiaco, 22 June 2021) • 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 1903, 1905, 1910-1911, 1913-1914 & 1929-1930 (information provided by the City of Subiaco, March 2023) • Western Australian Post Office Directories, 1890s-1949 (slwa.wa.gov.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.nal.gov.au), including: <ul style="list-style-type: none"> – <i>The West Australian</i> 27 February 1936 p 20 • Metropolitan Sewerage Plan SROWA_series634_cons4156_item0185 • Historical aerial photographs, as available for selected years in the period 1948-2022, Map Viewer Plus (landgate.wa.gov.au) <p>Note: Biographical information has been based on readily available information from a range of online sources, including ancestry.com.au. 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.</p>

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<i>Name</i>	Terrace House, 104 Park Street
<i>Address</i>	104 Park Street, Subiaco (Lot 3, SP 2224)
<i>Other</i>	Part of a terrace of 4 houses at 102-108 Park Street Originally part Lots 15 & 16, DP 1552
<i>Place No.</i>	InHerit database Place No. 24222
<i>Heritage Listings</i>	Local Heritage Survey – Adopted 4/02/2003
<i>Place Type</i>	Individual building/Group
<i>Photograph</i> (Greenward Consulting, March 2023)	


<i>Construction date</i>	c.1900	<i>Architectural style</i> The terrace was designed as a simple, functional building with minimal decorative detailing. It does not clearly illustrate any of the major architectural styles of the Federation era.	
<i>Construction materials</i>	<i>Walls</i> Brick - Painted brick	<i>Roof</i> Metal - Corrugated	<i>Other</i>
<i>Use</i>	<i>Current</i> Residential - Terrace	<i>Original</i> Residential - Terrace	<i>Other</i>
<i>Authenticity</i>	Medium: The authenticity of the terrace within its streetscape setting has been reduced by the painting of the brickwork and the varied treatment of the front boundaries.		
<i>Integrity</i>	High: The place continues to be used for its original purpose.		
<i>Contributory Significance</i>	<p>Considerable contribution to the assessed heritage values of the study area</p> <p>Despite the alterations to the streetscape presentation the original design of the terrace at 102-108 Park Street can still be readily understood. As a modest terrace designed for rental accommodation it helps to illustrate the diversity of residential development in this part of Subiaco in the early twentieth century.</p>		
<i>Historical Notes and Associations</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. During the 1890s property developers bought large landholdings for subdivision in the Perth metropolitan area. The original subdivisions in Subiaco were generally simple grid pattern developments with small lots suitable for occupancy by working families. However, the more elevated parts of the suburb, particularly towards Kings Park, also attracted business and professional men and some lots were later amalgamated to accommodate their larger homes and gardens. Mixed development occurred and within the Park Street Heritage Area this ranged from narrow, single storey terrace housing through to a large 2-storey house set in spacious grounds. The readily available evidence indicates that the number of houses within this area increased from around 24 in 1901 to 72 in 1906; 86 in 1910; 91 in 1915, 94 in 1920 and 13 by 1925. Development then stabilised, with 106 houses and 1 block of flats identified in 1949.</p> <p>Perth Suburban Lot 220 was subdivided as Deposited Plan 1552 in 1896 and advertised as the "Parkerville Estate". This comprised 38 lots with frontages along the eastern side of Townshend Road (between Barker and Bagot Roads), part of the southern side of Barker Road, part of Salisbury Avenue (renamed as part of Park Street in 1901) and part of the northern side of Bagot Road.</p> <p>Street numbers were not identified for Park Street until 1906, but an analysis of entries in the Post Office Directories suggests that this row of 4 attached houses was constructed across Lots 15 and 16, DP 1552, by 1901 (when the primary occupants appear to have been Charles Atkinson, James Gaull, Charles Shepherd and Ernest Cork). In the Rate Books of 1903 until at least 1929-1930 the owners were identified as A W Moullin (who was a land agent) and W Fitz James. Further research into the Certificate of Titles would be required to determine if they</p>		

	<p>owned the property at the time of construction.</p> <p>Through until the mid-twentieth century the majority of tenants only stayed here for around 1-3 years. The following lists the primary occupants of 104 Park Street at around 5 yearly intervals (based on entries in the Post Office Directories and Electoral Rolls):</p> <p><u>104 Park Street</u></p> <ul style="list-style-type: none"> – 1902 & 1905: Chris Herbert Turner (salesman) – 1910: Isabella Boyce – 1915: Arthur Henry Gandy (metal worker) – 1920: Archibald Douglas Oglivie (caretaker) – 1925: Emily Wilson (laundress) – 1930: Thomas Morris – 1935: Miss Doris Pierce – 1940: Mrs E Francis – 1945: Mrs Ellery – 1949: Eric N Sampson <p>In 1936 the row of cottages was advertised for sale as follows:</p> <p><i>AN INVESTMENT</i> <i>102 TO 108 PARK-ST., SUBIACO.</i> <i>Four Brick Houses each 2 rooms, kitchen and bathroom. Each let at 15/ per week. Price £1,100.</i></p> <p>A plan of the lot prepared in 1927 and reviewed in 1955 for the purpose of planning sewerage and water supply services shows that the original footprint of the four cottages have not changed since that time.</p> <p>Aerial photographs from the mid 20th century demonstrate that there have been minimal changes to the form and extent of these cottages apart from changes of roof cladding. In the early 1980s, 104 and 106 had red roof cladding and 102 and 108 are corrugated galvanised iron.</p> <p>102-108 Park Street was adopted on the City of Subiaco Local Heritage Survey in 2003. It has been assessed as level 2 (very important to the heritage of the City of Subiaco).</p>
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	 <p>Metropolitan Sewerage Plan, Part Sheet 185, State Records Office of Western Australia (revised 1927 and 1955)</p>
<p><i>Physical Description</i> (Based on a streetscape inspection in March 2023)</p>	<p><u>Architectural style</u></p> <p>This terrace was designed as a simple, functional building with minimal decorative detailing and does not clearly illustrate any of the major architectural styles of the Federation era. It provided modest rental accommodation suitable for tenants such as office workers, retail employees, skilled and unskilled tradesmen and single/widowed women.</p> <p><u>Plan form at the street frontage</u></p> <ul style="list-style-type: none"> Asymmetrical facades. Each cottage has a single fronted façade with a door on one side (alternating from left to right along the row) and a single window to the front room. <p><u>Roof form and materials</u></p> <p>Each house has a:</p> <ul style="list-style-type: none"> Separate hipped roof clad with corrugated metal sheeting. Parapet wall with rounded head on either side (shared with the abutting dwelling). Centrally located chimney, with painted brick faces and a rendered moulded cap. Bull-nosed verandah roof. <p><u>Wall materials and finishes to the main facade</u></p> <p>Each house has a:</p> <ul style="list-style-type: none"> Painted brick facade. <p><u>Other detailing to main facade</u></p> <p>Each house has a:</p> <ul style="list-style-type: none"> Row of stucco eaves brackets. Entry door with highlight. Iron lace verandah brackets and frieze (matching along the row). Full-height niche to the parapet wall at either end of the verandah. Double-hung window set over a plain rectangular sill.


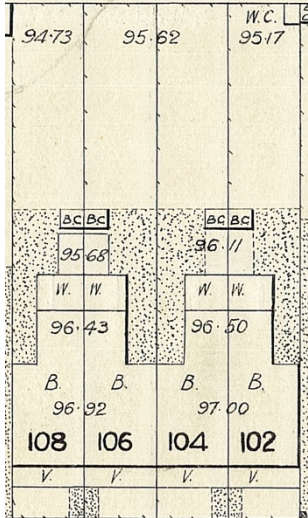
	<ul style="list-style-type: none"> • Plain rendered window sills. • Each house is painted a different colour. • The window to 104 Park Street has been fitted with timber shutters. <p><u>Streetscape setting</u></p> <ul style="list-style-type: none"> • House set back approximately 2.45m from the Park Street frontage. • The overall width of the row is approximately 20m, divided into house widths of approximately 5m. <p>The front yard of 104 Park Street enclosed by a visually open palisade fence, faced by a low clipped hedge.</p> <p><u>General Condition</u> (as viewed from the street)</p> <p>Good.</p>
<i>References</i>	<ul style="list-style-type: none"> • <i>Local Heritage Survey of the Triangle Precinct, 2020-2021</i> (prepared for the City of Subiaco by Hocking Heritage + Architecture, October 2019, adopted by the City of Subiaco, 22 June 2021) • 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 1903, 1905, 1910-1911, 1913-1914 & 1929-1930 (information provided by the City of Subiaco, March 2023) • Western Australian Post Office Directories, 1890s-1949 (slwa.wa.gov.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.nal.gov.au), including: <ul style="list-style-type: none"> – <i>The West Australian</i> 27 February 1936 p 20 • Metropolitan Sewerage Plan SROWA_series634_cons4156_item0185 • Historical aerial photographs, as available for selected years in the period 1948-2022, Map Viewer Plus (landgate.wa.gov.au) <p>Note: Biographical information has been based on readily available information from a range of online sources, including ancestry.com.au. 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.</p>

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<i>Name</i>	Terrace, 106 Park Street
<i>Address</i>	106 Park Street, Subiaco (Lot 3, SP 2224)
<i>Other</i>	Part of a terrace of 4 houses at 102-108 Park Street Originally part Lots 15 & 16, DP 1552
<i>Place No.</i>	InHerit database Place No. 24222
<i>Heritage Listings</i>	Local Heritage Survey – Adopted 4/02/2003
<i>Place Type</i>	Individual building/Group
<i>Photograph</i> (Greenward Consulting, March 2023)	


<i>Construction date</i>	c.1900	<i>Architectural style</i> The terrace was designed as a simple, functional building with minimal decorative detailing. It does not clearly illustrate any of the major architectural styles of the Federation era.	
<i>Construction materials</i>	<i>Walls</i> Brick - Painted brick	<i>Roof</i> Metal - Corrugated	<i>Other</i>
<i>Use</i>	<i>Current</i> Residential - Terrace	<i>Original</i> Residential - Terrace	<i>Other</i>
<i>Authenticity</i>	Medium: The authenticity of the terrace within its streetscape setting has been reduced by the painting of the brickwork and the varied treatment of the front boundaries.		
<i>Integrity</i>	High: The place continues to be used for its original purpose.		
<i>Contributory Significance</i>	<p>Considerable contribution to the assessed heritage values of the study area</p> <p>Despite the alterations to the streetscape presentation the original design of the terrace at 102-108 Park Street can still be readily understood. As a modest terrace designed for rental accommodation it helps to illustrate the diversity of residential development in this part of Subiaco in the early twentieth century.</p>		
<i>Historical Notes and Associations</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. During the 1890s property developers bought large landholdings for subdivision in the Perth metropolitan area. The original subdivisions in Subiaco were generally simple grid pattern developments with small lots suitable for occupancy by working families. However, the more elevated parts of the suburb, particularly towards Kings Park, also attracted business and professional men and some lots were later amalgamated to accommodate their larger homes and gardens. Mixed development occurred and within the Park Street Heritage Area this ranged from narrow, single storey terrace housing through to a large 2-storey house set in spacious grounds. The readily available evidence indicates that the number of houses within this area increased from around 24 in 1901 to 72 in 1906; 86 in 1910; 91 in 1915, 94 in 1920 and 13 by 1925. Development then stabilised, with 106 houses and 1 block of flats identified in 1949.</p> <p>Perth Suburban Lot 220 was subdivided as Deposited Plan 1552 in 1896 and advertised as the "Parkerville Estate". This comprised 38 lots with frontages along the eastern side of Townshend Road (between Barker and Bagot Roads), part of the southern side of Barker Road, part of Salisbury Avenue (renamed as part of Park Street in 1901) and part of the northern side of Bagot Road.</p> <p>Street numbers were not identified for Park Street until 1906, but an analysis of entries in the Post Office Directories suggests that this row of 4 attached houses was constructed across Lots 15 and 16, DP 1552, by 1901 (when the primary occupants appear to have been Charles Atkinson, James Gaull, Charles Shepherd and Ernest Cork). In the Rate Books of 1903 until at least 1929-1930 the owners were identified as A W Moullin (who was a land agent) and W Fitz James. Further research into the Certificate of Titles would be required to determine if they</p>		

	<p>owned the property at the time of construction.</p> <p>Through until the mid-twentieth century the majority of tenants only stayed here for around 1-3 years. The following lists the primary occupants of 106 Park Street at around 5 yearly intervals (based on entries in the Post Office Directories and Electoral Rolls):</p> <ul style="list-style-type: none"> – 1902: John Drew – 1906: Joseph Tedge – 1910: George Cave (stationer) – 1915: John Hemingway Wyle (blacksmith) – 1920: Henry Lomon Drewery (painter) – 1925: William Williams (confectioner) – 1930: Stanley Penberthy (labourer) – 1935: James Pullbrook – 1940: L Louis – 1945: Natalie Mary Harvey (home duties) – 1949: William Ronald Dicker (business partner) <p>In 1936 the row of cottages was advertised for sale as follows:</p> <p><i>AN INVESTMENT</i> <i>102 TO 108 PARK-ST., SUBIACO.</i> <i>Four Brick Houses each 2 rooms, kitchen and bathroom. Each let at 15/ per week. Price £1,100.</i></p> <p>A plan of the lot prepared in 1927 and reviewed in 1955 for the purpose of planning sewerage and water supply services shows that the original footprint of the four cottages have not changed since that time.</p> <p>Aerial photographs from the mid 20th century demonstrate that there have been minimal changes to the form and extent of these cottages apart from changes of roof cladding. In the early 1980s, 104 and 106 had red roof cladding and 102 and 108 are corrugated galvanised iron.</p> <p>102-108 Park Street was adopted on the City of Subiaco Local Heritage Survey in 2003. It has been assessed as level 2 (very important to the heritage of the City of Subiaco).</p>
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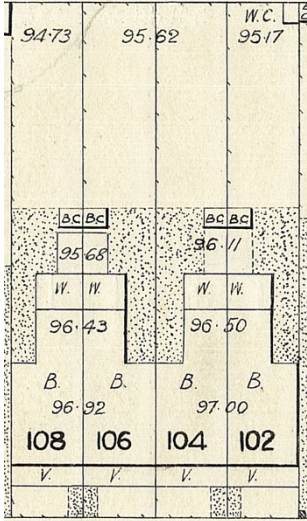
	 <p>Metropolitan Sewerage Plan, Part Sheet 185, State Records Office of Western Australia (revised 1927 and 1955)</p>
<p><i>Physical Description</i> (Based on a streetscape inspection in March 2023)</p>	<p><u>Architectural style</u></p> <p>This terrace was designed as a simple, functional building with minimal decorative detailing and does not clearly illustrate any of the major architectural styles of the Federation era. It provided modest rental accommodation suitable for tenants such as office workers, retail employees, skilled and unskilled tradesmen and single/widowed women.</p> <p><u>Plan form at the street frontage</u></p> <ul style="list-style-type: none"> Asymmetrical facades. Each cottage has a single fronted façade with a door on one side (alternating from left to right along the row) and a single window to the front room. <p><u>Roof form and materials</u></p> <p>Each house has a:</p> <ul style="list-style-type: none"> Separate hipped roof clad with corrugated metal sheeting. Parapet wall with rounded head on either side (shared with the abutting dwelling). Centrally located chimney, with painted brick faces and a rendered moulded cap. Bull-nosed verandah roof. <p><u>Wall materials and finishes to the main facade</u></p> <p>Each house has a:</p> <ul style="list-style-type: none"> Painted brick facade. <p><u>Other detailing to main facade</u></p> <p>Each house has a:</p> <ul style="list-style-type: none"> Row of stucco eaves brackets. Entry door with highlight. Iron lace verandah brackets and frieze (matching along the row). Full-height niche to the parapet wall at either end of the verandah. Double-hung window set over a plain rectangular sill.

	<ul style="list-style-type: none"> • Plain rendered window sills. • Each house is painted a different colour. <p><u>Streetscape setting</u></p> <ul style="list-style-type: none"> • House set back approximately 2.45m from the Park Street frontage. • The overall width of the row is approximately 20m, divided into house widths of approximately 5m. • The front yard of 106 Park Street enclosed by a high courtyard wall. <p><u>General Condition</u> (as viewed from the street)</p> <p>Good.</p>
<i>References</i>	<ul style="list-style-type: none"> • <i>Local Heritage Survey of the Triangle Precinct, 2020-2021</i> (prepared for the City of Subiaco by Hocking Heritage + Architecture, October 2019, adopted by the City of Subiaco, 22 June 2021) • 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 1903, 1905, 1910-1911, 1913-1914 & 1929-1930 (information provided by the City of Subiaco, March 2023) • Western Australian Post Office Directories, 1890s-1949 (slwa.wa.gov.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.nal.gov.au), including: <ul style="list-style-type: none"> – <i>The West Australian</i> 27 February 1936 p 20 • Metropolitan Sewerage Plan SROWA_series634_cons4156_item0185 • Historical aerial photographs, as available for selected years in the period 1948-2022, Map Viewer Plus (landgate.wa.gov.au) <p>Note: Biographical information has been based on readily available information from a range of online sources, including ancestry.com.au. 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.</p>

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<i>Name</i>	Terrace, 108 Park Street
<i>Address</i>	108 Park Street, Subiaco (Lots 1, SP 2224)
<i>Other</i>	Part of a terrace of 4 houses at 102-108 Park Street Originally part Lots 15 & 16, DP 1552
<i>Place No.</i>	InHerit database Place No. 24222
<i>Heritage Listings</i>	Local Heritage Survey – Adopted 4/02/2003
<i>Place Type</i>	Individual building/Group
<i>Photograph</i> (Greenward Consulting, March 2023)	


<i>Construction date</i>	c.1900	<i>Architectural style</i> The terrace was designed as a simple, functional building with minimal decorative detailing. It does not clearly illustrate any of the major architectural styles of the Federation era.	
<i>Construction materials</i>	<i>Walls</i> Brick - Painted brick	<i>Roof</i> Metal - Corrugated	<i>Other</i>
<i>Use</i>	<i>Current</i> Residential - Terrace	<i>Original</i> Residential - Terrace	<i>Other</i>
<i>Authenticity</i>	Medium: The authenticity of the terrace within its streetscape setting has been reduced by the painting of the brickwork and the varied treatment of the front boundaries.		
<i>Integrity</i>	High: The place continues to be used for its original purpose.		
<i>Contributory Significance</i>	<p>Considerable contribution to the assessed heritage values of the study area</p> <p>Despite the alterations to the streetscape presentation the original design of the terrace at 102-108 Park Street can still be readily understood. As a modest terrace designed for rental accommodation it helps to illustrate the diversity of residential development in this part of Subiaco in the early twentieth century.</p>		
<i>Historical Notes and Associations</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. During the 1890s property developers bought large landholdings for subdivision in the Perth metropolitan area. The original subdivisions in Subiaco were generally simple grid pattern developments with small lots suitable for occupancy by working families. However, the more elevated parts of the suburb, particularly towards Kings Park, also attracted business and professional men and some lots were later amalgamated to accommodate their larger homes and gardens. Mixed development occurred and within the Park Street Heritage Area this ranged from narrow, single storey terrace housing through to a large 2-storey house set in spacious grounds. The readily available evidence indicates that the number of houses within this area increased from around 24 in 1901 to 72 in 1906; 86 in 1910; 91 in 1915, 94 in 1920 and 13 by 1925. Development then stabilised, with 106 houses and 1 block of flats identified in 1949.</p> <p>Perth Suburban Lot 220 was subdivided as Deposited Plan 1552 in 1896 and advertised as the "Parkerville Estate". This comprised 38 lots with frontages along the eastern side of Townshend Road (between Barker and Bagot Roads), part of the southern side of Barker Road, part of Salisbury Avenue (renamed as part of Park Street in 1901) and part of the northern side of Bagot Road.</p> <p>Street numbers were not identified for Park Street until 1906, but an analysis of entries in the Post Office Directories suggests that this row of 4 attached houses was constructed across Lots 15 and 16, DP 1552, by 1901 (when the primary occupants appear to have been Charles Atkinson, James Gaull, Charles Shepherd and Ernest Cork). In the Rate Books of 1903 until at least 1929-1930 the owners were identified as A W Moullin (who was a land agent) and W Fitz James. Further research into the Certificate of Titles would be required to determine if they</p>		

	<p>owned the property at the time of construction.</p> <p>Through until the mid-twentieth century the majority of tenants only stayed here for around 1-3 years. The following lists the primary occupants for 108 Park Street at around 5 yearly intervals (based on entries in the Post Office Directories and Electoral Rolls):</p> <ul style="list-style-type: none"> – 1902 & 1905: Francis Patrick ('Frank') Murphy (telegraphist) – 1910: Robert Bowen (iron turner) – 1915: George Sherrington (motor mechanic) – 1920: Richard Hamilton Shaw (tramway employee) – 1925: Claude Townsend – 1930: Mrs Emma Coffee – 1935: Eric Watson – 1940, 1945 & 1949: Maud Ethel Thompson <p>In 1936 the row of cottages was advertised for sale as follows:</p> <p><i>AN INVESTMENT</i> <i>102 TO 108 PARK-ST., SUBIACO.</i> <i>Four Brick Houses each 2 rooms, kitchen and bathroom. Each let at 15/ per week. Price £1,100.</i></p> <p>A plan of the lot prepared in 1927 and reviewed in 1955 for the purpose of planning sewerage and water supply services shows that the original footprint of the four cottages have not changed since that time.</p> <p>Aerial photographs from the mid 20th century demonstrate that there have been minimal changes to the form and extent of these cottages apart from changes of roof cladding. In the early 1980s, 104 and 106 had red roof cladding and 102 and 108 are corrugated galvanised iron.</p> <p>102-108 Park Street was adopted on the City of Subiaco Local Heritage Survey in 2003. It has been assessed as level 2 (very important to the heritage of the City of Subiaco).</p>
	 <p>Metropolitan Sewerage Plan, Part Sheet 185, State Records Office of Western Australia (revised 1927 and 1955)</p>
<p><i>Physical Description</i></p>	<p><u>Architectural style</u></p> <p>This terrace was designed as a simple, functional building with minimal</p>


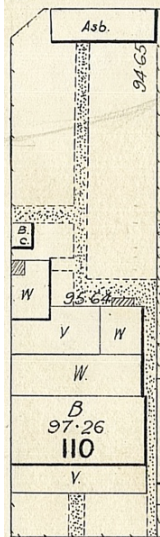
(Based on a streetscape inspection in March 2023)	<p>decorative detailing and does not clearly illustrate any of the major architectural styles of the Federation era. It provided modest rental accommodation suitable for tenants such as office workers, retail employees, skilled and unskilled tradesmen and single/widowed women.</p> <p><u>Plan form at the street frontage</u></p> <ul style="list-style-type: none"> Asymmetrical facades. Each cottage has a single fronted façade with a door on one side (alternating from left to right along the row) and a single window to the front room. <p><u>Roof form and materials</u></p> <p>Each house has a:</p> <ul style="list-style-type: none"> Separate hipped roof clad with corrugated metal sheeting. Parapet wall with rounded head on either side (shared with the abutting dwelling). Centrally located chimney, with painted brick faces and a rendered moulded cap. Bull-nosed verandah roof. <p><u>Wall materials and finishes to the main facade</u></p> <p>Each house has a:</p> <ul style="list-style-type: none"> Painted brick facade. <p><u>Other detailing to main facade</u></p> <p>Each house has a:</p> <ul style="list-style-type: none"> Row of stucco eaves brackets. Entry door with highlight. Iron lace verandah brackets and frieze (matching along the row). Full-height niche to the parapet wall at either end of the verandah. Double-hung window set over a plain rectangular sill. Plain rendered window sills. Each house is painted a different colour. The window to 102 Park Street has been framed by timber bi-fold shutters. <p><u>Streetscape setting</u></p> <ul style="list-style-type: none"> House set back approximately 2.45m from the Park Street frontage. The overall width of the row is approximately 20m, divided into house widths of approximately 5m. The front yard of 108 Park Street enclosed by a high courtyard wall. <p><u>General Condition</u> (as viewed from the street)</p> <p>Good.</p>
<i>References</i>	<ul style="list-style-type: none"> <i>Local Heritage Survey of the Triangle Precinct, 2020-2021</i> (prepared for the City of Subiaco by Hocking Heritage + Architecture, October 2019, adopted by the City of Subiaco, 22 June 2021) Perth 18-52. Suburb of Subiaco. Plan of Subiaco showing all subdivisions & DP Nos., Battye Library, series235_cons3868_item354 (dating from c.1896-1897)

	<ul style="list-style-type: none">• City of Subiaco Rate Books 1903, 1905, 1910-1911, 1913-1914 & 1929-1930 (information provided by the City of Subiaco, March 2023)• Western Australian Post Office Directories, 1890s-1949 (slwa.wa.gov.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.nal.gov.au), including:<ul style="list-style-type: none">– <i>The West Australian</i> 27 February 1936 p 20• Metropolitan Sewerage Plan SROWA_series634_cons4156_item0185• Historical aerial photographs, as available for selected years in the period 1948-2022, Map Viewer Plus (landgate.wa.gov.au) <p>Note: Biographical information has been based on readily available information from a range of online sources, including ancestry.com.au. 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.</p>
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<i>Name</i>	House, 110 Park Street		
<i>Address</i>	110 Park Street, Subiaco (Lot 14, DP 1552)		
<i>Other</i>	-		
<i>Place No.</i>	-		
<i>Heritage Listings</i>	-		
<i>Place Type</i>	Individual building		
<i>Photograph</i> (Greenward Consulting, March 2023)			
<i>Construction date</i>	c.1896-1902	<i>Architectural style</i> This was designed as a simple symmetrical cottage and does not clearly represent any major architectural styles of the period.	
<i>Construction materials</i>	<i>Walls</i> Brick - Painted brick	<i>Roof</i> Metal - Corrugated	<i>Other</i>
<i>Use</i>	<i>Current</i> Residential - Single storey	<i>Original</i> Residential - Single storey	<i>Other</i>
<i>Authenticity</i>	Medium: The authenticity of the house within its streetscape setting has been reduced by the painting of the brickwork. The presentation to the street has been diminished by the construction of high courtyard wall to the front boundary.		
<i>Integrity</i>	High: The place continues to be used for its original purpose		
<i>Contributory Significance</i>	Some contribution to the assessed heritage values of the study area		
<i>Historical</i>	Subiaco's population increased significantly in the 1890s due to an economic		

Notes and Associations	<p>depression in the eastern states and the discovery of gold in Western Australia. During the 1890s property developers bought large landholdings for subdivision in the Perth metropolitan area. The original subdivisions in Subiaco were generally simple grid pattern developments with small lots suitable for occupancy by working families. However, the more elevated parts of the suburb, particularly towards Kings Park, also attracted business and professional men and some lots were later amalgamated to accommodate their larger homes and gardens. Mixed development occurred and within the Park Street Heritage Area this ranged from narrow, single storey terrace housing through to a large 2-storey house set in spacious grounds. The readily available evidence indicates that the number of houses within this area increased from around 24 in 1901 to 72 in 1906; 86 in 1910; 91 in 1915, 94 in 1920 and 13 by 1925. Development then stabilised, with 106 houses and 1 block of flats identified in 1949.</p> <p>Perth Suburban Lot 220 was subdivided as Deposited Plan 1552 in 1896 and advertised as the “Parkerville Estate”. This comprised 38 lots with frontages along the eastern side of Townshend Road (between Barker and Bagot Roads), part of the southern side of Barker Road, part of Salisbury Avenue (renamed as part of Park Street in 1901) and part of the northern side of Bagot Road.</p> <p>The Post Office Directories did not include street numbers for Subiaco before 1906, but the Biglowe family were identified as residents of Salisbury Avenue/Park Street in 1897 (at this time a newspaper advertisement referred to Mrs Biglowe’s address as Salisbury Avenue, off Townshend Road); 1899-1900 (exact location not determined); (not listed as a resident of Subiaco in 1901); c.1902-1917 (the Rate Books confirm that G Biglowe was the owner occupier of Lot 14 from at least 1903).</p> <p>George Biglowe (c.1863-1927) (carrier) and Eleanor Locke (c.?-1926) were married in Victoria in c.1889 and had one son, Sidney. George and Eleanor moved to North Perth in c.1917 and the next long-term owner/occupiers were Alexander Herbert Woodgate (c.1876-1938) (assurance superintendent) and Alice Mary Woodgate (nee Campbell) (c.1882-1966), who had married in Perth in 1899. This couple lived here in c.1920-1936, after which they moved to 128 Townshend Road. In October 1938 Alexander’s obituary provided the following information about his contribution to the community:</p> <p><i>For the past 15 years he had been a member of the Subiaco Municipal Council. The late Mr. Woodgate had long been connected with the Infant Health Association, including some years as treasurer of the State council. In his youth he was well known as an athlete and playing member of the Subiaco Football Club and he won a number of trophies as a member of the Subiaco Volunteer Fire Brigade. He represented the Subiaco Municipal Council on the Local Governing Bodies' Analytical Committee.</i></p> <p>An analysis of a historical Metropolitan Sewerage Plan (dated 1927, updated 1955) and historical aerial photographs indicates that the former lean-tos at the rear of the house were redeveloped with a large addition in the late 1970s. The footprint of the original front portion of the house remains clearly recognisable.</p>
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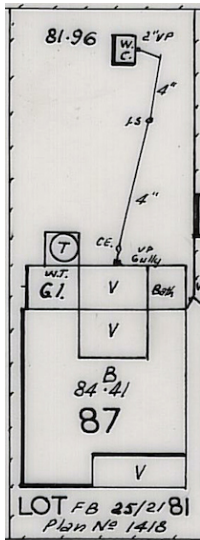
	 <p>Metropolitan Sewerage Plan, Part Sheet 185, State Records Office of Western Australia (revised 1927 and 1955)</p>
<p><i>Physical Description</i> (Based on a streetscape inspection in March 2023)</p>	<p>Note: Views to the main façade are restricted by the high courtyard wall across the front of the property and the garden planting. The following description is based elements that can be seen above the height of the wall and in oblique glimpses through the gate.</p> <p><u>Architectural style</u></p> <p>This simple symmetrical cottage and does not clearly represent any major architectural styles of the period. It was designed to a scale and form generally considered suitable for occupiers such as office workers, retail employees and both skilled and unskilled tradesmen.</p> <p><u>Plan form at the street frontage</u></p> <ul style="list-style-type: none"> • Simple symmetrical facade. <p><u>Roof form and materials</u></p> <ul style="list-style-type: none"> • Hipped roof clad with corrugated metal sheeting. • Hipped bull-nosed verandah roof. <p><u>Wall materials and finishes to the main facade</u></p> <ul style="list-style-type: none"> • Painted brick (originally tuck-pointed). <p><u>Other detailing to main facade</u></p> <ul style="list-style-type: none"> • Centrally located entrance door. Traditional moulded architraves, highlight and single sidelight. • French doors opening to both of the front rooms. • Turned timber verandah posts, iron lace brackets and iron lace frieze (partly concealed by jasmine trailing across the front of the verandah). <p><u>Streetscape setting</u></p> <ul style="list-style-type: none"> • House set back approximately 3.4m from the Park Street frontage. • Lot width approximately 10.1m. • Side setback of approximately 800mm to eastern boundary. Zero setback to laneway on western side. • Front yard enclosed by a high courtyard fence and garden planting.

	<p><u>General Condition</u> (as viewed from the street)</p> <p>Good.</p>
References	<ul style="list-style-type: none"> 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 1903, 1905, 1910-1911, 1913-1914 & 1929-1930 (information provided by the City of Subiaco, March 2023) Western Australian Post Office Directories, 1890s-1949 (slwa.wa.gov.au) Electoral Rolls (scanned copies of selected years available at ancestry.com.au) <i>The demographics of Subiaco in 1910: Who was living here, what did they do for a living, what were their relationships and did they stay or leave?</i> A private research paper prepared by Annette Green 2017-2022, copy held by the City of Subiaco Museum. Various newspaper notices and advertisements relating this property and/or the occupants of the house (trove.nal.gov.au), including: <ul style="list-style-type: none"> <i>The West Australian</i> 2 February 1897 p 8 <i>The West Australian</i> 17 October 1938, p 13 Metropolitan Sewerage Plan SROWA_series634_cons4156_item0185 Historical aerial photographs, as available for selected years in the period 1948-2022, Map Viewer Plus (landgate.wa.gov.au) <p>Note: Biographical information has been based on readily available information from a range of online sources, including ancestry.com.au. 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.</p>


5.10 87-141 TOWNSHEND ROAD

<i>Name</i>	House, 87 Townshend Road		
<i>Address</i>	87 Townshend Road, Subiaco (Lot 81, DP 1088)		
<i>Other</i>	“Oranmore” (house name used in newspaper advertisements in 1904-1905)		
<i>Place No.</i>	-		
<i>Heritage Listings</i>	-		
<i>Place Type</i>	Individual building		
<i>Photograph</i> (Greenward Consulting, June 2023)			
<i>Construction date</i>	c.1902	<i>Architectural style</i> Federation Queen Anne (selected elements, commensurate with the size/nature of the place)	
<i>Construction materials</i>	<i>Walls</i> Brick - Painted brick	<i>Roof</i> Metal - Corrugated	<i>Other</i> Brick - rendered
<i>Use</i>	<i>Current</i> Residential - Single storey	<i>Original</i> Residential - Single storey	<i>Other</i>
<i>Authenticity</i>	Medium: Some elements of the facade have been altered, including the application of paint to the face brickwork. However, the form, scale and general style of the place can still be readily understood (noting that the current verandah and roof cladding were informed by evidence of original detailing).		
<i>Integrity</i>	High: The place continues to be used for its original purpose		
<i>Contributory Significance</i>	Some contribution to the assessed heritage values of the study area		


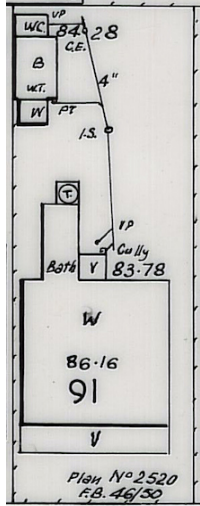
<p><i>Historical Notes and Associations</i></p>	<p>Subiaco's population increased significantly in the 1890s due to an economic depression in the eastern states and the discovery of gold in Western Australia. During the 1890s property developers bought large landholdings for subdivision in the Perth metropolitan area. The original subdivisions in Subiaco were generally simple grid pattern developments with small lots suitable for occupancy by working families. However, the more elevated parts of the suburb, particularly towards Kings Park, also attracted business and professional men and some lots were later amalgamated to accommodate their larger homes and gardens. Mixed development occurred and within the Park Street Heritage Area this ranged from narrow, single storey terrace housing through to a large 2-storey house set in spacious grounds. The readily available evidence indicates that the number of houses within this area increased from around 24 in 1901 to 72 in 1906; 86 in 1910; 92 in 1915, 94 in 1920 and 103 by 1925. Development then stabilised, with 106 houses and 1 block of flats identified in 1949.</p> <p>Perth Suburban Lots 205 to 207 were subdivided as Deposited Plan 1088 and advertised for sale from around April 1895. This subdivision, known as the Berrybrow Estate, comprised 106 lots of which Lot 81 was later developed as 87 Townshend Road.</p> <p>A matching pair of houses appear to have been built on Lots 80 and 81 (#s 83 and 87) Townshend Road by 1903, at which time the Rate Books recorded the owner as L Burke. Laurence Burke (c.1853-1916) was an Irish immigrant who had married Bridget Forristal (c.1854-1939) in Victoria in 1895. This couple lived at 87 Townshend Road in c.1904-1908 during which time Burke's occupation was listed in the Electoral Rolls as 'speculator'. In various newspaper advertisements placed in 1904 and 1905, L Burke's house in Townshend Road, Subiaco, was referred to as 'Oranmore' (named after a town in County Galway, Ireland).</p> <p>83 and 87 Townshend Road were both offered for sale in October 1923, at which time they were listed as "<i>containing 4 rooms and kitchen, together with all the conveniences of the district.</i>" There was a regular turn-over of occupants prior to this time, and a review of the Post Office Directories at approximately 5-yearly intervals (together with reference to contemporary Electoral Rolls) indicates that some of the residents of #87 included:</p> <ul style="list-style-type: none"> – 1910: William Francis Campbell (carpenter) – 1915: William Holmes (clerk) – 1920: Arthur Thompson <p>The first longer-term residents of 87 Townshend Road were members of the Brady family. Thomas Edward Brady (c.1900-1939) (tramway employee) was living here with his widowed mother, Ellen (c.1865-1933) by 1925. He married Edna Earl Marsh (c.1902-1991) in c.1931 and this remained their family home until around the time of his death in March 1939. The property was then occupied by Francis Bertram Webber (storeman) and Mary Jane Webber until c.1949.</p> <p>An analysis of the historical Metropolitan Sewerage Plan and historical aerial photographs indicates that the house was progressively extended to the rear from the mid-twentieth century. In 2019 the rear additions were replaced; the 1960s concrete roof tiles were replaced with corrugated metal sheeting; and the verandah was reconstructed based on available evidence about the original form</p>
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	(replacing an unsympathetic raked, tiled verandah). The footprint of the original front portion of the house remains clearly recognisable.
	 <p>Metropolitan Sewerage Plan, Part Sheet 180, State Records Office of Western Australia</p>
<p><i>Physical Description</i> (Based on a streetscape inspection in June 2023)</p>	<p><u>Architectural style</u></p> <p>87 Townshend Road features detailing derived from the Federation Queen Anne style. It was designed to a scale and form generally considered suitable for occupiers such as office workers, retail employees and skilled tradesmen.</p> <p><u>Plan form at the street frontage</u></p> <ul style="list-style-type: none"> • Asymmetrical facade. • Projecting wing on the southern side. • Abutting verandah extending across the remainder of the frontage. <p><u>Roof form and materials</u></p> <ul style="list-style-type: none"> • Hipped-gable roof clad with corrugated metal sheeting. • Prominent verge gable over the projecting wing, finished with plain rough-cast render. • Face brick chimney with contrasting rendered detailing towards the rear of the original portion of the house. • Hipped, bull-nose verandah roof. • Raked window awning featuring plain timber battens to the triangular side panels and curved timber brackets. <p><u>Wall materials and finishes to the main facade</u></p> <ul style="list-style-type: none"> • Painted brickwork up to approximately 1.8m (originally tuck-pointed face brick). • Two plain rendered string-courses, one at window sill height and the other at the top of the painted brickwork. • Roughcast rendered finish to the wall surfaces above the top stringcourse. <p>Note: the application of roughcast render to the upper part of the façade was more common for Subiaco houses built in the early interwar period. It has not been determined if this feature was part of a later renovation.</p>


	<ul style="list-style-type: none"> • Moulded rendered cornice extending over the width of the window awning. <p><u>Other detailing to main facade</u></p> <ul style="list-style-type: none"> • 5-panel entrance door abutting the projecting wing. Highlight and narrow sidelights with stained glass panels. • Triple double-hung window set under the raked window hood to the projecting wing. This features a wide central sash, flanked by narrow sashes. • Single double hung window under the verandah. • Projecting moulded, rendered window sills and decorative, rendered under-sill panels. • Turned timber verandah posts and timber frieze, the latter featuring chamfered balustrettes. <p><u>Streetscape setting</u></p> <ul style="list-style-type: none"> • House set back approximately 2.9m from the Townshend Road frontage. • Narrow walkways along either side of the house. • Lot width approximately 10.6m. • Front yard enclosed by a modern concrete and metal fence. <p><u>General Condition</u> (as viewed from the street)</p> <ul style="list-style-type: none"> • Good
<i>References</i>	<ul style="list-style-type: none"> • Perth 18-52. Suburb of Subiaco. Plan of Subiaco showing all subdivisions & DP Nos., Battye Library, series235_cons3868_item354 (dating from c.1896-1897) • Western Australian Post Office Directories, 1890s-1949 (slwa.wa.gov.au) • City of Subiaco Rate Books 1903, 1909-1910 & 1912-1913 (information provided by the City of Subiaco, June 2023) • Electoral Rolls (scanned copies of selected years available at ancestry.com.au) • Information about the 2019 building works (and their historical context) provided by the property owners in an email to the City of Subiaco dated 21 August 2023. • Various newspaper notices and advertisements relating this property and/or the occupants of the house (trove.nal.gov.au), including: <ul style="list-style-type: none"> – <i>The West Australian</i> 28 September 1904 p 9 – <i>The West Australian</i> 26 October 1905 p 16 – <i>The West Australian</i> 12 October 1923 p 2 • Metropolitan Sewerage Plan SROWA_series634_cons4156_item0180 • Historical aerial photographs, as available for selected years in the period 1948-2022, Map Viewer Plus (landgate.wa.gov.au) <p>Note: Biographical information has been based on readily available information from a range of online sources, including contemporary newspaper items and ancestry.com.au. 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.</p>

<i>Name</i>	House, 91 Townshend Road		
<i>Address</i>	91 Townshend Road, Subiaco (Lot 82, DP 1088)		
<i>Other</i>	-		
<i>Place No.</i>	InHerit database Place No.24300		
<i>Heritage Listings</i>	Local Heritage Survey - Adopted 4/02/2003		
<i>Place Type</i>	Individual building		
<i>Photograph</i> (Greenward Consulting, June 2023)			
<i>Construction date</i>	c.1902	<i>Architectural style</i> This simple weatherboard cottage does not clearly illustrate any of the major architectural styles of the early twentieth century.	
<i>Construction materials</i>	<i>Walls</i> Timber - Weatherboard	<i>Roof</i> Metal - Corrugated	<i>Other</i>
<i>Use</i>	<i>Current</i> Residential - Single storey	<i>Original</i> Residential - Single storey	<i>Other</i>
<i>Authenticity</i>	High: The original external detailing and form of the building (as viewed from the street) appears to be largely intact and/or sympathetically restored/renovated.		
<i>Integrity</i>	High: The place continues to be used for its original purpose		
<i>Contributory Significance</i>	Considerable contribution to the assessed heritage values of the study area This simple timber cottage helps to illustrate the diversity of housing built in Subiaco in the early twentieth century.		


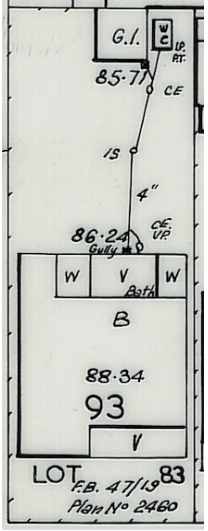
<p><i>Historical Notes and Associations</i></p>	<p>Subiaco's population increased significantly in the 1890s due to an economic depression in the eastern states and the discovery of gold in Western Australia. During the 1890s property developers bought large landholdings for subdivision in the Perth metropolitan area. The original subdivisions in Subiaco were generally simple grid pattern developments with small lots suitable for occupancy by working families. However, the more elevated parts of the suburb, particularly towards Kings Park, also attracted business and professional men and some lots were later amalgamated to accommodate their larger homes and gardens. Mixed development occurred and within the Park Street Heritage Area this ranged from narrow, single storey terrace housing through to a large 2-storey house set in spacious grounds. The readily available evidence indicates that the number of houses within this area increased from around 24 in 1901 to 72 in 1906; 86 in 1910; 92 in 1915, 94 in 1920 and 103 by 1925. Development then stabilised, with 106 houses and 1 block of flats identified in 1949.</p> <p>Perth Suburban Lots 205-207 were subdivided as Deposited Plan 1088 and advertised for sale from around April 1895. This subdivision, known as the Berrybrow Estate, comprised 106 lots of which Lot 82 was later developed as 91 Townshend Road.</p> <p>A house had been built on this site by 1903, when the Rate Books recorded the owner as C J Coode and the occupant as Mrs G Green. Georgina Easton Thompson (c.1860-1955) had married Michael Green in Victoria in c.1878 they had at least 5 children in the period c.1880-1890: Christina Victoria (Chrissie)(c.1880-1899); William Davis (Charlie/Will)(c.1882-1939); Catherine May (Katie)(c.1884-1960); Uriah (Hugh) (c.1887-1951); and Claribel Maude (Clarrie)(c.1890-1968). Based on information in William's obituary it seems that Georgina had been widowed prior to c.1899, when she moved to Western Australia with her 4 younger children.</p> <p>In the Electoral Rolls of 1917, the residents of this modest cottage were listed as Georgina (widow), William (carter), Hugh (tuck pointer) and Claribel (boot machinist). The cottage was also being shared by William Hanson Ford (c.1866-1939) (plasterer) and his two children, Winifred Blanch ('Winnie') (domestic) (c.1893-1930) and Ira Samuel (labourer)(c.1900-1971). Later newspaper notices described William Ford (who appears to have lived here from the early twentieth century) as a <i>"lifelong friend of Mrs Green and family"</i>, while Winifred and Ira were described as her foster children.</p> <p>Claribel moved away after her marriage in 1920, but Georgina Green, her sons William and Uriah, William Ford and his daughter, Winifred, all remained here for most (if not all) of the rest of their lives. Ira also lived here for much of the time prior to his marriage in 1953.</p> <p>An analysis of the historical Metropolitan Sewerage Plan and historical aerial photographs indicates that the roof was re-clad in c.1995-2000 and rear additions were constructed in c.2002-2003. The extent and form of the original residence are still clearly evident.</p> <p>91 Townshend Road was adopted on the City of Subiaco Local Heritage Survey in 2003. It has been assessed as level 3 (contributes to the heritage of the City of Subiaco).</p>
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	 <p>Metropolitan Sewerage Plan, Part Sheet 180, State Records Office of Western Australia</p>
<p><i>Physical Description</i> (Based on a streetscape inspection in March 2023)</p>	<p><u>Architectural style</u></p> <p>91 Townshend Road was designed as simple weatherboard cottage and does not represent any of the major architectural styles. It was designed to a scale and form generally considered suitable for occupiers such as office workers, retail employees and both skilled and unskilled tradesmen.</p> <p><u>Plan form at the street frontage</u></p> <ul style="list-style-type: none"> Symmetrical façade, featuring a central entrance door, flanked by windows to each of the front rooms. <p><u>Roof form and materials</u></p> <ul style="list-style-type: none"> Hipped roof clad with corrugated metal sheeting. Separate hipped-bullnose verandah roof. Two rendered brick chimneys. <p><u>Wall materials and finishes to the main facade</u></p> <ul style="list-style-type: none"> Square-edged weatherboards. <p><u>Other detailing to main facade</u></p> <ul style="list-style-type: none"> Centrally located 6-panel entrance door, with a highlight and narrow textured glass sidelights. Triple double-hung window to each of the front rooms, each featuring a wide central sash flanked by narrow sashes. Verandah detailed with chamfered square timber posts and carved timber brackets. <p><u>Streetscape setting</u></p> <ul style="list-style-type: none"> House set back approximately 2.8m from the Townshend Road frontage. Approximately 1m setback from the northern boundary and zero setback to the southern boundary. Lot width approximately 10.6. Front yard enclosed by a scalloped picket fence. <p><u>General Condition</u> (as viewed from the street)</p> <ul style="list-style-type: none"> Good


<i>References</i>	<ul style="list-style-type: none">• Perth 18-52. Suburb of Subiaco. Plan of Subiaco showing all subdivisions & DP Nos., Battye Library, series235_cons3868_item354 (dating from c.1896-1897)• Western Australian Post Office Directories, 1890s-1949 (slwa.wa.gov.au)• Electoral Rolls (scanned copies of selected years available at ancestry.com.au)• City of Subiaco Rate Books 1903, 1909-1910 & 1912-1913 (information provided by the City of Subiaco, June 2023)• Various newspaper notices and advertisements relating this property and/or the occupants of the house (trove.nal.gov.au), including:<ul style="list-style-type: none">– <i>The West Australian</i> 23 June 1930 p 1– <i>The West Australian</i> 14 September 1939 p 1– <i>The West Australian</i> 20 January 1940 p 14• Metropolitan Sewerage Plan SROWA_series634_cons4156_item0180• Historical aerial photographs, as available for selected years in the period 1948-2022, Map Viewer Plus (landgate.wa.gov.au) <p>Note: Biographical information has been based on readily available information from a range of online sources, including contemporary newspaper items and ancestry.com.au. 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.</p>
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<i>Name</i>	House, 93 Townshend Road		
<i>Address</i>	93 Townshend Road, Subiaco (corner Barker Road) (Lot 83, DP 1088)		
<i>Other</i>	-		
<i>Place No.</i>	InHerit database Place No.24301		
<i>Heritage Listings</i>	Local Heritage Survey - Adopted 4/02/2003		
<i>Place Type</i>	Individual building		
<i>Photograph</i> (Greenward Consulting, June 2023)			
<i>Construction date</i>	c.1902	<i>Architectural style</i> Federation Queen Anne (selected elements, commensurate with the size/nature of the place)	
<i>Construction materials</i>	<i>Walls</i> Brick - Pointed brick	<i>Roof</i> Metal - Corrugated	<i>Other</i>
<i>Use</i>	<i>Current</i> Residential - Single storey	<i>Original</i> Residential - Single storey	<i>Other</i>
<i>Authenticity</i>	High: The original external form and detailing of the original building is largely intact.		
<i>Integrity</i>	High: The place continues to be used for its original purpose		
<i>Contributory Significance</i>	Considerable contribution to the assessed heritage values of the study area This is a good representative example of the traditional materials, detailing and general streetscape character of the houses built for Subiaco's 'middle-class' residents in the early twentieth century.		


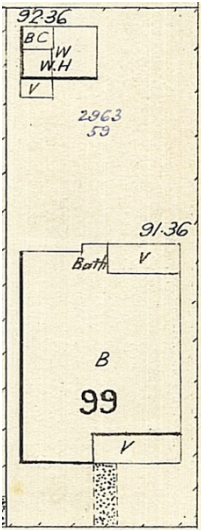
<p><i>Historical Notes and Associations</i></p>	<p>Subiaco's population increased significantly in the 1890s due to an economic depression in the eastern states and the discovery of gold in Western Australia. During the 1890s property developers bought large landholdings for subdivision in the Perth metropolitan area. The original subdivisions in Subiaco were generally simple grid pattern developments with small lots suitable for occupancy by working families. However, the more elevated parts of the suburb, particularly towards Kings Park, also attracted business and professional men and some lots were later amalgamated to accommodate their larger homes and gardens. Mixed development occurred and within the Park Street Heritage Area this ranged from narrow, single storey terrace housing through to a large 2-storey house set in spacious grounds. The readily available evidence indicates that the number of houses within this area increased from around 24 in 1901 to 72 in 1906; 86 in 1910; 92 in 1915, 94 in 1920 and 103 by 1925. Development then stabilised, with 106 houses and 1 block of flats identified in 1949.</p> <p>Perth Suburban Lots 205-207 were subdivided as Deposited Plan 1088 and advertised for sale from around April 1895. This subdivision, known as the Berrybrow Estate, comprised 106 lots of which Lot 83 was later developed as 93 Townshend Road.</p> <p>The first confirmed occupants of this house were Daniel Basil Dynon (of John Dynon & Co, 'Importers of China, Glass and Earthenware') and his wife, Elizabeth, who were living here in 1903. At that time the Rate Books identified the owner as G Guthrie (sic), changing to H Guthrie by 1910.</p> <p>The readily available evidence suggests that the person who developed 93 Townshend Road was Henry (aka Harry) Guthrie (c.1868-1946), a builder/contractor of Perth. It also seems likely that this was the newly built villa advertised for sale in May 1902:</p> <p style="padding-left: 40px;"><i>VILLA, for Sale, new, brick. 4 rooms, hall, kitchen, and bath, corner of Townsend and Barker rds., Subiaco, near train. Apply H. Guthrie, 38 John-street, West Perth.</i></p> <p>The property had a regular turn-over of occupants through until 1920. A review of the Post Office Directories at approximately 5-yearly intervals (together with reference to contemporary Electoral Rolls) indicates that some of the residents during this period included:</p> <ul style="list-style-type: none"> – 1905: Elizabeth Ferguson Mrs Ferguson lived here for a short time only, c.1905. – 1910: William Bache (miner) William lived here in c.1908-1912, sharing the house for at least part of this time with 2 of his adult children, Clifford and Emily. – 1915 & 1920: Walter Henry Ing (signalman) Walter lived here in c.1914-1920, sharing the house with his wife, Hannah. <p>The first long-term occupants were members of the Hudson family. Arthur Hudson (c.1888-1984) (boat builder) and Muriel 'Rose' Lawrence (c.1894-1979) were married in Perth in c.1912 and they had at least one child, Lillian (c.1914). In 1913, Arthur went into partnership with his brother, George, establishing Hudson Brothers, Boat Builders near the old William Street jetty in Perth, and this firm continued to operate until c.1938. Arthur and Rose settled at 93</p>
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	<p>Townshend Road in c.1920 and remained here for the rest of their married lives. Arthur was still listed at this address in the Electoral Rolls of 1980.</p> <p>An analysis of the historical Metropolitan Sewerage Plan and historical aerial photographs indicates that the house was extended to the rear and the roof reclad in the 1980s, and that further renovations/additions were undertaken in 2019. The extent and form of the original residence are still clearly evident.</p> <p>93 Townshend Road was adopted on the City of Subiaco Local Heritage Survey in 2003. It has been assessed as level 3 (contributes to the heritage of the City of Subiaco).</p>
	 <p>Metropolitan Sewerage Plan, Part Sheet 180, State Records Office of Western Australia</p>
<p><i>Physical Description</i> (Based on a streetscape inspection in March 2023)</p>	<p><u>Architectural style</u></p> <p>93 Townshend Road features detailing derived from the Federation Queen Anne style. It was designed to a scale and form generally considered suitable for occupiers such as professional men, office workers, retail employees and skilled tradesmen.</p> <p><u>Plan form at the street frontage</u></p> <ul style="list-style-type: none"> • Asymmetrical facade. • Projecting wing on the southern side. • Abutting verandah extending across the remainder of the frontage. <p><u>Roof form and materials</u></p> <ul style="list-style-type: none"> • Hipped-gable roof clad with corrugated metal sheeting. • Prominent verge gable over the projecting wing, finished with rough-cast render, and set with a pattern of vertical and diagonal timber battens. • Moulded eaves brackets and moulded cornice framing the projecting baseline of the gable. • Two face brick chimneys with contrasting rendered detailing. • Bull-nose verandah roof. <p><u>Wall materials and finishes to the main facade</u></p> <ul style="list-style-type: none"> • Tuck-pointed face brick. • Moulded string-course at mid-window height, featuring an alternating


	<p>acanthus leaf pattern.</p> <ul style="list-style-type: none"> • Plain string-course at window sill height. • Simple rendered frame rising around the top of each opening, above the level of the moulded string course. • Plain face brickwork to the secondary Barker Road façade. <p><u>Other detailing to main facade</u></p> <ul style="list-style-type: none"> • Entrance door abutting the projecting wing. This features traditional moulded architraves, highlights and sidelights with stained glass panels. • Two double-hung windows to the projecting wing, set over a continuous moulded sill and decorative under-sill panel. The rendered panel around the top of each of these windows features a moulded drip line to the outer edges. • Two double-hung windows under the verandah, set over a continuous moulded sill and decorative under-sill panel. • Chamfered square timber verandah posts. • Single double-hung window to the secondary Barker Road façade, with a rendered rectangular sill. <p><u>Streetscape setting</u></p> <ul style="list-style-type: none"> • House set back approximately 3.4m from the Townshend Road frontage. • House built up to the Barker Road boundary. Narrow setback to the northern boundary. • Lot width approximately 10.6m. • Front yard enclosed by a picket fence. <p><u>General Condition</u> (as viewed from the street)</p> <ul style="list-style-type: none"> • Good
<i>References</i>	<ul style="list-style-type: none"> • Perth 18-52. Suburb of Subiaco. Plan of Subiaco showing all subdivisions & DP Nos., Battye Library, series235_cons3868_item354 (dating from c.1896-1897) • Western Australian Post Office Directories, 1890s-1949 (slwa.wa.gov.au) • Electoral Rolls (scanned copies of selected years available at ancestry.com.au) • City of Subiaco Rate Books 1903, 1909-1910 & 1912-1913 (information provided by the City of Subiaco, June 2023) • Various newspaper notices and advertisements relating this property and/or the occupants of the house (trove.nal.gov.au), including: <i>The West Australian</i> 26 May 1902 p 4 • Metropolitan Sewerage Plan SROWA_series634_cons4156_item0180 • Historical aerial photographs, as available for selected years in the period 1948-2022, Map Viewer Plus (landgate.wa.gov.au) <p>Note: Biographical information has been based on readily available information from a range of online sources, including contemporary newspaper items and ancestry.com.au. 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.</p>

<i>Name</i>	House, 97 Townshend Road		
<i>Address</i>	97 Townshend Road, Subiaco (corner Bagot Road) (Lot 8, DP 1535)		
<i>Other</i>	While this is described as 97 Townshend Road in Landgate records the street number on the property describes it as 99 Townshend Road. The latter is also the number it was known by until at least the mid-twentieth century.		
<i>Place No.</i>	-		
<i>Heritage Listings</i>	-		
<i>Place Type</i>	Individual building		
<i>Photograph</i> (Greenward Consulting, March 2023)			
<i>Construction date</i>	c.1902	<i>Architectural style</i> The original detailing of the house has been partly obscured by the rendering of the façade, but the surviving evidence suggests that it was probably influenced by the Federation Queen Anne style.	
<i>Construction materials</i>	<i>Walls</i> Brick - Rendered brick	<i>Roof</i> Metal - Corrugated	<i>Other</i>
<i>Use</i>	<i>Current</i> Residential - Two storey	<i>Original</i> Residential - Single storey	<i>Other</i>
<i>Authenticity</i>	Medium to Low: The form and scale of the house can still be readily understood, but its authenticity has been diminished by the rendering of the street facades, the replacement of the front windows, and the alterations to the roofline.		
<i>Integrity</i>	High: The place continues to be used for its original purpose		
<i>Contributory</i>	Some contribution to the assessed heritage values of the study area		


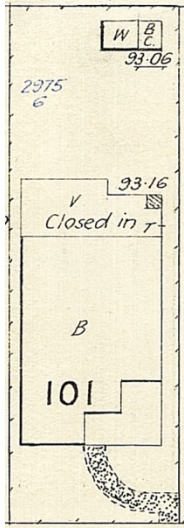
<i>Significance</i>	
<i>Historical Notes and Associations</i>	<p>Subiaco's population increased significantly in the 1890s due to an economic depression in the eastern states and the discovery of gold in Western Australia. During the 1890s property developers bought large landholdings for subdivision in the Perth metropolitan area. The original subdivisions in Subiaco were generally simple grid pattern developments with small lots suitable for occupancy by working families. However, the more elevated parts of the suburb, particularly towards Kings Park, also attracted business and professional men and some lots were later amalgamated to accommodate their larger homes and gardens. Mixed development occurred and within the Park Street Heritage Area this ranged from narrow, single storey terrace housing through to a large 2-storey house set in spacious grounds. The readily available evidence indicates that the number of houses within this area increased from around 24 in 1901 to 72 in 1906; 86 in 1910; 91 in 1915, 94 in 1920 and 13 by 1925. Development then stabilised, with 106 houses and 1 block of flats identified in 1949.</p> <p>Perth Suburban Lot 221 was subdivided as Deposited Plan 1535 in 1896 and advertised as the "Salisbury Estate". This comprised 42 lots, including 14 lots along the western side of Townshend Road between Barker and Bagot Road. Lot 8 had been developed by 1903, when the Subiaco Rate Books identified the owner as G F Loeffler and the occupant as 'Dunstan'. However, the property wasn't listed in the Post Office Directories until 1905.</p> <p>The house had a high turn-over of occupants during the first half of the twentieth century, with the majority of occupants only remaining here for about 1-4 years - which suggests that it was primarily being used as a rental property. A review of the Post Office Directories at 5-yearly intervals (together with reference to contemporary Electoral Rolls) indicates that some of the other primary residents included:</p> <ul style="list-style-type: none"> – 1905: Thomas Delbridge – 1910: Morton Christian Bryce (plasterer) In 1909-1911 the Rate Books identified the owner as E Lennon. – 1915: Catherine Howard (widow) and Edwin Ellis Howard (grocer) – 1920: Michael James Kelly (bricklayer) – 1925: Hilda Catherine Grigg – 1930: Percival James Clegg (photographer) – 1935: listed as vacant in the Post Office Directory – 1940 & 1949: Elizabeth Alice Murrihy (widow) <p>An analysis of a historical Metropolitan Sewerage Plan (dated 1927, updated 1955) and historical aerial photographs indicates that this house was enlarged with rear and attic additions in c.2005.</p>

	 <p>Metropolitan Sewerage Plan, Part Sheet 185, State Records Office of Western Australia (revised 1927 and 1955)</p>
<p><i>Physical Description</i> (Based on a streetscape inspection in March 2023)</p>	<p><u>Architectural style</u></p> <p>The original detailing of the house has been partly obscured by the rendering of the façade, but the surviving evidence suggests that it was probably influenced by the Federation Queen Anne style. It was designed to a scale and form generally considered suitable for occupiers such as office workers, retail employees and skilled tradesmen.</p> <p><u>Plan form at the street frontage</u></p> <ul style="list-style-type: none"> Asymmetrical facade. This features a projecting wing on the southern side of the main (Townshend Road) façade and a verandah across the remainder of the frontage. <p>The simple plan form was not adapted to take advantage of its corner location.</p> <p><u>Roof form and materials</u></p> <ul style="list-style-type: none"> Hipped-gabled roof clad with corrugated metal sheeting. <p>This originally had a short north-south ridgeline, which has been altered to accommodate an east-facing gablet window.</p> <ul style="list-style-type: none"> Rough-cast rendered gable set with vertical timber battens. Prominent modern gable capping. Raked verandah roof formed by an extension of the main roofline. <p>Note: The 1964 historical aerial photograph indicates that the verandah roof was previously separate to the main roof.</p> <p><u>Wall materials and finishes to the main facade</u></p> <ul style="list-style-type: none"> Rendered walls. <p>Note: Based on other houses of a similar style and period, the main façade was probably originally tuck-pointed face brick, with some contrasting rendered detailing. .</p> <p><u>Other detailing to main facade</u></p> <ul style="list-style-type: none"> Entrance door located adjacent to the projecting wing. Narrow sidelights and highlight.


	<ul style="list-style-type: none"> • Both front windows (and window sills) replaced in a mid-late twentieth century style. • Raked verandah hood to the projecting wing (modern reconstruction) • Turned timber verandah posts. <p><u>Streetscape setting</u></p> <ul style="list-style-type: none"> • House set back approximately 3.5m from the Townshend Road frontage. • Lot width approximately 122.2m. • Side setbacks of approximately 800mm. • Front yard enclosed by a scalloped timber picket fence. <p><u>General Condition</u> (as viewed from the street)</p> <p>Good.</p>
<i>References</i>	<ul style="list-style-type: none"> • 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 1903, 1909-1910 & 1914-1915 (information provided by the City of Subiaco, March 2023) • Western Australian Post Office Directories, 1890s-1949 (slwa.wa.gov.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.nal.gov.au) • Metropolitan Sewerage Plan SROWA_series634_cons4156_item0185 • Historical aerial photographs, as available for selected years in the period 1948-2022, Map Viewer Plus (landgate.wa.gov.au) <p>Note: Biographical information has been based on readily available information from a range of online sources, including ancestry.com.au. 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.</p>

<i>Name</i>	House, 101 Townshend Road		
<i>Address</i>	101 Townshend Road, Subiaco (Lot 9, DP 1535)		
<i>Other</i>			
<i>Place No.</i>	-		
<i>Heritage Listings</i>	-		
<i>Place Type</i>	Individual building		
<i>Photograph</i> (Greenward Consulting, March 2023)			
<i>Construction date</i>	c.1926	<i>Architectural style</i> While this house does not clearly represent any of the major architectural styles of the 1920s, it does include simplified elements of the Inter-War California Bungalow style. In its form and general detailing it is typical of many suburban houses in Subiaco dating from the 1920s.	
<i>Construction materials</i>	<i>Walls</i> Brick - Painted brick	<i>Roof</i> Metal - Corrugated	<i>Other</i> Brick - Rendered brick
<i>Use</i>	<i>Current</i> Residential - Single storey	<i>Original</i> Residential - Single storey	<i>Other</i>
<i>Authenticity</i>	Medium: The authenticity of the house within its streetscape setting has been reduced by the painting of the original tuck-pointed brick and the use of modern gable capping when the roof sheeting was replaced. Other than the above, the original external detailing and form of the building (as viewed from the street) appears to be largely intact and/or sympathetically restored/renovated.		
<i>Integrity</i>	High: The place continues to be used for its original purpose		


<i>Contributory Significance</i>	Some contribution to the assessed heritage values of the study area
<i>Historical Notes and Associations</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. During the 1890s property developers bought large landholdings for subdivision in the Perth metropolitan area. The original subdivisions in Subiaco were generally simple grid pattern developments with small lots suitable for occupancy by working families. However, the more elevated parts of the suburb, particularly towards Kings Park, also attracted business and professional men and some lots were later amalgamated to accommodate their larger homes and gardens. Mixed development occurred and within the Park Street Heritage Area this ranged from narrow, single storey terrace housing through to a large 2-storey house set in spacious grounds. The readily available evidence indicates that the number of houses within this area increased from around 24 in 1901 to 72 in 1906; 86 in 1910; 91 in 1915, 94 in 1920 and 13 by 1925. Development then stabilised, with 106 houses and 1 block of flats identified in 1949.</p> <p>Perth Suburban Lot 221 was subdivided as Deposited Plan 1535 in 1896 and advertised as the "Salisbury Estate". This comprised 42 lots, including 14 lots along the western side of Townshend Road between Barker and Bagot Road. An analysis of the readily available evidence suggests that a house had been built on Lot 9 by 1903, but the site was redeveloped in c.1926 when the Post Office Directory listed it as 'New House'. The first recorded resident of the house was Edward Hymus, who was listed here in c.1927.</p> <p>101 Townshend Road had a high turn-over of occupants until at least the mid-twentieth century. A review of the Post Office Directories at 5-yearly intervals (together with reference to contemporary Electoral Rolls) indicates that some of the primary residents included:</p> <ul style="list-style-type: none"> – 1930 & 1935: Thomas Henry Bath (WA Wheat Pool trustee and farmer) (former state politician, 1902-1914) <p>This was the Bath family's city residence in c.1928-1936, during which time they also had a farm near Bungulla in the Kellerberrin district. In the Electoral Rolls of 1928 the residents were listed as Thomas Bath's wife, Elizabeth Maria Bath (c.1879-1931), and two of their children, Hazel and John.</p> <ul style="list-style-type: none"> – 1940: Neal Lockwood (electrician) – 1945: John Newton Turner (retired railways employee) <p>John lived here from c.1941 until his death in September 1947, aged 80 years. As the Sharp sisters were listed here in the Electoral Rolls from as early as 1943 it is possible that they were sharing this address throughout this time.</p> <ul style="list-style-type: none"> – 1949: Jessie Sharp and Isabella Sharp <p>Members of the Sharp family lived in Subiaco on and off from c.1906. Two of the children of this family, Jessie (c.1867-1956) and Isabella (c.1872-1968) were listed at 101 Townshend Road in the Electoral Rolls of 1943 and were still listed here in 1954. Isabella had moved away by the late 1950s.</p> <p>An analysis of a historical Metropolitan Sewerage Plan (dated 1927, updated 1955) and historical aerial photographs indicates that this house has been enlarged with rear additions in at least 2 stages and that the roof cladding was</p>

	replaced in c.2008. However, the footprint of the front portion of the house has remained relatively unchanged.
	 <p>Metropolitan Sewerage Plan, Part Sheet 185, State Records Office of Western Australia (revised 1927 and 1955)</p>
<p><i>Physical Description</i> (Based on a streetscape inspection in March 2023)</p>	<p><u>Architectural style</u></p> <p>101 Townshend Road does not clearly represent any of the major architectural styles of the 1920s, but does include restrained elements of the Inter-War California Bungalow style.</p> <p>It was designed to a scale and form generally considered suitable for occupiers such as office workers, retail employees and skilled tradesmen.</p> <p><u>Plan form at the street frontage</u></p> <ul style="list-style-type: none"> Asymmetrical facade. This features a stepped façade with a corner verandah on the northern side. <p><u>Roof form and materials</u></p> <ul style="list-style-type: none"> Gabled roof clad with corrugated metal sheeting. This features a full gable over the front wall, a part gable over the first setback and a third gable facing north (over the rear portion of the house). The gables have a smooth rendered faces set with slender vertical timber battens. The main (front) gable retains traditional shaped gable boards, but the gable capping has been replaced in a modern style. Shallow hipped roof over the verandah that wraps around the north-east corner. No extant chimneys. <p><u>Wall materials and finishes to the main facade</u></p> <ul style="list-style-type: none"> Painted brick (originally tuck-pointed brick) up to about 1.8m. Rough cast render above a projecting brick stringcourse. <p><u>Other detailing to main facade</u></p> <ul style="list-style-type: none"> Triple casement window to the front wall. This is set under a raked awning with simple timber brackets; and over a raked, rendered sill. Each window is divided into 8 rectangular panes by slender timber mullions. Main entrance located at the first setback, which forms a small entry


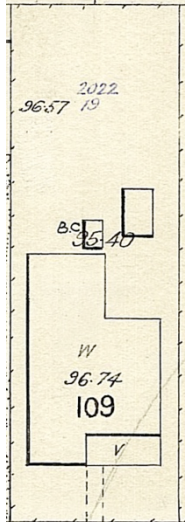
	<p>vestibule under the corner verandah.</p> <ul style="list-style-type: none"> • Entrance door framed by a highlights and half-height sidelights with leadlight glazing. • French doors opening onto the verandah from the second setback. Each leaf divided into rectangular panes by slender timber mullions. • Verandah supported on paired square posts set on rendered piers. Paired posts linked at the top by a row of vertical square balusters and framed by curved brackets. <p>Note: the verandah detailing is similar to that used for 115 Townshend Road.</p> <p><u>Streetscape setting</u></p> <ul style="list-style-type: none"> • House set back approximately 4.3m from the Townshend Road frontage. • Lot width approximately 10.1m. • Narrow side setbacks of approximately 600-800mm. • Front yard enclosed by a scalloped timber picket fence, backed by a clipped hedge. • Hard-stand parking bay on the southern side of the main frontage. <p><u>General Condition</u> (as viewed from the street)</p> <p>Good.</p>
<i>References</i>	<ul style="list-style-type: none"> • 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 1903, 1909-1910, 1913-1914 & 1914-1915 (information provided by the City of Subiaco, March 2023) • Western Australian Post Office Directories, 1890s-1949 (slwa.wa.gov.au) • Electoral Rolls (scanned copies of selected years available at ancestry.com.au) • <i>The demographics of Subiaco in 1910: Who was living here, what did they do for a living, what were their relationships and did they stay or leave?</i> A private research paper prepared by Annette Green 2017-2022, copy held by the City of Subiaco Museum. • Various newspaper notices and advertisements relating this property and/or the occupants of the house (trove.nal.gov.au), including: <ul style="list-style-type: none"> – <i>The West Australian</i> • Metropolitan Sewerage Plan SROWA_series634_cons4156_item0185 • Historical aerial photographs, as available for selected years in the period 1948-2022, Map Viewer Plus (landgate.wa.gov.au) <p>Note: Biographical information has been based on readily available information from a range of online sources, including ancestry.com.au. 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.</p>

<i>Name</i>	House, 105 Townshend Road
<i>Address</i>	105 Townshend Road, Subiaco (Lot 10, DP 1535)
<i>Photograph</i> (Greenward Consulting, March 2023)	
<i>Contributory Significance</i>	No contribution to the assessed heritage values of the street Early twenty-first century development
<i>Historical Notes</i>	An analysis of a historical Metropolitan Sewerage Plan (dated 1927, updated 1955) and historical aerial photographs (dating from 2001 to 2004) indicates that this site was fully redeveloped in 2003.
<i>References</i>	<ul style="list-style-type: none"> Metropolitan Sewerage Plan, drawn 1927, updated 1955, State Records Office of Western Australia (https://mapping.sro.wa.gov.au/maps/SROWA_series634_cons4156_item0185.jpg) Historical aerial photographs, Landgate Mapviewer Plus (https://map-viewer-plus.app.landgate.wa.gov.au/index.html)


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<i>Name</i>	House, 109 Townshend Road		
<i>Address</i>	109 Townshend Road, Subiaco (Lot 11, DP 1535)		
<i>Other</i>	-		
<i>Place No.</i>	InHerit database Place No. 24302		
<i>Heritage Listings</i>	Local Heritage Survey – Adopted 4/02/2003		
<i>Place Type</i>	Individual building		
<i>Photograph</i> (Greenward Consulting, March 2023)			
<i>Construction date</i>	c.1912	<i>Architectural style</i> This weatherboard cottage does not clearly illustrate any of the major architectural styles of the early twentieth century.	
<i>Construction materials</i>	<i>Walls</i> Timber - Weatherboard	<i>Roof</i> Metal - Corrugated	<i>Other</i>
<i>Use</i>	<i>Current</i> Residential - Single storey	<i>Original</i> Residential - Single storey	<i>Other</i>
<i>Authenticity</i>	High: The original external detailing and form of the building (as viewed from the street) appears to be largely intact and/or sympathetically restored/renovated. The streetscape setting is impacted by the visually prominent modern fence.		
<i>Integrity</i>	High: The place continues to be used for its original purpose		
<i>Contributory Significance</i>	Considerable contribution to the assessed heritage values of the study area This simple timber cottage helps to illustrate the diversity of housing built in Subiaco in the early twentieth century.		


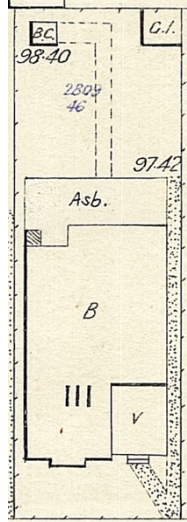
<p><i>Historical Notes and Associations</i></p>	<p>Subiaco's population increased significantly in the 1890s due to an economic depression in the eastern states and the discovery of gold in Western Australia. During the 1890s property developers bought large landholdings for subdivision in the Perth metropolitan area. The original subdivisions in Subiaco were generally simple grid pattern developments with small lots suitable for occupancy by working families. However, the more elevated parts of the suburb, particularly towards Kings Park, also attracted business and professional men and some lots were later amalgamated to accommodate their larger homes and gardens. Mixed development occurred and within the Park Street Heritage Area this ranged from narrow, single storey terrace housing through to a large 2-storey house set in spacious grounds. The readily available evidence indicates that the number of houses within this area increased from around 24 in 1901 to 72 in 1906; 86 in 1910; 91 in 1915, 94 in 1920 and 13 by 1925. Development then stabilised, with 106 houses and 1 block of flats identified in 1949.</p> <p>Perth Suburban Lot 221 was subdivided as Deposited Plan 1535 in 1896 and advertised as the "Salisbury Estate". This comprised 42 lots, including 14 lots along the western side of Townshend Road between Barker and Bagot Road. Entries in the Subiaco Rate Books indicate that Lot 11 was developed with a house in 1912-1913, when James Riley was identified as the owner/occupier. By 1913-1914 the property had been sold to Miss Jane Kelly. At that time the Electoral Rolls gave Jane's occupation as office cleaner. Jane remained here until c.1934, sharing the house for at least part of this time with Mrs Elizabeth Newham, who died in 1927. By the time of her death in 1935, Jane had moved to St Kevin's aged care home, Glendalough.</p> <p>From c.1934 until at least the mid-twentieth century, 109 Townshend Road had a high turn-over of occupants, which suggests that it was primarily being used as a rental property. A review of the Post Office Directories at 5-yearly intervals (together with reference to contemporary Electoral Rolls) indicates that some of the primary residents included:</p> <ul style="list-style-type: none"> – 1935: Reginald Sayle (retired) – 1940: Cyril Charles Stagg (gardener) – 1945 & 1949: Frank Harrison Wray (engineer) <p>An analysis of a historical Metropolitan Sewerage Plan (dated 1927, updated 1955) and historical aerial photographs indicates that this house has been altered and extended at the rear, but that the footprint of the front portion of the house has remained relatively unchanged.</p> <p>109 Townshend Road was adopted on the City of Subiaco Local Heritage Survey in 2003. It has been assessed as level 3 (contributes to the heritage of the City of Subiaco).</p>
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	 <p>Metropolitan Sewerage Plan, Part Sheet 185, State Records Office of Western Australia (revised 1927 and 1955)</p>
<p><i>Physical Description</i> (Based on a streetscape inspection in March 2023)</p>	<p><u>Architectural style</u></p> <p>This simple weatherboard cottage does not clearly illustrate any of the major architectural styles of the early twentieth century. It was designed to a scale and form generally considered suitable for occupiers such as office workers, retail employees and both skilled and unskilled tradesmen.</p> <p><u>Plan form at the street frontage</u></p> <ul style="list-style-type: none"> • Asymmetrical facade. This has a projecting wing on the southern side and a verandah across the remainder of the frontage. <p><u>Roof form and materials</u></p> <ul style="list-style-type: none"> • Hipped-gabled roof clad with corrugated metal sheeting. • Face of gable rendered and set with timber battens in a sunburnt pattern. • Bull-nosed verandah roof, hipped at the northern end. • No extant chimneys. <p><u>Wall materials and finishes to the main facade</u></p> <ul style="list-style-type: none"> • Rusticated weatherboards (bevel edged weatherboards to side elevations). <p><u>Other detailing to main facade</u></p> <ul style="list-style-type: none"> • Two double hung windows, one to the front wall and the other under the verandah. • Raked window awning with vertical timber balusters to the side panels and curved timber brackets. • Main entrance located adjacent to the projecting wing. 4-panel door with a highlight (no sidelights). • Reconstructed verandah with turned timber posts, carved timber brackets and a frieze of square timber balustrettes. <p><u>Streetscape setting</u></p> <ul style="list-style-type: none"> • House set back approximately 3.4m from the Townshend Road frontage. • Lot width approximately 10.1m. • Side setbacks of approximately 800mm. • Front yard enclosed by a limestone block plinth and limestone block piers


	<p>farming a palisade fence.</p> <p><u>General Condition</u> (as viewed from the street)</p> <p>Good.</p>
<i>References</i>	<ul style="list-style-type: none"> • <i>Local Heritage Survey of the Triangle Precinct, 2020-2021</i> (prepared for the City of Subiaco by Hocking Heritage + Architecture, October 2019, adopted by the City of Subiaco, 22 June 2021) • 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 1910-1911, 1912-1913, 1913-1914, 1914-1915 (information provided by the City of Subiaco, March 2023) • Western Australian Post Office Directories, 1890s-1949 (slwa.wa.gov.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.nal.gov.au) • Metropolitan Sewerage Plan SROWA_series634_cons4156_item0185 • Historical aerial photographs, as available for selected years in the period 1948-2022, Map Viewer Plus (landgate.wa.gov.au) <p>Note: Biographical information has been based on readily available information from a range of online sources, including ancestry.com.au. 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.</p>

<i>Name</i>	House, 111 Townshend Road		
<i>Address</i>	111 Townshend Road, Subiaco (Lot 12, DP 1535)		
<i>Other</i>	-		
<i>Place No.</i>	-		
<i>Heritage Listings</i>	-		
<i>Place Type</i>	Individual building		
<i>Photograph</i> (Greenward Consulting, March 2023)			
<i>Construction date</i>	c.1920	<i>Architectural style</i> This house does not clearly represent any of the major architectural styles of the Inter-War era, but in its general form and detailing is consistent with modest suburban development of the 1920s.	
<i>Construction materials</i>	<i>Walls</i> Brick – Rendered brick	<i>Roof</i> Metal – Corrugated	<i>Other</i>
<i>Use</i>	<i>Current</i> Residential – Single storey	<i>Original</i> Residential – Single storey	<i>Other</i>
<i>Authenticity</i>	Medium: The authenticity of the house within its streetscape setting has been reduced by the rendering of the original face-brick skirt, the modification of the front porch as a carport and the replacement of the former tiled roof with pre-painted steel cladding.		
<i>Integrity</i>	High: The place continues to be used for its original purpose		
<i>Contributory</i>	Some contribution to the assessed heritage values of the study area		


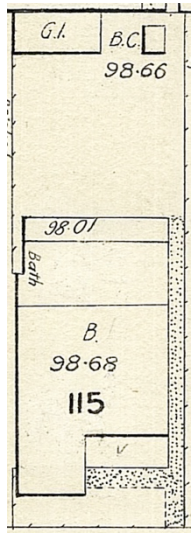
<i>Significance</i>	
<i>Historical Notes and Associations</i>	<p>Subiaco's population increased significantly in the 1890s due to an economic depression in the eastern states and the discovery of gold in Western Australia. During the 1890s property developers bought large landholdings for subdivision in the Perth metropolitan area. The original subdivisions in Subiaco were generally simple grid pattern developments with small lots suitable for occupancy by working families. However, the more elevated parts of the suburb, particularly towards Kings Park, also attracted business and professional men and some lots were later amalgamated to accommodate their larger homes and gardens. Mixed development occurred and within the Park Street Heritage Area this ranged from narrow, single storey terrace housing through to a large 2-storey house set in spacious grounds. The readily available evidence indicates that the number of houses within this area increased from around 24 in 1901 to 72 in 1906; 86 in 1910; 91 in 1915, 94 in 1920 and 13 by 1925. Development then stabilised, with 106 houses and 1 block of flats identified in 1949.</p> <p>Perth Suburban Lot 221 was subdivided as Deposited Plan 1535 in 1896 and advertised as the "Salisbury Estate". This comprised 42 lots, including 14 lots along the western side of Townshend Road between Barker and Bagot Road.</p> <p>111 Townshend Road was first listed in the Post Office Directories in 1921, when the primary resident was identified as Percival Anderson Burton (glazier). A brief newspaper notice in January 1922 indicates that Burton sold the property after a relatively short period. Another newspaper notice indicates that the next owner/occupier, William Reid (motorman), sold the house in 1925. It was then established as the long-term home of the Breakell family.</p> <p>Henry Breakell (c.1859-1932) and Mary Back (c.1870-1950) were married in Fremantle in c.1912, following the death of Henry's first wife, Agnes, in 1911. From that time until their retirement in Subiaco, they had farmed at Bencubbin. Mary remained at 111 Townshend Road until around the time of her death in June 1950. In September of that year the property was offered for sale by Henry Breakell's executor.</p> <p>An analysis of a historical Metropolitan Sewerage Plan (dated 1927, updated 1955) and historical aerial photographs indicates that this house was extended to the rear and fully re-roofed and in c.2013/2014. However, the footprint of the front portion of the house has remained relatively unchanged.</p>

	 <p>Metropolitan Sewerage Plan, Part Sheet 185, State Records Office of Western Australia (revised 1927 and 1955)</p>
<p><i>Physical Description</i> (Based on a streetscape inspection in March 2023)</p>	<p><u>Architectural style</u></p> <p>111 Townshend Road does not clearly represent any of the major architectural styles of the Inter-War era, but in its general form and detailing is consistent with modest suburban development of the 1920s. It was designed to a scale and form generally considered suitable for occupiers such as office workers, retail employees and skilled tradesmen.</p> <p><u>Plan form at the street frontage</u></p> <ul style="list-style-type: none"> Asymmetrical facade. This features a projecting wing on the southern side, flanked by a deep entry porch. <p><u>Roof form and materials</u></p> <ul style="list-style-type: none"> Gable-hipped roof clad with corrugated metal sheeting. Note: Prior to 2013/2014 the house had a tiled roof, which was consistent with its traditional style/detailing. Prominent gable to the projecting wing, set over a rectangular window bay. This features a shingle-style apex panel, over a roughcast rendered face with vertical timber battens. Traditional shaped gable boards with modern gable capping. Raked verandah roof extending in a broken-back alignment from the main roofline. Roughcast rendered chimney with a flat cap. <p><u>Wall materials and finishes to the main facade</u></p> <ul style="list-style-type: none"> Projecting rendered string-course, formed by a single row of bricks set at about 1.8m above floor level. Plain rendered walls below the stringcourse. Note: based on other similar houses these may have originally been finished in contrasting tuck-pointed brick. Roughcast render above the stringcourse. <p><u>Other detailing to main facade</u></p> <ul style="list-style-type: none"> Triple casement window set in a rectangular window bay at the centre of the projecting wing. Each window has 4 small rectangular panes over a larger


	<p>bottom pane. Projecting rendered sill.</p> <ul style="list-style-type: none"> • Simple raked window awning with modern cladding detailing. • Main entrance at the rear of the carport/porch. This has a central door famed by a large highlight and half-height side lights. All of the glazed panels are divided in to small panels (variously square or rectangular) • Plain square timber posts to the current carport/porch. <p><u>Streetscape setting</u></p> <ul style="list-style-type: none"> • House set back approximately 3.2m from the Townshend Road frontage. • Lot width approximately 10.1m. • Side setback of approximately 1m on the northern side and 600mm on the southern side. • Front yard enclosed by a timber picket fence, with an entrance drive on the northern side. <p><u>General Condition</u> (as viewed from the street)</p> <p>Good.</p>
<i>References</i>	<ul style="list-style-type: none"> • Perth 18-52. Suburb of Subiaco. Plan of Subiaco showing all subdivisions & DP Nos., Battye Library, series235_cons3868_item354 (dating from c.1896-1897) • Western Australian Post Office Directories, 1890s-1949 (slwa.wa.gov.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.nal.gov.au), including: <ul style="list-style-type: none"> – <i>The West Australian</i> 25 January 1922 p 4 – <i>The West Australian</i> 1 May 1925 p 3 – <i>The West Australian</i> 1 September 1950 p 27 • Metropolitan Sewerage Plan SROWA_series634_cons4156_item0185 • Historical aerial photographs, as available for selected years in the period 1948-2022, Map Viewer Plus (landgate.wa.gov.au) <p>Note: Biographical information has been based on readily available information from a range of online sources, including ancestry.com.au. 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.</p>

<i>Name</i>	House, 115 Townshend Road		
<i>Address</i>	115 Townshend Road, Subiaco (Lot 13, DP 1535)		
<i>Other</i>	-		
<i>Place No.</i>	-		
<i>Heritage Listings</i>	-		
<i>Place Type</i>	Individual building		
<i>Photograph</i> (Greenward Consulting, March 2023)			
<i>Construction date</i>	c.1902	<i>Architectural style</i> It is likely that this house was influenced by the Federation Queen Anne style, but the rendering of the walls has obscured key detailing.	
<i>Construction materials</i>	<i>Walls</i> Brick - Rendered brick	<i>Roof</i> Metal - Corrugated	<i>Other</i>
<i>Use</i>	<i>Current</i> Residential - Single storey	<i>Original</i> Residential - Single storey	<i>Other</i>
<i>Authenticity</i>	Medium: The authenticity of the house within its streetscape setting has been reduced by the rendering of the main façade. However, the original form and scale of the place is still clearly recognisable.		
<i>Integrity</i>	High: The place continues to be used for its original purpose		
<i>Contributory Significance</i>	Some contribution to the assessed heritage values of the study area		


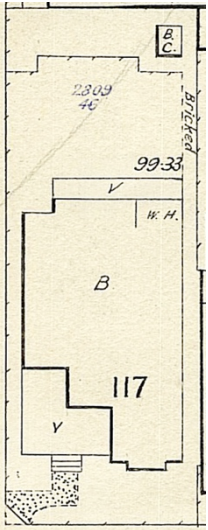
<p><i>Historical Notes and Associations</i></p>	<p>Subiaco's population increased significantly in the 1890s due to an economic depression in the eastern states and the discovery of gold in Western Australia. During the 1890s property developers bought large landholdings for subdivision in the Perth metropolitan area. The original subdivisions in Subiaco were generally simple grid pattern developments with small lots suitable for occupancy by working families. However, the more elevated parts of the suburb, particularly towards Kings Park, also attracted business and professional men and some lots were later amalgamated to accommodate their larger homes and gardens. Mixed development occurred and within the Park Street Heritage Area this ranged from narrow, single storey terrace housing through to a large 2-storey house set in spacious grounds. The readily available evidence indicates that the number of houses within this area increased from around 24 in 1901 to 72 in 1906; 86 in 1910; 91 in 1915, 94 in 1920 and 13 by 1925. Development then stabilised, with 106 houses and 1 block of flats identified in 1949.</p> <p>Perth Suburban Lot 221 was subdivided as Deposited Plan 1535 in 1896 and advertised as the "Salisbury Estate". This comprised 42 lots, including 14 lots along the western side of Townshend Road between Barker and Bagot Road.</p> <p>The Post Office Directories did not include street numbers for Townshend Road prior to 1906. However, the readily available information indicates that #115 was almost certainly the house that had been occupied by a person with the surname 'Grant' by 1903 (with no houses being listed along this block in 1902). It is possible that this was either Donald Grant (mason) or Alexander Grant (printer), both of whom were listed as residents of Townshend Road in the Electoral Rolls of 1903.</p> <p>The next known occupants were Joseph Edward Jones (carpenter) and his wife, Ann (home duties, later 'teacher of painting') who settled here in c.1903-1904 and remained until 1911, when Joseph Jones offered the contents of their house for sale, prior to departing for Sydney. During this period the Subiaco Rate Books identified Mrs Jones as the owner.</p> <p>In early 1913 the property was offered for sale on behalf of the mortgagee:</p> <p><i>BRICK HOUSE. 115 TOWNSHEND-ROAD, SUBIACO</i> <i>All that Piece of LAND, being Lot 13, of Perth Suburban Lot 221, having a frontage of 33ft. to Townshend-road, Subiaco, by a good depth, upon which is erected a Brick Villa, No. 115.</i></p> <p>The next owner was C Finn, changing to Ella Paull in c.1915-1916.</p> <p>The property continued to have a high turn-over of occupants until the late 1930s, which suggests that it was primarily being used as a rental property. A review of the Post Office Directories at 5-yearly intervals (together with reference to contemporary Electoral Rolls) indicates that some of the primary residents during this period included:</p> <ul style="list-style-type: none"> – 1915: Sydney McGregor Provis (clerk) – 1920: James Kirkpatrick Darlington (clerk) – 1925: Albert Edward Strother (motor mechanic) – 1930: Mrs Alicia Williams – 1935: William Joseph Martin (labourer) <p>In c.1937/1938, 115 Townshend Road became the long-term home of Dennis</p>
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	<p>James Fairhead (motor driver) and Victoria May Fairhead (nee Lukeis), who were married in Perth in c.1937. Victoria was still listed at this address in the Electoral Rolls of 1980.</p> <p>An analysis of a historical Metropolitan Sewerage Plan (dated 1927, updated 1955) and historical aerial photographs indicates that this house was extended to the rear and fully re-roofed and in c.2009/2010. However, the footprint of the front portion of the house has remained relatively unchanged.</p>
	 <p>Metropolitan Sewerage Plan, Part Sheet 185, State Records Office of Western Australia (revised 1927 and 1955)</p>
<p><i>Physical Description</i> (Based on a streetscape inspection in March 2023)</p>	<p><u>Architectural style</u></p> <p>Based on contemporary houses of a similar form, it is likely that 115 Townshend Road was influenced to some degree by the Federation Queen Anne style. However, the rendering of the walls has obscured key detailing.</p> <p>It was designed to a scale and form generally considered suitable for occupiers such as office workers, retail employees and skilled tradesmen.</p> <p><u>Plan form at the street frontage</u></p> <ul style="list-style-type: none"> Asymmetrical façade. This features a projecting wing on the southern side, with a verandah across the remainder of the frontage. <p><u>Roof form and materials</u></p> <ul style="list-style-type: none"> Hipped-gabled roof clad with corrugated metal sheeting. Prominent verge gable with a roughcast rendered face, set with a simple pattern of vertical timber battens. Bullnose verandah roof. <p><u>Wall materials and finishes to the main facade</u></p> <ul style="list-style-type: none"> Main façade fully rendered (probably original face brick, possibly tuck-pointed with contrasting rendered detailing). <p><u>Other detailing to main facade</u></p> <ul style="list-style-type: none"> Raked window awning to the projecting wing. This has panelled cladding with some evidence to suggest that it may have previously been detailed to imitate shingles. Triple casement window to the projecting wing. Each window has 4 small rectangular panes over a larger bottom pane. Projecting rendered sill.


	<ul style="list-style-type: none"> Entrance door located adjacent to the projecting wing. Highlight, no sidelights. Triple casement window opening on to the verandah, with detailing matching the window to the projecting wing. Turned timber verandah posts with carved timber brackets. <p><u>Streetscape setting</u></p> <ul style="list-style-type: none"> House set back approximately 3.3m from the Townshend Road frontage. Lot width approximately 10.1m. Built up to a parapet wall on the southern side. Setback of approximately 600mm to the northern boundary Front yard enclosed by a low, rendered masonry wall, with tall rendered piers. <p><u>General Condition</u> (as viewed from the street)</p> <p>Good.</p>
<i>References</i>	<ul style="list-style-type: none"> 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 1909-1910, 1912-1913, 1913-1914, 1914-1915 & 1915-1916 (information provided by the City of Subiaco, March 2023) Western Australian Post Office Directories, 1890s-1949 (slwa.wa.gov.au) Electoral Rolls (scanned copies of selected years available at ancestry.com.au) <i>The demographics of Subiaco in 1910: Who was living here, what did they do for a living, what were their relationships and did they stay or leave?</i> A private research paper prepared by Annette Green 2017-2022, copy held by the City of Subiaco Museum. Various newspaper notices and advertisements relating this property and/or the occupants of the house (trove.nal.gov.au), including: <ul style="list-style-type: none"> <i>The West Australian</i> 25 April 1911 p 2 <i>The West Australian</i> 22 February 1913 p 2 Metropolitan Sewerage Plan SROWA_series634_cons4156_item0185 Historical aerial photographs, as available for selected years in the period 1948-2022, Map Viewer Plus (landgate.wa.gov.au) <p>Note: Biographical information has been based on readily available information from a range of online sources, including ancestry.com.au. 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.</p>

<i>Name</i>	House, 117 Townshend Road		
<i>Address</i>	117 Townshend Road, Subiaco (corner Park Street) (Lot 12, DP 1535)		
<i>Other</i>	-		
<i>Place No.</i>	InHerit database Place No. 24303		
<i>Heritage Listings</i>	Local Heritage Survey – Adopted 4/02/2003		
<i>Place Type</i>	Individual building		
<i>Photograph</i> (Greenward Consulting, March 2023)			
<i>Construction date</i>	c.1920	<i>Architectural style</i> While this house does not clearly represent any of the major architectural styles of the 1920s, it does include simplified elements of the Inter-War California Bungalow style. In its form and general detailing it is typical of many suburban houses in Subiaco dating from the 1920s.	
<i>Construction materials</i>	<i>Walls</i> Brick - Pointed brick	<i>Roof</i> Metal - Corrugated	<i>Other</i> Roughcast render
<i>Use</i>	<i>Current</i> Residential - Single storey	<i>Original</i> Residential - Single storey	<i>Other</i>
<i>Authenticity</i>	Medium to High: The authenticity of the house within its streetscape setting has been reduced by replacement of the terracotta roof tiles with corrugated metal sheeting. Other than the above, the original external detailing and form of the building (as viewed from the street) appears to be largely intact and/or sympathetically restored/renovated and it remains a good example of its type.		
<i>Integrity</i>	High: The place continues to be used for its original purpose		


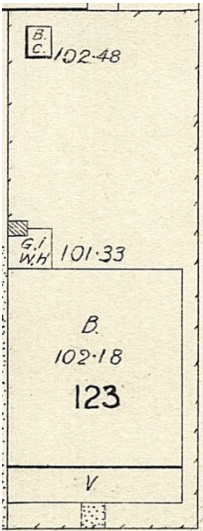
<i>Contributory Significance</i>	<p>Considerable contribution to the assessed heritage values of the study area</p> <p>117 Townshend Road helps to illustrate the diversity of housing built in Subiaco in the early twentieth century, and in particular the consolidation of the suburb in the early inter-war period.</p>
<i>Historical Notes and Associations</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. During the 1890s property developers bought large landholdings for subdivision in the Perth metropolitan area. The original subdivisions in Subiaco were generally simple grid pattern developments with small lots suitable for occupancy by working families. However, the more elevated parts of the suburb, particularly towards Kings Park, also attracted business and professional men and some lots were later amalgamated to accommodate their larger homes and gardens. Mixed development occurred and within the Park Street Heritage Area this ranged from narrow, single storey terrace housing through to a large 2-storey house set in spacious grounds. The readily available evidence indicates that the number of houses within this area increased from around 24 in 1901 to 72 in 1906; 86 in 1910; 91 in 1915, 94 in 1920 and 13 by 1925. Development then stabilised, with 106 houses and 1 block of flats identified in 1949.</p> <p>Perth Suburban Lot 221 was subdivided as Deposited Plan 1535 in 1896 and advertised as the "Salisbury Estate". This comprised 42 lots, including 14 lots along the western side of Townshend Road between Barker and Bagot Road. From the readily available information, Lot 14 was not developed until c.1920.</p> <p>In 1921-1935 the house had at least 5 different primary occupants. A review of the Post Office Directories at 5-yearly intervals (together with reference to contemporary Electoral Rolls) indicates that some of these included:</p> <ul style="list-style-type: none"> – 1925: Mrs Marie Compton Mrs Compton, who was the first recorded occupant, lived here in c. 1921-1925. – 1930: Talbot Albert Walls Downing (teacher) The Downing family lived here in c.1929-1932. – 1935: Victor Bird Teede (law clerk) The Teede family lived here in c.1933-1937. <p>The first longer-term occupants appears to have been Cecil Howard Creeper (c.1887-1954) (greengrocer) and his wife, Jane Emily (nee Coster) (c.1888-1972), who were married in the Murchison district in c.1917 and had at least 2 children, Marion Edith (born 1918) and Harold Frank (1923). They had moved to Subiaco by the early 1920s and settled at 117 Townsend Road in c.1937, remaining here until the early 1950s.</p> <p>An analysis of a historical Metropolitan Sewerage Plan (dated 1927, updated 1955) and historical aerial photographs indicates that large additions were built at the rear of the house in c.2009, but that the extent and form of the original residence is still clearly evident. These additions replaced the former terracotta tile roof cladding with pre-painted, corrugated steel cladding.</p> <p>Townshend Road was adopted on the City of Subiaco Local Heritage Survey in 2003. It has been assessed as level 3 (contributes to the heritage of the City of Subiaco).</p>

	 <p>Metropolitan Sewerage Plan, Part Sheet 185, State Records Office of Western Australia (revised 1927 and 1955)</p>
<p><i>Physical Description</i> (Based on a streetscape inspection in March 2023)</p>	<p>Note: Much of the façade is obscured from public view by mature garden planting. The following description is based on glimpses from the street.</p> <p><u>Architectural style</u></p> <p>117 Townshend Road does not clearly represent any of the major architectural styles of the 1920s, but does include restrained elements of the Inter-War California Bungalow style. It was designed to take advantage of its corner location and was built to a scale and form generally considered suitable for occupiers such as professional men, office workers, retail employees and skilled tradesmen.</p> <p><u>Plan form at the street frontage</u></p> <ul style="list-style-type: none"> • Asymmetrical facade. This features a stepped façade with a corner verandah facing the intersection. <p><u>Roof form and materials</u></p> <ul style="list-style-type: none"> • Gable-hipped roof clad with corrugated metal sheeting. Note: prior to c.2009 the roof was finished with terracotta tiles, which were consistent with the style of the house and its period of construction. • The Townshend Road and Park Street gables both have a shingle-style apex panel, over a roughcast rendered face set with vertical timber battens. The Townshend Road gable projects out over a rectangular window bay, while the Park Road gable is set flush to the wall. • Hipped roof over the corner verandah, extending in a broken-back alignment from the main roofline. • Roughcast rendered chimneys with flat caps. <p><u>Wall materials and finishes to the main facade</u></p> <ul style="list-style-type: none"> • Slightly projecting single brick course at about mid-wall height. • Tuck-pointed brick below the projecting brick course. • Roughcast rendered finish above the projecting brick course. <p><u>Other detailing to main facade</u></p> <ul style="list-style-type: none"> • Rectangular window bay to the projecting wing at the northern end of the Townshend Road frontage.


	<ul style="list-style-type: none"> • Raked awning across the face of the window bay. This has simple square profile timber brackets; side panels with square balusters; shaped end rafters and shingle-style cladding. • Triple casement window under the window awning. Each window has 4 small rectangular panes over a larger bottom pane. Projecting rendered sill. • Main entrance located at the first setback, which forms a small entry vestibule under the corner verandah. • High-waisted entrance door framed by a highlights and half-height sidelights. Leadlight glazing featuring a delicate floral motif. • French doors opening onto the verandah from the second setback. Each leaf divided into rectangular panes by slender timber mullions. • South facing wall bisected by a slightly projecting chimney breast. • Single casement window to either side of the chimney breast. • Verandah supported on paired square posts set on rendered piers. Paired posts linked at the top by a row of vertical square balusters and framed by curved brackets. <p>Note: the verandah detailing is similar to that used for 101 Townshend Road.</p> <p><u>Streetscape setting</u></p> <ul style="list-style-type: none"> • House set back approximately 4.3m from the Townshend Road frontage and 1m from the Park Street frontage. • Lot width approximately 10.1m. • Side setback of approximately 600mm to the northern boundary. • Front yard enclosed by a scalloped timber picket fence, backed by mature garden planting. <p><u>General Condition</u> (as viewed from the street)</p> <p>Good.</p>
References	<ul style="list-style-type: none"> • <i>Local Heritage Survey of the Triangle Precinct, 2020-2021</i> (prepared for the City of Subiaco by Hocking Heritage + Architecture, October 2019, adopted by the City of Subiaco, 22 June 2021) • Perth 18-52. Suburb of Subiaco. Plan of Subiaco showing all subdivisions & DP Nos., Battye Library, series235_cons3868_item354 (dating from c.1896-1897) • Western Australian Post Office Directories, 1890s-1949 (.slwa.wa.gov.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.nal.gov.au) • Metropolitan Sewerage Plan SROWA_series634_cons4156_item0185 • Historical aerial photographs, as available for selected years in the period 1948-2022, Map Viewer Plus (landgate.wa.gov.au) <p>Note: Biographical information has been based on readily available information from a range of online sources, including ancestry.com.au. 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.</p>

<i>Name</i>	House, 123 Townshend Road		
<i>Address</i>	123 Townshend Road, Subiaco (corner Park Street) (Lot 29, DP 1535)		
<i>Other</i>	-		
<i>Place No.</i>	-		
<i>Heritage Listings</i>	-		
<i>Place Type</i>	Individual building		
<i>Photograph</i> (Greenward Consulting, March 2023)			
<i>Construction date</i>	c.1904	<i>Architectural style</i> It is likely that this house was influenced by the Federation Queen Anne style, but the rendering of the walls has obscured key detailing.	
<i>Construction materials</i>	<i>Walls</i> Brick - Rendered brick	<i>Roof</i> Metal - Corrugated	<i>Other</i>
<i>Use</i>	<i>Current</i> Residential - Single storey	<i>Original</i> Residential - Single storey	<i>Other</i>
<i>Authenticity</i>	Medium: The authenticity of the house within its streetscape setting has been reduced by the rendering of the main façade. However, the original form and scale of the place is still clearly recognisable. Its presentation to the street has been diminished by the construction of a high masonry wall along the front boundary.		
<i>Integrity</i>	High: The place continues to be used for its original purpose		
<i>Contributory Significance</i>	Some contribution to the assessed heritage values of the study area		


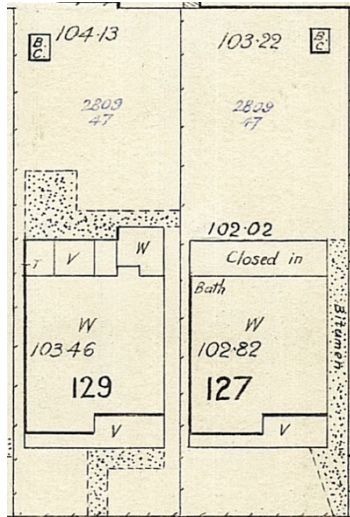
<p><i>Historical Notes and Associations</i></p>	<p>Subiaco's population increased significantly in the 1890s due to an economic depression in the eastern states and the discovery of gold in Western Australia. During the 1890s property developers bought large landholdings for subdivision in the Perth metropolitan area. The original subdivisions in Subiaco were generally simple grid pattern developments with small lots suitable for occupancy by working families. However, the more elevated parts of the suburb, particularly towards Kings Park, also attracted business and professional men and some lots were later amalgamated to accommodate their larger homes and gardens. Mixed development occurred and within the Park Street Heritage Area this ranged from narrow, single storey terrace housing through to a large 2-storey house set in spacious grounds. The readily available evidence indicates that the number of houses within this area increased from around 24 in 1901 to 72 in 1906; 86 in 1910; 91 in 1915, 94 in 1920 and 13 by 1925. Development then stabilised, with 106 houses and 1 block of flats identified in 1949.</p> <p>Perth Suburban Lot 221 was subdivided as Deposited Plan 1535 in 1896 and advertised as the "Salisbury Estate". This comprised 42 lots, including 14 lots along the western side of Townshend Road between Barker and Bagot Road.</p> <p>While the Post Office Directories did not include street numbers for Subiaco prior to 1906, an analysis of the sequence of entries suggests that 123 Townshend Road was almost certainly the house that had been occupied by Thomas Griffiths by 1905. Harriet and Thomas Griffiths (a mason) lived here until c.1910, but no further details have been confirmed regarding this couple. In the 1909-1910 Rate Books 'Griffiths' was identified as the owner and J Mitchell (dentist) as the occupant.</p> <p>123 Townshend Road had a high turn-over of occupants until at least the mid-twentieth century, with the majority of occupants only remaining here for around 1 to 3 years - which suggests that it was primarily being used as a rental property. A review of the Post Office Directories at 5-yearly intervals (together with reference to contemporary Electoral Rolls) indicates that some of the primary residents during this period included:</p> <ul style="list-style-type: none"> – 1915: Samuel Thomas Macmillan (journalist) – 1920: John Shepherd Greenwood (draper) – 1925: Thomas Alphonsus Fitzgibbon (barman) <p>In 1929 a brief newspaper notice state that the house had been sold, but the owners name was not given.</p> <ul style="list-style-type: none"> – 1930: Listed as vacant in the Post Office Directory – 1935: Thomas William Perry (labourer) – 1940 & 1945: Mrs Margaret Irene McMahon <p>Mrs McMahon lived here in c.1939-1947, which was the longest anyone stayed at 123 Townshend Road during the first half of the century.</p> <ul style="list-style-type: none"> – 1949: Mrs Mary Myrtle Philbey <p>Mary remarried in c.1949 and was living in South Perth by the early-mid 1950s. An analysis of a historical Metropolitan Sewerage Plan (dated 1927, updated 1955) and historical aerial photographs indicates that this house has been extended to the rear, but that the footprint of the front portion of the house has</p>
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	remained relatively unchanged.
	 <p>Metropolitan Sewerage Plan, Part Sheet 185, State Records Office of Western Australia (revised 1927 and 1955)</p>
<p><i>Physical Description</i> (Based on a streetscape inspection in March 2023)</p>	<p>Public views of the main façade are partly obscured by a high masonry fence and garden planting. The following description is based on the limited views from the street.</p> <p><u>Architectural style</u></p> <p>Based on contemporary houses of a similar form, it is likely that 115 Townshend Road was influenced to some degree by the Federation Queen Anne style. However, the rendering of the walls has obscured key detailing.</p> <p>It was designed to a scale and form generally considered suitable for occupiers such as office workers, retail employees and skilled tradesmen.</p> <p><u>Plan form at the street frontage</u></p> <ul style="list-style-type: none"> Asymmetrical façade. This features a shallow, rectangular window bay at the southern end. <p><u>Roof form and materials</u></p> <ul style="list-style-type: none"> Hipped-gabled roof clad with corrugated metal sheeting. Small gable over the window bay. This has a roughcast rendered face, a central circular roof vent, and a pattern of vertical and curved timber battens. Bullnose verandah roof. <p><u>Wall materials and finishes to the main facade</u></p> <ul style="list-style-type: none"> Main façade fully rendered below verandah height. Painted brick with what appears to be some evidence of former tuck-pointing above verandah height. <p><u>Other detailing to main facade</u></p> <ul style="list-style-type: none"> Triple casement window to the window bay. Main entrance at the centre of the Townshend Road façade. Traditional moulded timber architraves, sidelights but no highlight. Turned timber verandah posts and simple frieze of square timber balustrettes. <p><u>Streetscape setting</u></p> <ul style="list-style-type: none"> House set back approximately 1.6m from the Townshend Road frontage.


	<ul style="list-style-type: none"> • Lot width approximately 11.3m. • Built up to a parapet wall on the southern side. Setback of approximately 900mm to the northern boundary • Front yard enclosed by a high limestone block wall. <p><u>General Condition</u> (as viewed from the street)</p> <p>Good.</p>
<i>References</i>	<ul style="list-style-type: none"> • 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 1909-1910 through to 1914-1915 (information provided by the City of Subiaco, March 2023) • Western Australian Post Office Directories, 1890s-1949 (slwa.wa.gov.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.nal.gov.au) • Metropolitan Sewerage Plan SROWA_series634_cons4156_item0185 • Historical aerial photographs, as available for selected years in the period 1948-2022, Map Viewer Plus (landgate.wa.gov.au)

<i>Name</i>	House, 127 Townshend Road		
<i>Address</i>	127 Townshend Road, Subiaco (Lot 30, DP 1535)		
<i>Other</i>	-		
<i>Place No.</i>	-		
<i>Heritage Listings</i>	-		
<i>Place Type</i>	Individual building/Group		
<i>Photograph</i> (Greenward Consulting, March 2023)			
<i>Construction date</i>	c.1922-1925	<i>Architectural style</i> This simple weatherboard house does not clearly represent any of the major architectural styles of the Inter-War period.	
<i>Construction materials</i>	<i>Walls</i> Timber - Weatherboard	<i>Roof</i> Metal - Corrugated	<i>Other</i>
<i>Use</i>	<i>Current</i> Residential - Single storey	<i>Original</i> Residential - Single storey	<i>Other</i>
<i>Authenticity</i>	Medium: The replacement of the roof cladding has used modern detailing for the gable capping, which impacts on the traditional appearance of the prominent double gable. The verandah appears to have been reconstructed (possibly to a different profile), but remains consistent with the footprint shown on a 1955 Metropolitan Sewerage Plan.		
<i>Integrity</i>	High: The place continues to be used for its original purpose		
<i>Contributory Significance</i>	Some contribution to the assessed heritage values of the study area		


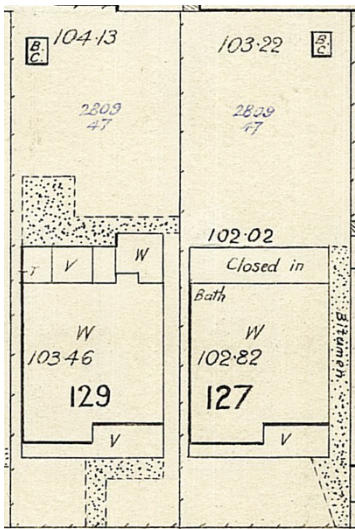
<p><i>Historical Notes and Associations</i></p>	<p>Subiaco's population increased significantly in the 1890s due to an economic depression in the eastern states and the discovery of gold in Western Australia. During the 1890s property developers bought large landholdings for subdivision in the Perth metropolitan area. The original subdivisions in Subiaco were generally simple grid pattern developments with small lots suitable for occupancy by working families. However, the more elevated parts of the suburb, particularly towards Kings Park, also attracted business and professional men and some lots were later amalgamated to accommodate their larger homes and gardens. Mixed development occurred and within the Park Street Heritage Area this ranged from narrow, single storey terrace housing through to a large 2-storey house set in spacious grounds. The readily available evidence indicates that the number of houses within this area increased from around 24 in 1901 to 72 in 1906; 86 in 1910; 91 in 1915, 94 in 1920 and 13 by 1925. Development then stabilised, with 106 houses and 1 block of flats identified in 1949.</p> <p>Perth Suburban Lot 221 was subdivided as Deposited Plan 1535 in 1896 and advertised as the "Salisbury Estate". This comprised 42 lots, including 14 lots along the western side of Townshend Road between Barker and Bagot Road.</p> <p>Entries in the Post Office Directories indicate that Lots 30 and 31 (originally known as 127 & 131 Townshend Road) had been developed by 1905. However, these sites were listed as vacant in the Post Office Directory of 1922 and both houses were described as 'new' or 'modern' in advertisements placed in the mid-1920s. Based on the physical and documentary evidence it is possible that Lots 30 & 31 were redeveloped with matching timber cottages in as early as 1922 (which was also the time when #131 was re-numbered as 129).</p> <p>In March 1928, 127 Townshend Road was advertised for sale as follows:</p> <p><i>CHANCE FOR A MAN WITH £35. CENTRAL SUBIACO, NEAR TRAM. Lovely Modern 4-roomed Jarrah Weatherboard. Lath and Plaster Villa. Splendid order and appearance, all conv., large rear enclosures, path, lawns, garden, etc. WILL TAKE 25/ WEEKLY PAYMENTS. Must Fix up straight away, move in this week-end if required. Inspect 127 Townshend-rd. No Agents.</i></p> <p>A review of the Post Office Directories at 5-yearly intervals (together with reference to contemporary Electoral Rolls) indicates that some of the primary residents during this period included:</p> <ul style="list-style-type: none"> – 1925: Jessie May Litchfield (widow) <p>Mrs Litchfield lived here in c.1923-1925 (following the death of her husband in late 1921), but it has not been confirmed if she occupied the original or new house. The next occupant was Edward Albert Charles Thomsett (clerk), who lived here in c.1925-1928.</p> <ul style="list-style-type: none"> – 1930: David William Alexander Roper (clerk) – 1935: Mrs Ethel Cross – 1940: Leonard Francis Hawkins (labourer) – 1945: Thomas William Hayes (track repairer) <p>Thomas and his wife, Jean, moved into 127 Townshend Road in c.1941 and were still listed here in the Electoral Rolls of 1958, but had moved to</p>
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	<p>Scarborough by the early 1960s.</p> <p>The high turn-over of occupants during this period suggests that it was primarily being used as a rental property.</p> <p>An analysis of a historical Metropolitan Sewerage Plan (dated 1927, updated 1955) and historical aerial photographs indicates that this house has been extended to the rear, but that the footprint of the front portion of the house has remained relatively unchanged.</p>
	 <p>Metropolitan Sewerage Plan, Part Sheet 185, State Records Office of Western Australia (revised 1927 and 1955)</p>
<p><i>Physical Description</i> (Based on a streetscape inspection in March 2023)</p>	<p>Note: 127 and 129 were both constructed in the mid-1920s, and were designed with matching footprints and very similar detailing.</p> <p><u>Architectural style</u></p> <p>127 Townshend Road was designed in a restrained, functional style, and does not represent any of the major architectural styles of the inter-war era. It was designed to a scale and form generally considered suitable for occupiers such as office workers, retail employees and both skilled and unskilled tradesmen.</p> <p><u>Plan form at the street frontage</u></p> <ul style="list-style-type: none"> Asymmetrical facade. This features a slightly projecting wing on the southern side, with a verandah/awning extending across the full width of the house. <p><u>Roof form and materials</u></p> <ul style="list-style-type: none"> Gable-hipped roof with a stepped double gable to the main façade and a hipped roof at the rear. Clad with corrugated metal sheeting. No extant chimneys. Plain weatherboard cladding to gables. Bullnose verandah extending in a continuous line across the full width of the house to form an awning in front of the projecting wing. <p><u>Wall materials and finishes to the main facade</u></p> <ul style="list-style-type: none"> Bevel edged weatherboards. <p><u>Other detailing to main facade</u></p> <ul style="list-style-type: none"> Two triple casement windows with square highlights and a simple timber sill,


	<p>one to the projecting wing and the other under the verandah.</p> <ul style="list-style-type: none"> • Main entrance located adjacent to the projecting wing. This features a 6-panel door, plain architraves and highlight (no sidelights). • The verandah appears to have been reconstructed to the original footprint. It has square timber posts and a frieze of square timber balustrettes. <p><u>Streetscape setting</u></p> <ul style="list-style-type: none"> • House set back approximately 3.9m from the Townshend Road frontage. • Lot width approximately 10.1m. • Set back of approximately 1m from north boundary. Minimal setback from south boundary. • Front yard enclosed by a timber picket fence. <p><u>General Condition</u> (as viewed from the street)</p> <p>Good.</p>
<i>References</i>	<ul style="list-style-type: none"> • Perth 18-52. Suburb of Subiaco. Plan of Subiaco showing all subdivisions & DP Nos., Battye Library, series235_cons3868_item354 (dating from c.1896-1897) • Western Australian Post Office Directories, 1890s-1949 (slwa.wa.gov.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.nal.gov.au), including: <ul style="list-style-type: none"> – <i>The West Australian</i> 2 March 1928 p 8 • Metropolitan Sewerage Plan SROWA_series634_cons4156_item0185 • Historical aerial photographs, as available for selected years in the period 1948-2022, Map Viewer Plus (landgate.wa.gov.au)

<i>Name</i>	House, 129 Townshend Road		
<i>Address</i>	129 Townshend Road, Subiaco (Lot 31, DP 1535)		
<i>Other</i>	-		
<i>Place No.</i>	InHerit database Place No. 24304		
<i>Heritage Listings</i>	Local Heritage Survey – Adopted 4/02/2003		
<i>Place Type</i>	Individual building/Group		
<i>Photograph</i> (Greenward Consulting, March 2023)			
<i>Construction date</i>	c.1922-1925	<i>Architectural style</i> This simple weatherboard house does not clearly represent any of the major architectural styles of the Inter-War period.	
<i>Construction materials</i>	<i>Walls</i> Timber - Weatherboard	<i>Roof</i> Metal - Corrugated	<i>Other</i>
<i>Use</i>	<i>Current</i> Residential - Single storey	<i>Original</i> Residential - Single storey	<i>Other</i>
<i>Authenticity</i>	Medium: The authenticity of the house within its streetscape setting has been reduced by the reconstruction of the front verandah to a different footprint and style, and the introduction of iron lace detailing.		
<i>Integrity</i>	High: The place continues to be used for its original purpose		
<i>Contributory Significance</i>	Some contribution to the assessed heritage values of the study area		


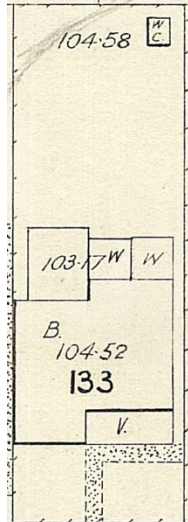
<p><i>Historical Notes and Associations</i></p>	<p>Subiaco's population increased significantly in the 1890s due to an economic depression in the eastern states and the discovery of gold in Western Australia. During the 1890s property developers bought large landholdings for subdivision in the Perth metropolitan area. The original subdivisions in Subiaco were generally simple grid pattern developments with small lots suitable for occupancy by working families. However, the more elevated parts of the suburb, particularly towards Kings Park, also attracted business and professional men and some lots were later amalgamated to accommodate their larger homes and gardens. Mixed development occurred and within the Park Street Heritage Area this ranged from narrow, single storey terrace housing through to a large 2-storey house set in spacious grounds. The readily available evidence indicates that the number of houses within this area increased from around 24 in 1901 to 72 in 1906; 86 in 1910; 91 in 1915, 94 in 1920 and 13 by 1925. Development then stabilised, with 106 houses and 1 block of flats identified in 1949.</p> <p>Perth Suburban Lot 221 was subdivided as Deposited Plan 1535 in 1896 and advertised as the "Salisbury Estate". This comprised 42 lots, including 14 lots along the western side of Townshend Road between Barker and Bagot Road. Entries in the Post Office Directories indicate that Lots 30 and 31 (originally known as 127 & 131 Townshend Road) had been developed by 1905. However, these sites were listed as vacant in the Post Office Directory of 1922 and both houses were described as 'new' or 'modern' in advertisements placed in the mid-1920s. Based on the physical and documentary evidence it is possible that Lots 30 & 31 were redeveloped with matching timber cottages in as early as 1922 (which was also the time when #131 was re-numbered as 129).</p> <p>In April 1925, 129 Townshend Road was advertised to let as "<i>A fine new JWB (jarrah weatherboard) house</i>".</p> <p>The first long-term occupants were members of the Opie family who settled here in c.1929. William Henry Opie (c.1890-1937) (telegraph linesman) and his wife, Rose May (nee Yates) (c.1893-1982) were married in 1913, and had two children, Marjorie (born 1915) and William (1920). At his funeral it was noted that William, snr, had suffered poor health since WWI, during which he had received the Distinguished Conduct Medal for continuing to serve as a stretcher bearer under heavy fire until he was heavily wounded. Marjorie married in 1936 and while her husband was on active service during WWII she returned to live with her mother, together with her two sons. Rose remained here until the mid 1950s.</p> <p>A plan of the site prepared in the 1920s and reviewed in 1954 for the purpose of planning sewerage and water supply services shows that the original residence has been extended to the rear under a skillion roof. Aerial photographs of the place since the mid 20th century indicate that alterations (which included increasing the depth of the front verandah) were predominantly undertaken in the early 1990s. These works replaced the roof cladding, which was previously either terracotta tile or red corrugated iron. The extent and form of the original residence is still clearly evident.</p> <p>Note: the building footprints shown on the Metropolitan Sewerage Plan suggest that the front verandah was originally the same as for 127 Townshend Road.</p> <p>129 Townshend Road was adopted on the City of Subiaco Local Heritage Survey in 2003. It has been assessed as level 3 (contributes to the heritage of the City of</p>
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	Subiaco).
	 <p>Metropolitan Sewerage Plan, Part Sheet 185, State Records Office of Western Australia (revised 1927 and 1955)</p>
<p><i>Physical Description</i> (Based on a streetscape inspection in March 2023)</p>	<p>Note: 127 and 129 were both constructed in the mid-1920s, and were designed with matching footprints and very similar detailing.</p> <p><u>Architectural style</u></p> <p>129 Townshend Road was designed in a restrained, functional style, and does not represent any of the major architectural styles of the inter-war era. It was designed to a scale and form generally considered suitable for occupiers such as office workers, retail employees and both skilled and unskilled tradesmen.</p> <p><u>Plan form at the street frontage</u></p> <ul style="list-style-type: none"> • Asymmetrical facade. This features a slightly projecting wing on the southern side, with a verandah extending across the remainder of the frontage. <p><u>Roof form and materials</u></p> <ul style="list-style-type: none"> • Gable-hipped roof with a stepped double gable to the main façade and a hipped roof at the rear. • Clad with corrugated metal sheeting. • No extant chimneys. • Plain weatherboard cladding to gables, with iron lace trim to the gable boards. • Bullnose verandah. <p><u>Wall materials and finishes to the main facade</u></p> <ul style="list-style-type: none"> • Bevel edged weatherboards. <p><u>Other detailing to main facade</u></p> <ul style="list-style-type: none"> • Hipped, bullnose window awning to the projecting wing, featuring iron lace trim and brackets. • Two triple casement windows with square highlights and a simple timber sill, one to the projecting wing and the other under the verandah. • Main entrance located adjacent to the projecting wing (no sidelights or highlight). • The Metropolitan Sewerage Plan (1955) suggests that the verandah originally

	<p>extended in a continuous line to form an awning in front of the projecting wing. At some stage after the mid-twentieth century it was redesigned as a verandah and separate window awning. In the 1990s the verandah was extended forward to create a deeper bull-nosed porch. The surviving detailing suggests that the earlier verandah had a simple raked roof and was enclosed by weatherboards at the northern end. The current verandah has turned timber posts, an iron lace frieze and iron lace brackets.</p> <p><u>Streetscape setting</u></p> <ul style="list-style-type: none"> • Extended verandah set back approximately 3m from the Townshend Road frontage (original verandah set back approximately 3.9m. • Lot width approximately 10.1m. • Set back of approximately 1m from north boundary. Minimal setback from south boundary. • Front yard enclosed by a scalloped timber picket fence. • Hardstand car parking bay on the southern side of the front yard. <p><u>General Condition</u> (as viewed from the street)</p> <p>Good.</p>
<i>References</i>	<ul style="list-style-type: none"> • <i>Local Heritage Survey of the Triangle Precinct, 2020-2021</i> (prepared for the City of Subiaco by Hocking Heritage + Architecture, October 2019, adopted by the City of Subiaco, 22 June 2021) • Perth 18-52. Suburb of Subiaco. Plan of Subiaco showing all subdivisions & DP Nos., Battye Library, series235_cons3868_item354 (dating from c.1896-1897) • Western Australian Post Office Directories, 1890s-1949 (slwa.wa.gov.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.nal.gov.au), including: <ul style="list-style-type: none"> – <i>The West Australian</i> 25 April 1925 p 15 – <i>The West Australian</i>, 30 September 1937 p 5 • Metropolitan Sewerage Plan SROWA_series634_cons4156_item0185 • Historical aerial photographs, as available for selected years in the period 1948-2022, Map Viewer Plus (landgate.wa.gov.au)

<i>Name</i>	House, 133 Townshend Road		
<i>Address</i>	133 Townshend Road, Subiaco (Lot 32, DP 1535)		
<i>Other</i>	-		
<i>Place No.</i>	-		
<i>Heritage Listings</i>	-		
<i>Place Type</i>	Individual building		
<i>Photograph</i> (Greenward Consulting, March 2023)			
<i>Construction date</i>	c.1900-1905	<i>Architectural style</i> Federation Queen Anne (selected elements, commensurate with the size/nature of the place)	
<i>Construction materials</i>	<i>Walls</i> Brick - Painted brick	<i>Roof</i> Metal - Corrugated	<i>Other</i> Rendered stringcourses
<i>Use</i>	<i>Current</i> Residential - Single storey	<i>Original</i> Residential - Single storey	<i>Other</i>
<i>Authenticity</i>	Medium: The authenticity of the house within its streetscape setting has been reduced by the painting of the brickwork.		
<i>Integrity</i>	High: The place continues to be used for its original purpose		
<i>Contributory Significance</i>	Some contribution to the assessed heritage values of the study area		


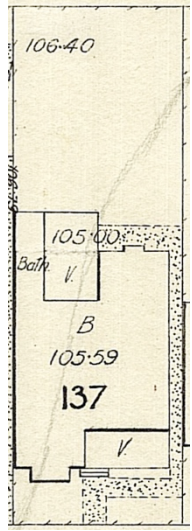
<p><i>Historical Notes and Associations</i></p>	<p>Subiaco's population increased significantly in the 1890s due to an economic depression in the eastern states and the discovery of gold in Western Australia. During the 1890s property developers bought large landholdings for subdivision in the Perth metropolitan area. The original subdivisions in Subiaco were generally simple grid pattern developments with small lots suitable for occupancy by working families. However, the more elevated parts of the suburb, particularly towards Kings Park, also attracted business and professional men and some lots were later amalgamated to accommodate their larger homes and gardens. Mixed development occurred and within the Park Street Heritage Area this ranged from narrow, single storey terrace housing through to a large 2-storey house set in spacious grounds. The readily available evidence indicates that the number of houses within this area increased from around 24 in 1901 to 72 in 1906; 86 in 1910; 91 in 1915, 94 in 1920 and 13 by 1925. Development then stabilised, with 106 houses and 1 block of flats identified in 1949.</p> <p>Perth Suburban Lot 221 was subdivided as Deposited Plan 1535 in 1896 and advertised as the "Salisbury Estate". This comprised 42 lots, including 14 lots along the western side of Townshend Road between Barker and Bagot Road.</p> <p>The first confirmed occupants of 133 Townshend Road were the Forrestal family, who were living here by 1906. However, the house may have been built in as early as 1900 (with one house being listed in the vicinity of 133-139 Townshend Road in 1901 and two in 1902).</p> <p>John Joseph Forrestal (a bootmaker) and Mary Gertrude Hanretty were married in Subiaco in May 1903. John and Mary lived in Subiaco for most (if not all) of their married lives, with homes in Barker Road (c.1904-1905), 133 Townshend Road (c.1906-1915) and 93 Redfern Street (c.1916-1950s). Entries in the Subiaco Rate Books of 1909-1910 through to 1914-1915, confirm that the Forrestal family were renting the property, with the owner being identified S Craig.</p> <p>The next long-term residents were the Plunkett family. Daniel Charles Henry Plunkett (railway employee) and Esther Elsie Ellis were married in England while Daniel was serving in the Australian armed forces during WWI. They lived at 133 Townshend Road in c.1921-1938, after which they moved to Daglish.</p> <p>During the 1940s the house was occupied by the family of another former serviceman, Harold Sheppard (c.1898-1941) (labourer). Harold's wife, Lavinia, remained here until at least 1949, but by the early-mid 1950s she was living with her son and daughter-in-law in Nicholson Road.</p> <p>An analysis of a historical Metropolitan Sewerage Plan (dated 1927, updated 1955) and historical aerial photographs indicates that this house has been extended to the rear (including a large addition in the early 1980s), but that the footprint of the front portion of the house has remained relatively unchanged.</p>
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	 <p>Metropolitan Sewerage Plan, Part Sheet 185, State Records Office of Western Australia (revised 1927 and 1955)</p>
<p><i>Physical Description</i> (Based on a streetscape inspection in March 2023)</p>	<p><u>Architectural style</u></p> <p>Typical of many well built 2-3 bedroom suburban houses of the early twentieth century, 133 Townshend Road incorporated elements of the Federation Queen Anne style. It was designed to a scale and form generally considered suitable for occupiers such as small business owners, office workers, retail employees and skilled tradesmen.</p> <p><u>Plan form at the street frontage</u></p> <ul style="list-style-type: none"> Asymmetrical facade. This features a projecting wing on the southern side, with a verandah across the remainder of the frontage. <p><u>Roof form and materials</u></p> <ul style="list-style-type: none"> Hipped-gabled roof clad with corrugated metal sheeting. Prominent gable over the projecting wing. Finished with roughcast render, set with a pattern of diagonal timber battens to either side of a central vertical timber batten. Traditional shaped gable boards, modern gable board capping. Raked verandah roof. <p><u>Wall materials and finishes to the main facade</u></p> <ul style="list-style-type: none"> Painted brick laid in Flemish bond (originally tuck-pointed face brick). Two rendered string-courses, one at door head height and the other at window sill height. <p><u>Other detailing to main facade</u></p> <ul style="list-style-type: none"> Two double hung windows to the projecting wing, with projecting rectangular sills. Main entrance adjacent to the projecting wing. Highlight, no sidelights. One double hung window under the verandah, with projecting rectangular sill. Chamfered square verandah posts. Iron lace frieze and brackets. <p><u>Streetscape setting</u></p> <ul style="list-style-type: none"> House set back approximately 4.3m from the Townshend Road frontage.


	<ul style="list-style-type: none"> • Lot width approximately 10.1m. • Built up to a parapet wall on the southern side. Setback of approximately 800mm from northern boundary. • Front yard enclosed by a scalloped timber picket fence. • Hardstand car parking bay on the southern side of the front yard. <p><u>General Condition</u> (as viewed from the street)</p> <p>Good.</p>
<i>References</i>	<ul style="list-style-type: none"> • 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 1909-1910 through to 1914-1915 (information provided by the City of Subiaco, March 2023) • Western Australian Post Office Directories, 1890s-1949 (slwa.wa.gov.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.nal.gov.au) • Metropolitan Sewerage Plan SROWA_series634_cons4156_item0185 • Historical aerial photographs, as available for selected years in the period 1948-2022, Map Viewer Plus (landgate.wa.gov.au) <p>Note: Biographical information has been based on readily available information from a range of online sources, including ancestry.com.au. 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.</p>

<i>Name</i>	House, 137 Townshend Road		
<i>Address</i>	137 Townshend Road, Subiaco (Lot 33, DP 1535)		
<i>Other</i>	-		
<i>Place No.</i>	InHerit database Place No. 26887		
<i>Heritage Listings</i>	Local Heritage Survey – Adopted 22/06/2021		
<i>Place Type</i>	Individual building		
<i>Photograph</i> (Greenward Consulting, March 2023)			
<i>Construction date</i>	c.1900-1905	<i>Architectural style</i> Federation Queen Anne (selected elements, commensurate with the size/nature of the place)	
<i>Construction materials</i>	<i>Walls</i> Brick - Rendered brick	<i>Roof</i> Metal - Corrugated	<i>Other</i>
<i>Use</i>	<i>Current</i> Residential - Single storey	<i>Original</i> Residential - Single storey	<i>Other</i>
<i>Authenticity</i>	Medium: The authenticity of the house within its streetscape setting has been reduced by the painting of the brickwork. Other than this, the original external detailing of the building appears to be largely intact and/or sympathetically restored/renovated.		
<i>Integrity</i>	High: The place continues to be used for its original purpose		
<i>Contributory Significance</i>	Some contribution to the assessed heritage values of the study area		


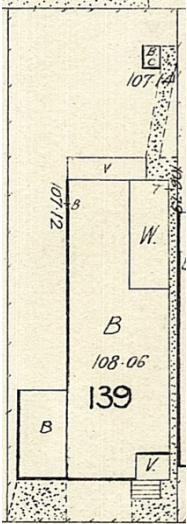
<p><i>Historical Notes and Associations</i></p>	<p>Subiaco's population increased significantly in the 1890s due to an economic depression in the eastern states and the discovery of gold in Western Australia. During the 1890s property developers bought large landholdings for subdivision in the Perth metropolitan area. The original subdivisions in Subiaco were generally simple grid pattern developments with small lots suitable for occupancy by working families. However, the more elevated parts of the suburb, particularly towards Kings Park, also attracted business and professional men and some lots were later amalgamated to accommodate their larger homes and gardens. Mixed development occurred and within the Park Street Heritage Area this ranged from narrow, single storey terrace housing through to a large 2-storey house set in spacious grounds. The readily available evidence indicates that the number of houses within this area increased from around 24 in 1901 to 72 in 1906; 86 in 1910; 91 in 1915, 94 in 1920 and 13 by 1925. Development then stabilised, with 106 houses and 1 block of flats identified in 1949.</p> <p>Perth Suburban Lot 221 was subdivided as Deposited Plan 1535 in 1896 and advertised as the "Salisbury Estate". This comprised 42 lots, including 14 lots along the western side of Townshend Road between Barker and Bagot Road.</p> <p>From the readily available information 137 Townshend Road had been developed by 1905, but it may have been built in as early as 1900 (with one house being listed in the vicinity of 133-139 Townshend Road in 1901 and two in 1902). The first confirmed occupant was Mary Mansfield (nee Howell), the widow of Robert Philip Mansfield, who lived here in c.1906.</p> <p>A review of the Post Office Directories at 5-yearly intervals (together with reference to contemporary Electoral Rolls) indicates that some of the primary residents through until the mid-twentieth century included:</p> <ul style="list-style-type: none"> – 1910: Ernest Ward (draper) <p style="padding-left: 40px;">In the Rate Books of 1909-1910 and through until at least 1914-1915, the owner of the property was identified as E Ellis.</p> <ul style="list-style-type: none"> – 1915 & 1920: Mrs Mary Jane Meyer (widow) <p style="padding-left: 40px;">137 Townshend Road was not listed in the Post Office Directory of 1915. However, August Meyer gave this as his mother's address when he enlisted in January 1915.</p> <p style="padding-left: 40px;">During the time that Mrs Meyer lived at this address, three of her five sons were killed on active duty: Edward ('Eddie') (1916), Albert ('Les') (1918) and August ('Gus') (1918).</p> <ul style="list-style-type: none"> – 1925: William John Earnshaw (civil servant) – 1930: Percy Sullivan – 1935: William H Kent – 1940: Gus Cochran <p style="padding-left: 40px;">In late 1940 the "<i>beautiful modernised 5-room and Vestibule Brick Villa</i>" was advertised for sale for £625.</p> <ul style="list-style-type: none"> – 1945 and 1949: Ruth Morfesse (widow) <p style="padding-left: 40px;">Ruth lived here from c.1944 until around the time of her death in December 1953.</p>
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	<p>The high turn-over of occupants during this period (who typically remained for only 1-3 years) suggests that 137 Townshend Road was primarily being used as a rental property for much of the early-mid twentieth century.</p> <p>A plan of the site prepared in the 1920s and reviewed in 1954 for the purpose of planning sewerage and water supply services shows that the footprint of the original residence has been extended to double the original size. Aerial photographs of the place since the mid 20th century indicate that additions were constructed at the rear of the place in c.1980. Since then no major alterations were identified and the extent and form of the original residence are still clearly evident.</p> <p>137 Townshend Road was adopted on the City of Subiaco Local Heritage Survey in 2021. It has been assessed as level 3 (contributes to the heritage of the City of Subiaco).</p>
	 <p>Metropolitan Sewerage Plan, Part Sheet 185, State Records Office of Western Australia (revised 1927 and 1955)</p>
<p><i>Physical Description</i> (Based on a streetscape inspection in March 2023)</p>	<p><u>Architectural style</u></p> <p>Typical of many well built 2-3 bedroom suburban houses of the early twentieth century, 137 Townshend Road incorporated elements of the Federation Queen Anne style. It was designed to a scale and form generally considered suitable for occupiers such as business owners, senior office workers, senior retail employees and skilled tradesmen.</p> <p><u>Plan form at the street frontage</u></p> <ul style="list-style-type: none"> Asymmetrical facade. This features a projecting wing on the southern side, with a verandah across the remainder of the frontage. <p><u>Roof form and materials</u></p> <ul style="list-style-type: none"> Hipped-gabled roof clad with corrugated metal sheeting. Prominent gable over the projecting wing. This has a roughcast rendered face, set with a decorative pattern of vertical, diagonal and curved timber battens. Traditional shaped gable boards and rolled profile gable capping. Painted brick chimney with a projecting rendered cap. Bull-nose verandah roof. <p><u>Wall materials and finishes to the main facade</u></p>


	<ul style="list-style-type: none"> • Plain rendered walls. Note: Based on other similar houses of this period the front walls were probably originally finished with tuck-pointed brickwork and contrasting smooth rendered detailing. • Moulded cornice and string course above verandah height, with a broken cornice detail under the gable. <p><u>Other detailing to main facade</u></p> <ul style="list-style-type: none"> • Boxed-out window bay with a shallow hipped roof. This features four casement windows with highlights to the front face, and a single casement window with highlight to each side. • Main entrance located adjacent to the projecting wing. This has a 5-panel door with highlight (no sidelights). • Bank of four casement windows with highlights under the verandah. Set over a moulded rendered sill. • Three arched, rendered wall niches under the verandah. One facing north (adjacent to the door) and the others to either side of the window. Each of these is set over a moulded rendered sill (matching the window sill). • Turned timber verandah posts, cross-member timber balustrade, and a timber frieze featuring vertical and crossed diagonal timber members. <p><u>Streetscape setting</u></p> <ul style="list-style-type: none"> • House set back approximately 3m from the Townshend Road frontage. • Lot width approximately 10.1m. • Built up to a parapet wall on the southern side. Setback of approximately 1m on the northern side. • Front yard enclosed by a scalloped timber picket fence. <p><u>General Condition</u> (as viewed from the street)</p> <p>Good (noting that the chimney appears to be in fair to poor condition).</p>
References	<ul style="list-style-type: none"> • <i>Local Heritage Survey of the Triangle Precinct, 2020-2021</i> (prepared for the City of Subiaco by Hocking Heritage + Architecture, October 2019, adopted by the City of Subiaco, 22 June 2021) • 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 1909-1910 through to 1914-1915 (information provided by the City of Subiaco, March 2023) • Western Australian Post Office Directories, 1890s-1949 (slwa.wa.gov.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.nal.gov.au), including: <ul style="list-style-type: none"> – <i>The West Australian</i> 19 October 1940 p 2 • Metropolitan Sewerage Plan SROWA_series634_cons4156_item0185 • Historical aerial photographs, as available for selected years in the period 1948-2022, Map Viewer Plus (landgate.wa.gov.au)

<i>Name</i>	House, 139 Townshend Road		
<i>Address</i>	139 Townshend Road, Subiaco (Lot 34, DP 1535)		
<i>Other</i>	The readily available evidence suggests that this property was known as 141 Townshend Road until c.1908.		
<i>Place No.</i>	-		
<i>Heritage Listings</i>	-		
<i>Place Type</i>	Individual building		
<i>Photograph</i> (Greenward Consulting, March 2023)			
<i>Construction date</i>	c.1900-1905 Extensively altered in c.2005/2006	<i>Architectural style</i> The original style of this house has been obscured by major renovations	
<i>Construction materials</i>	<i>Walls</i> Brick - Rendered brick	<i>Roof</i> Metal - Corrugated	<i>Other</i>
<i>Use</i>	<i>Current</i> Residential - Single storey	<i>Original</i> Residential - Single storey	<i>Other</i>
<i>Authenticity</i>	Low: The rendering of the façade, redesign of the entry (including the removal of the entry porch), replacement of the roof, construction of a new garage and construction of a high courtyard wall has obscured evidence of the original character of this place. The primary surviving evidence of the external detailing appears to be the windows to the front wall.		
<i>Integrity</i>	High: The place continues to be used for its original purpose		
<i>Contributory Significance</i>	Little contribution to the assessed heritage values of the study area		

<p><i>Historical Notes and Associations</i></p>	<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. During the 1890s property developers bought large landholdings for subdivision in the Perth metropolitan area. The original subdivisions in Subiaco were generally simple grid pattern developments with small lots suitable for occupancy by working families. However, the more elevated parts of the suburb, particularly towards Kings Park, also attracted business and professional men and some lots were later amalgamated to accommodate their larger homes and gardens. Mixed development occurred and within the Park Street Heritage Area this ranged from narrow, single storey terrace housing through to a large 2-storey house set in spacious grounds. The readily available evidence indicates that the number of houses within this area increased from around 24 in 1901 to 72 in 1906; 86 in 1910; 91 in 1915, 94 in 1920 and 13 by 1925. Development then stabilised, with 106 houses and 1 block of flats identified in 1949.</p> <p>Perth Suburban Lot 221 was subdivided as Deposited Plan 1535 in 1896 and advertised as the "Salisbury Estate". This comprised 42 lots, including 14 lots along the western side of Townshend Road between Barker and Bagot Road.</p> <p>Based on an analysis of the sequence of entries in the Post Office Directories, it seems likely that this was the property that was known as #141 in 1906-1908 and that it may have been built in as early as 1900 (with one house being listed in the vicinity of 133-141 Townshend Road in 1901 and two in 1902).</p> <p>The property had a high turn-over of occupants until at least the mid-twentieth century, which suggests that it was primarily being used as a rental property. A review of the Post Office Directories at 5-yearly intervals (together with reference to contemporary Electoral Rolls) indicates that some of the primary residents during this period included:</p> <ul style="list-style-type: none"> – 1906 (#141): William Sydney Swaine (electrician) – 1910 (#139): Albert William Smith (cook). <p>In the Rate Books of 1909-1910, Christina Whittaker was identified as the owner of Lot 34</p> <p>In 1912-1913, Mrs E Fourace was identified as the owner/occupier.</p> <p>In 1913-1914, A Cambridge was identified as the owner.</p> <ul style="list-style-type: none"> – 1915: David Gilmour Septimus Virgo (traveller) – 1920: Mrs Mary Mathea – 1925 & 1930: Mrs Charlotte Bawden <p>A brief newspaper notice states that C A Bawden sold this property in mid-1932.</p> <ul style="list-style-type: none"> – 1935: William G Montague – 1940 & 1945: Cyril Charles Stagg (gardener) – 1949: Arthur James Morfesse (clerk) <p>In the same year Arthur's mother was living next door at #137.</p> <p>An analysis of a historical Metropolitan Sewerage Plan (dated 1927, updated 1955) and historical aerial photographs indicates that this house was extensively renovated in c.2005/2006, including re-roofing, construction of a new garage (setback further from the street) and the construction of rear additions.</p>
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	 <p>Metropolitan Sewerage Plan, Part Sheet 185, State Records Office of Western Australia (revised 1927 and 1955)</p>
<p><i>Physical Description</i> (Based on a streetscape inspection in March 2023)</p>	<p><u>Architectural style</u></p> <p>The original style of this house has been obscured by major early renovations.</p> <p><u>Plan form at the street frontage</u></p> <ul style="list-style-type: none"> Asymmetrical facade. The narrow frontage includes a projecting wing on the southern side, with the entrance occupying a small recessed section on the northern side. <p><u>Roof form and materials</u></p> <ul style="list-style-type: none"> Hipped-gabled roof clad with corrugated metal sheeting. <p>This roof was replaced in 2005-2006 and does not retain any original fabric (although the general form of the roof, including a small gablet, appears to have been retained to the main frontage).</p> <p><u>Wall materials and finishes to the main facade</u></p> <ul style="list-style-type: none"> The brick walls have been fully rendered, concealing any evidence of the original finishes/detailing. <p><u>Other detailing to main facade</u></p> <ul style="list-style-type: none"> The entrance door has been replaced in a modern style. The two, tall double hung windows window to the front wall may be original. <p><u>Streetscape setting</u></p> <ul style="list-style-type: none"> House set back approximately 3m from the Townshend Road frontage. Lot width approximately 10.1m. Side setback of approximately 3m from the south boundary (this space now partly occupied by a modern garage) and 800mm from the north boundary. Front yard enclosed by a high courtyard wall. <p><u>General Condition</u> (as viewed from the street)</p> <p>Good</p>
<p><i>References</i></p>	<ul style="list-style-type: none"> 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 1909-1910, 1912-1913, 1913-1914 and 1914-1915

	<p>(information provided by the City of Subiaco, March 2023)</p> <ul style="list-style-type: none">• Western Australian Post Office Directories, 1890s-1949 (slwa.wa.gov.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.nal.gov.au), including:<ul style="list-style-type: none">– <i>The West Australian</i> 8 July 1932 p 24• Metropolitan Sewerage Plan SROWA_series634_cons4156_item0185• Historical aerial photographs, as available for selected years in the period 1948-2022, Map Viewer Plus (landgate.wa.gov.au) <p>Note: Biographical information has been based on readily available information from a range of online sources, including ancestry.com.au. 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.</p>
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<i>Name</i>	House, 141 Townshend Road
<i>Address</i>	141 Townshend Road, Subiaco (Lot 35, DP 1535)
<i>Photograph</i> (Greenward Consulting, March 2023)	
<i>Contributory Significance</i>	No contribution to the assessed heritage values of the street Mid-late twentieth century development
<i>Historical Notes</i>	<p>This site was previously occupied by a corner shop, which would have served the local community. This had been established as a butcher shop by 1921, and was operated by George Fair (who lived next door at 138 Bagot Road) until at least 1949.</p> <p>An analysis of a historical Metropolitan Sewerage Plan (dated 1927, updated 1955) and historical aerial photographs (dating from the 1960s to 1970s) indicates that this site was fully redeveloped in the period c.1965-1970.</p>
<i>References</i>	<ul style="list-style-type: none"> Historical aerial photographs, Landgate Mapviewer Plus (https://map-viewer-plus.app.landgate.wa.gov.au/index.html) Metropolitan Sewerage Plan, drawn 1927, updated 1955, State Records Office of Western Australia (https://mapping.sro.wa.gov.au/maps/SROWA_series634_cons4156_item0185.jpg)

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5.11 102-142 TOWNSHEND ROAD

<i>Name</i>	Forrestdale Court
<i>Address</i>	102 Townshend Road, Subiaco (SP 35)
<i>Photograph</i> (Greenward Consulting, March 2023)	
<i>Contributory Significance</i>	No contribution to the assessed heritage values of the street Mid-late twentieth century development
<i>Historical Notes</i>	An analysis of a historical Metropolitan Sewerage Plan (dated 1927, updated 1955) and historical aerial photographs (dating from the 1960s to 1970s) indicates that this site was originally developed with four weatherboard houses known as 102, 106, 110 and 114 Townshend Road (originally laid out as Lots 8 to 11, DP 1552). These were replaced with the current three-storey block of 12 flats in the period 1965-1970.
<i>References</i>	<ul style="list-style-type: none"> Metropolitan Sewerage Plan, drawn 1927, updated 1955 (https://mapping.sro.wa.gov.au/maps/SROWA_series634_cons4156_item0185.jpg) Historical aerial photographs, Landgate Mapviewer Plus (https://map-viewer-plus.app.landgate.wa.gov.au/index.html)


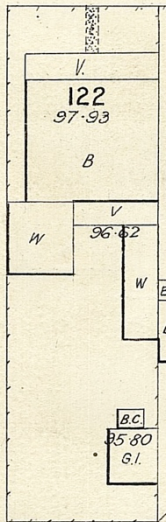
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<i>Name</i>	House, 118 Townshend Road
<i>Address</i>	118 Townshend Road, Subiaco (Lot 12 DP 1552)
<i>Photograph</i> (Greenward Consulting, March 2023)	
<i>Contributory Significance</i>	No contribution to the assessed heritage values of the street Early twenty-first century development
<i>Historical Notes</i>	An analysis of a historical Metropolitan Sewerage Plan (dated 1927, updated 1955) and historical aerial photographs (dating from the 2005 to 2012) indicates that the original house on this lot was demolished in 2006 and replaced by a new house in 2010/2011.
<i>References</i>	<ul style="list-style-type: none"> Metropolitan Sewerage Plan, drawn 1927, updated 1955 (https://mapping.sro.wa.gov.au/maps/SROWA_series634_cons4156_item0185.jpg) Historical aerial photographs, Landgate Mapviewer Plus (https://map-viewer-plus.app.landgate.wa.gov.au/index.html)


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<i>Name</i>	House, 122 Townshend Road (corner Park Street)		
<i>Address</i>	122 Townshend Road, Subiaco (Lot 12 DP 1552)		
<i>Other</i>	-		
<i>Place No.</i>	-		
<i>Heritage Listings</i>	-		
<i>Place Type</i>	Individual building		
<i>Photograph</i> (Greenward Consulting, March 2023)			
<i>Construction date</i>	c.1900-1902	<i>Architectural style</i> This simple double-fronted house does not represent any of the major architectural styles of the early twentieth century.	
<i>Construction materials</i>	<i>Walls</i> Brick - Painted brick	<i>Roof</i> Metal - Corrugated	<i>Other</i>
<i>Use</i>	<i>Current</i> Residential - Single storey	<i>Original</i> Residential - Single storey	<i>Other</i>
<i>Authenticity</i>	Medium: The authenticity of the house within its streetscape setting has been reduced by the painting of the brickwork.		
<i>Integrity</i>	High: The place continues to be used for its original purpose		
<i>Contributory Significance</i>	Some contribution to the assessed heritage values of the study area		
<i>Historical Notes and Associations</i>	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. During the 1890s property developers bought large landholdings for subdivision		


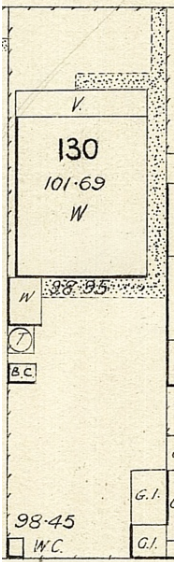
	<p>in the Perth metropolitan area. The original subdivisions in Subiaco were generally simple grid pattern developments with small lots suitable for occupancy by working families. However, the more elevated parts of the suburb, particularly towards Kings Park, also attracted business and professional men and some lots were later amalgamated to accommodate their larger homes and gardens. Mixed development occurred and within the Park Street Heritage Area this ranged from narrow, single storey terrace housing through to a large 2-storey house set in spacious grounds. The readily available evidence indicates that the number of houses within this area increased from around 24 in 1901 to 72 in 1906; 86 in 1910; 91 in 1915, 94 in 1920 and 13 by 1925. Development then stabilised, with 106 houses and 1 block of flats identified in 1949.</p> <p>Perth Suburban Lot 220 was subdivided as Deposited Plan 1552 in 1896 and advertised as the “Parkerville Estate”. This comprised 38 lots with frontages along the eastern side of Townshend Road (between Barker and Bagot Roads), part of the southern side of Barker Road, part of Salisbury Avenue (renamed as part of Park Street in 1901) and part of the northern side of Bagot Road.</p> <p>The Townshend Road part of this subdivision was developed at an early date. The Post Office Directories identified 8 primary residents in this area in 1901 and all 14 lots had been developed by 1905. The Subiaco Rate Books confirm that a house had been developed on Lot 13 by 1903 and that this was owned by Mrs E Wolfe until at least 1916. More detailed research would be required to determine if this was one of the houses that had been built by 1901.</p> <p>Ellen Frances Mallett and Michael James Wolfe were married in Victoria in c.1889 and this couple had at least 4 children in the period c.1891-1895. Michael was a police officer and entries in the Electoral Rolls suggest that Ellen maintained a family home in Subiaco, while Michael was posted to various locations around the state. In the Electoral Rolls of 1916, Ellen was identified as a resident of Boulder, where she lived with Michael until the time of her death in March 1921.</p> <p>The next long-term residents were the Herron family. Emily Louisa Abud (c.1861-1942) and Edward Herron (c.1862-1951) were married in Victoria in c.1890 and had at least 2 children who survived infancy. Emily and Edward were long-term residents of this part of Townshend Road, having lived at 140 Townshend Road in c.1903-1921. After moving to 122 Townshend Road in c.1922, they remained here until around the mid-late 1940s. By 1949 Edward had moved to 199 Barker Road, where he was living with his daughter, Veronique. During this time Edward’s occupation was given as ‘moulder’, and for a time he was a partner in the firm ‘Kay and Herron, Brass Founders’ (retiring in 1929).</p> <p>An analysis of a historical Metropolitan Sewerage Plan (dated 1927, updated 1955) and historical aerial photographs indicates that this house was progressively extended to the rear, including additions undertaken in c.1980 and c.1919. The footprint of the front portion of the house has remained relatively unchanged.</p>
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	 <p>Metropolitan Sewerage Plan, Part Sheet 185, State Records Office of Western Australia (revised 1927 and 1955)</p>
<p><i>Physical Description</i> (Based on a streetscape inspection in March 2023)</p>	<p><u>Architectural style</u></p> <p>122 Townshend Road is a simple symmetrical house which does not represent any of the major architectural styles of the early twentieth century. It was designed to a scale and form generally considered suitable for occupiers such as office workers, retail employees and both skilled and unskilled tradesmen.</p> <p><u>Plan form at the street frontage</u></p> <ul style="list-style-type: none"> Symmetrical facade. This features a central entrance door, flanked by windows to each of the front rooms. <p><u>Roof form and materials</u></p> <ul style="list-style-type: none"> Hipped roof clad with corrugated metal sheeting. Face brick chimney with a corbelled cap. Hipped bull-nosed verandah roof. <p><u>Wall materials and finishes to the main facade</u></p> <ul style="list-style-type: none"> Painted brick (originally tuck-pointed brick). <p><u>Other detailing to main facade</u></p> <ul style="list-style-type: none"> Centrally located entrance. This has a 4-panel door, traditional moulded architraves, narrow sidelights, highlight, and stained glass panels. Single double-hung window with a rendered rectangular sill to each front room. The verandah appears to have been reconstructed. It features chamfered square verandah posts, carved timber brackets and a frieze of square timber balustrettes. <p><u>Streetscape setting</u></p> <ul style="list-style-type: none"> House set back approximately 3.4m from the Townshend Road frontage. Lot width approximately 10.8m. Front section of house set back from the Park Road frontage by approximately 1.2m. House built up to this boundary towards the rear. House built up to the boundary on the northern side. Front yard enclosed by a timber post and rail fence with crimped wire panels.


	<p><u>General Condition</u> (as viewed from the street)</p> <p>Good</p>
References	<ul style="list-style-type: none"> • 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 1903, 1910-1911, and 1915-1917(information provided by the City of Subiaco, March 2023) • Western Australian Post Office Directories, 1890s-1949 (slwa.wa.gov.au) • Electoral Rolls (scanned copies of selected years available at ancestry.com.au) • <i>The demographics of Subiaco in 1910: Who was living here, what did they do for a living, what were their relationships and did they stay or leave?</i> A private research paper prepared by Annette Green 2017-2022, copy held by the City of Subiaco Museum. • Various newspaper notices and advertisements relating this property and/or the occupants of the house (trove.nal.gov.au), including: <ul style="list-style-type: none"> – <i>The West Australian</i> 15 October 1929 p 1 • Metropolitan Sewerage Plan SROWA_series634_cons4156_item0185 • Historical aerial photographs, as available for selected years in the period 1948-2022, Map Viewer Plus (landgate.wa.gov.au) <p>Note: Biographical information has been based on readily available information from a range of online sources, including ancestry.com.au. 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.</p>

<i>Name</i>	Wyola		
<i>Address</i>	130 Townshend Road, Subiaco (Lot 28 DP 1552)		
<i>Other</i>	-		
<i>Place No.</i>	-		
<i>Heritage Listings</i>	-		
<i>Place Type</i>	Individual building		
<i>Photograph</i> (Greenward Consulting, March 2023)			
<i>Construction date</i>	c.1897-1901	<i>Architectural style</i> Vernacular (simple symmetrical cottage)	
<i>Construction materials</i>	<i>Walls</i> Timber - Weatherboard	<i>Roof</i> Metal - Corrugated	<i>Other</i>
<i>Use</i>	<i>Current</i> Residential - Single storey	<i>Original</i> Residential - Single storey	<i>Other</i>
<i>Authenticity</i>	High: Evidence of the original external detailing of the building (as viewed from the street) appears to be largely intact.		
<i>Integrity</i>	High: The place continues to be used for its original purpose		
<i>Contributory Significance</i>	<p>Considerable contribution to the assessed heritage values of the study area</p> <p>130 Townshend Road is a good example of a simple symmetrical weatherboard house, which helps to illustrate the diversity of housing built in Subiaco in the early twentieth century.</p> <p>The vertical join visible to the weatherboards along the north elevation indicates that this was originally built as a modest 2-room cottage and extended as resources permitted. This provides physical evidence of a common development</p>		


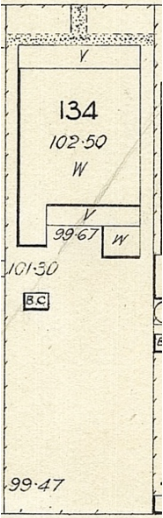
	<p>sequence for Subiaco's more modest owner-occupied dwellings during the early years of settlement.</p> <p>Note: Of the 14 lots along the eastern side of Townshend Road, at least 11 appear to have been developed with weatherboard cottages in the period around the turn of the century. Of these, only 3 still remain, 2 of which appear to have retained a high degree of authenticity (#s 130 and 134).</p>
<i>Historical Notes and Associations</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. During the 1890s property developers bought large landholdings for subdivision in the Perth metropolitan area. The original subdivisions in Subiaco were generally simple grid pattern developments with small lots suitable for occupancy by working families. However, the more elevated parts of the suburb, particularly towards Kings Park, also attracted business and professional men and some lots were later amalgamated to accommodate their larger homes and gardens. Mixed development occurred and within the Park Street Heritage Area this ranged from narrow, single storey terrace housing through to a large 2-storey house set in spacious grounds. The readily available evidence indicates that the number of houses within this area increased from around 24 in 1901 to 72 in 1906; 86 in 1910; 91 in 1915, 94 in 1920 and 13 by 1925. Development then stabilised, with 106 houses and 1 block of flats identified in 1949.</p> <p>Perth Suburban Lot 220 was subdivided as Deposited Plan 1552 in 1896 and advertised as the "Parkerville Estate". This comprised 38 lots with frontages along the eastern side of Townshend Road (between Barker and Bagot Roads), part of the southern side of Barker Road, part of Salisbury Avenue (renamed as part of Park Street in 1901) and part of the northern side of Bagot Road. The Townshend Road part of this subdivision was developed at an early date. The Post Office Directories identified 8 primary residents in this area in 1901 and all 14 lots had been developed by 1905 (11 of which appear to have been occupied by weatherboard cottages).</p> <p>The Post Office Directories did not include street numbers for Subiaco until 1906, but an analysis of the sequence of entries suggests that 130 Townshend Road had been occupied by David Marshall (carpenter, later supervisor, Public Works Department) by 1901. As David Marshall (c.1866-1940) had been identified as a resident of Townshend Road from as early as 1898 (and was listed as the owner/occupier of Lot 28 in the Rate Books of 1903) it is possible that the house may date from around the time of his marriage to Anne Mary Bindon (c.1878-1962) in 1897. Given his occupation as a carpenter, it is also possible that he was responsible for the construction of the house.</p> <p>During their early years in Subiaco, David and Anne had at least 3 children: Florence Irene (born c.1898); Annie Doreen (c.1902); and Walter Keith (c.1905). In letters to the children's pages of <i>The Daily News</i> in 1908-1910, 'Florrie' referred to the house as "Wyola". The Marshall family remained here until c.1919, offering their 5-room house for sale in April of that year. 130 Townshend Road was then occupied by George William Skipper (steward) until c.1927.</p> <p>The next long-term occupants were members of the Alden family, who had settled here by 1929. Betsy Collins (c.1873-1971) and Howard Alden (c.1867-1963) (storekeeper) were married in Meckering in c.1899 and had at least 4 children who survived infancy: John (born c.1900); Edwin (c.1906); Howard, jnr</p>

	<p>(c.1910) and Wenham (c.1915). Entries in the Electoral Rolls and Post Office Directories, together with newspaper items, indicate that, in the period around 1930, they shared the house for at least some of the time with Betsy's brother, James Collins (a quarryman), sister-in-law, Susannah, and two of their adult children, William and Emily. Betsy and Howard were still listed at 130 Townshend Road in the Electoral Rolls of 1963.</p> <p>An analysis of a historical Metropolitan Sewerage Plan (dated 1927, updated 1955) and historical aerial photographs indicates that the footprint of this house has remained relatively unchanged.</p>
	 <p>Metropolitan Sewerage Plan, Part Sheet 185, State Records Office of Western Australia (revised 1927 and 1955)</p>
<p><i>Physical Description</i> (Based on a streetscape inspection in March 2023)</p>	<p>Views to the house from the street are partly restricted by mature garden plantings.</p> <p><u>Architectural style</u></p> <p>130 Townshend Road was designed as simple weatherboard cottage and does not represent any of the major architectural styles. It was designed to a scale and form generally considered suitable for occupiers such as office workers, retail employees and both skilled and unskilled tradesmen.</p> <p><u>Plan form at the street frontage</u></p> <ul style="list-style-type: none"> Symmetrical façade, featuring a central entrance door, flanked by windows to each of the front rooms. <p><u>Roof form and materials</u></p> <ul style="list-style-type: none"> Hipped roof clad with corrugated metal sheeting. Separate hipped bullnose verandah roof. Face brick chimney with a corbelled cap. <p><u>Wall materials and finishes to the main facade</u></p> <ul style="list-style-type: none"> Rusticated weatherboard. <p><u>Other detailing to main facade</u></p> <ul style="list-style-type: none"> Centrally located entrance door, with traditional moulded architraves and plain highlight (no sidelights). Single double-hung window to each of the front rooms. Moulded timber

	<p>architraves, plain sills.</p> <ul style="list-style-type: none"> • Chamfered square verandah posts. • Section of the original detailing remaining to the northern end. This features carved timber brackets and a frieze with turned timber balustrettes supporting horizontally tapered arched caps. <p><u>Streetscape setting</u></p> <ul style="list-style-type: none"> • House set back approximately 5.4m from the Townshend Road frontage. • Lot width approximately 10.9m. • Side setback of approximately 1.6m from the northern boundary. Minimal setback on the southern side. • Front yard enclosed by a timber-picket fence, backed by mature garden planting. <p><u>General Condition</u> (as viewed from the street)</p> <p>Fair-Good (noting that some of the roof sheeting shows evidence of rusting and loose fixings).</p>
<i>References</i>	<ul style="list-style-type: none"> • 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 1903, 1905, 1910-1911 & 1915-1916 (information provided by the City of Subiaco, March 2023) • Western Australian Post Office Directories, 1890s-1949 (slwa.wa.gov.au) • Electoral Rolls (scanned copies of selected years available at ancestry.com.au) • <i>The demographics of Subiaco in 1910: Who was living here, what did they do for a living, what were their relationships and did they stay or leave?</i> A private research paper prepared by Annette Green 2017-2022, copy held by the City of Subiaco Museum • Various newspaper notices and advertisements relating this property and/or the occupants of the house (trove.nal.gov.au), including: <ul style="list-style-type: none"> – <i>The West Australian</i> 16 April 1919 p 10 • Metropolitan Sewerage Plan SROWA_series634_cons4156_item0185 • Historical aerial photographs, as available for selected years in the period 1948-2022, Map Viewer Plus (landgate.wa.gov.au) <p>Note: Biographical information has been based on readily available information from a range of online sources, including ancestry.com.au. 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.</p>

<i>Name</i>	Fernlea		
<i>Address</i>	134 Townshend Road, Subiaco (Lot 29 DP 1552)		
<i>Other</i>	-		
<i>Place No.</i>	InHerit database Place No. 24305		
<i>Heritage Listings</i>	Local Heritage Survey – Adopted 4/02/2003		
<i>Place Type</i>	Individual building		
<i>Photograph</i> (Greenward Consulting, March 2023)			
<i>Construction date</i>	c.1901	<i>Architectural style</i> This symmetrical cottage does not clearly represent any of the major architectural styles of the early twentieth century.	
<i>Construction materials</i>	<i>Walls</i> Timber - Weatherboard	<i>Roof</i> Metal - Corrugated	<i>Other</i>
<i>Use</i>	<i>Current</i> Residential - Single storey	<i>Original</i> Residential - Single storey	<i>Other</i>
<i>Authenticity</i>	High: The original external detailing of the building (as viewed from the street) appears to be largely intact and/or sympathetically restored/renovated.		
<i>Integrity</i>	High: The place continues to be used for its original purpose		
<i>Contributory Significance</i>	Considerable contribution to the assessed heritage values of the study area 134 Townshend Road is a good example of a finely detailed symmetrical weatherboard house, which helps to illustrate the diversity of housing built in Subiaco in the early twentieth century. Note: Of the 14 lots along the eastern side of Townshend Road, at least 11		

	appear to have been developed with weatherboard cottages in the period around the turn of the century. Of these, only 3 still remain, 2 of which appear to have retained a high degree of authenticity (#s 130 and 134).
<i>Historical Notes and Associations</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. During the 1890s property developers bought large landholdings for subdivision in the Perth metropolitan area. The original subdivisions in Subiaco were generally simple grid pattern developments with small lots suitable for occupancy by working families. However, the more elevated parts of the suburb, particularly towards Kings Park, also attracted business and professional men and some lots were later amalgamated to accommodate their larger homes and gardens. Mixed development occurred and within the Park Street Heritage Area this ranged from narrow, single storey terrace housing through to a large 2-storey house set in spacious grounds. The readily available evidence indicates that the number of houses within this area increased from around 24 in 1901 to 72 in 1906; 86 in 1910; 91 in 1915, 94 in 1920 and 13 by 1925. Development then stabilised, with 106 houses and 1 block of flats identified in 1949.</p> <p>Perth Suburban Lot 220 was subdivided as Deposited Plan 1552 in 1896 and advertised as the "Parkerville Estate". This comprised 38 lots with frontages along the eastern side of Townshend Road (between Barker and Bagot Roads), part of the southern side of Barker Road, part of Salisbury Avenue (renamed as part of Park Street in 1901) and part of the northern side of Bagot Road.</p> <p>The Townshend Road part of this subdivision was developed at an early date. The Post Office Directories identified 8 primary residents in this area in 1901 and all 14 lots had been developed by 1905 (11 of which appear to have been occupied by weatherboard cottages).</p> <p>In 1901, a man named George William Hatswell (builder) occupied a house in the vicinity of 134-142 Townshend Road, and the readily available evidence suggests that this may have been #134. Further research into early Certificates of Title would determine if he owned lot 29 at that time and may have been responsible for its construction. The house was occupied by Alfred G Davies in c.1903-1904 (by which time Hatswell was living in Katanning) and Horatio Robson in c.1904-1905.</p> <p>The first long-term occupants of 134 Townshend Road were Thomas Henry Bath (c.1875-1956) and his wife, Elizabeth, with T Bath (MLA) being identified as the owner/occupier in the Rate Books of 1905. The weatherboard house was occupied as the family's city residence in c.1905-1920, although newspaper notices suggest that it may have also been occupied by others from time-to-time. For many years Bath also had a farm at Tammin, and in the early 1930s maintained another city residence at 101 Townshend Road.</p> <p>Thomas was born in NSW. He began work as a miner, sailed for the West Australian goldfields in 1896 and went on to become an Australian politician, trade unionist, newspaper editor and writer. In September 1900 he became first editor of the <i>Westralian Worker</i>. A member of the Australian Labor Party, he served as a Member of the Western Australian Legislative Assembly between 1902 and 1914 for the constituencies of Hannans, Brown Hill and Avon. He was Minister for lands and Education in 1905; Leader of the Opposition in 1905-1910,</p>

	<p>and Minister for lands and Agriculture in 1911-1914.</p> <p>The name “Fernlea” was used for a house in Townshend Road (near Bagot Road) in a series of advertisements during 1904. It was more specifically used for the home of the Bath family when they announced the birth of a daughter at this address in July 1905 (Hazel Rosalind) and a son in September 1910 (John Hampden).</p> <p>After 1920 there was a high turnover of occupants, with most only staying here for 1-4 years. A review of the Post Office Directories at 5-yearly intervals (together with reference to contemporary Electoral Rolls) indicates that some of the primary residents during c.1925-1949 included:</p> <ul style="list-style-type: none"> – 1925: Reginald Lusted (grocer) – 1930: Mrs Hutchinson – 1935: Mrs Jane Griffin – 1940: Bernard Merritt (labourer) – 1945 & 1949: Mrs Dorothy Morgan <p>Dorothea Morgan and her husband, Phillip (engineer), occupied the place from c.1942 until the mid 1950s.</p> <p>A plan of the site prepared in the 1920s and reviewed in 1954 for the purpose of planning sewerage and water supply services shows that the original residence has been extended to the rear removing a small verandah which was located across the rear elevation. Aerial photographs of the place since the mid 20th century indicate that the place was originally clad with red corrugated iron which was replaced in c1982. Further extensions to the rear were undertaken in the early 1990s. The extent and form of the original residence are still clearly evident</p> <p>Townshend Road was adopted on the City of Subiaco Local Heritage Survey in 2003. It has been assessed as level 2 (very important to the heritage of the City of Subiaco).</p>
	 <p>Metropolitan Sewerage Plan, Part Sheet 185, State Records Office of Western Australia (revised 1927 and 1955)</p>
<p><i>Physical Description</i> (Based on a streetscape)</p>	<p><u>Architectural style</u></p> <p>134 Townshend Road was designed as symmetrical weatherboard cottage which, while finely detailed, does not represent any of the major architectural styles. It was designed to a scale and form generally considered suitable for occupiers</p>

inspection in March 2023)	<p>such as office workers, retail employees and skilled tradesmen.</p> <p>While the detailing of the main façade was more ornate than many of Subiaco’s relatively modest symmetrical cottages of the period around the turn of the century, this was by no means unique. For example, the symmetrical brick cottage at 92 Heytesbury Road (c.1906) used the identical cast iron frieze and bracket detailing, together with its own distinctive ornate eaves panels and verandah gablet.</p> <p><u>Plan form at the street frontage</u></p> <ul style="list-style-type: none"> • Symmetrical façade, featuring a central entrance door, flanked by windows to each of the front rooms. <p><u>Roof form and materials</u></p> <ul style="list-style-type: none"> • Hipped roof clad with corrugated metal sheeting. • Chimney with a projecting rendered cap (located towards the rear of the front section). • Separate raked, hipped verandah roof with a central gablet. • Carved timber gable boards and turned timber finial to the gablet. <p><u>Wall materials and finishes to the main facade</u></p> <ul style="list-style-type: none"> • Weatherboards detailed to imitate coursed stonework. • Moulded timber skirting. <p><u>Other detailing to main facade</u></p> <ul style="list-style-type: none"> • Convex trim under the gutter. • Moulded timber cornice to the eaves (immediately above the verandah roof). • Paired timber eaves brackets with a turned timber detail to the upper end. • Alternating square and rectangular moulded panels between the eaves brackets. • Chamfered and grooved square verandah posts. • Cast iron frieze and quadrant brackets with a finely detailed floral pattern. • Traditional timber trim under the verandah gutters. • Centrally located entrance. This features a 4-panel door, moulded architraves, narrow sidelights, highlight and stained glass panels. • Single double-hung window to each of the front rooms, with moulded timber architraves and decorative panelled sills. • Chamfered square verandah posts. • Modern brick-paved finish to the verandah floor. <p><u>Streetscape setting</u></p> <ul style="list-style-type: none"> • House set back approximately 3m from the Townshend Road frontage. • Lot width approximately 10.9m. • Side setback of approximately 1m from the northern boundary and 600mm from the southern boundary. • Front yard enclosed by a scalloped timber-picket fence. <p><u>General Condition</u> (as viewed from the street)</p>
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	Good
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References	<ul style="list-style-type: none"> • <i>Local Heritage Survey of the Triangle Precinct, 2020-2021</i> (prepared for the City of Subiaco by Hocking Heritage + Architecture, October 2019, adopted by the City of Subiaco, 22 June 2021) • 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 1903, 1905, 1910-1911 & 1915-1916 (information provided by the City of Subiaco, March 2023) • Western Australian Post Office Directories, 1890s-1949 (slwa.wa.gov.au) • Electoral Rolls (scanned copies of selected years available at ancestry.com.au) • H. J. Gibbney, 'Bath, Thomas Henry (1875-1956)', Australian Dictionary of Biography, National Centre of Biography, Australian National University, http://adb.anu.edu.au/biography/bath-thomas-henry-5154/text8647, published first in hardcopy 1979, accessed online 20 March 2023 • Various newspaper notices and advertisements relating this property and/or the occupants of the house (trove.nal.gov.au), including: <ul style="list-style-type: none"> – <i>The West Australian</i> 30 April 1904 p 3 – <i>The West Australian</i> 14 July 1906 p 1 – <i>The West Australian</i> 30 September 1910 p 1 • Metropolitan Sewerage Plan SROWA_series634_cons4156_item0185 • Historical aerial photographs, as available for selected years in the period 1948-2022, Map Viewer Plus (landgate.wa.gov.au) <p>Note: Biographical information has been based on readily available information from a range of online sources, including ancestry.com.au. 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.</p>
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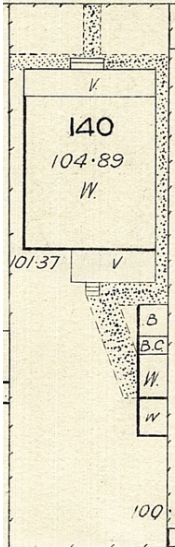
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<i>Name</i>	House, 136 Townshend Road
<i>Address</i>	136 Townshend, Subiaco (corner Bagot Road) (Lot 30 DP 1552)
<i>Photograph</i> (Greenward Consulting, March 2023)	
<i>Contributory Significance</i>	No contribution to the assessed heritage values of the street
<i>Historical Notes</i>	The former house on this lot was demolished in 2022 and a new house was under construction in March 2023.
<i>References</i>	<ul style="list-style-type: none"> Historical aerial photographs, Landgate Mapviewer Plus (https://map-viewer-plus.app.landgate.wa.gov.au/index.html)


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<i>Name</i>	House, 140 Townshend Road		
<i>Address</i>	140 Townshend Road, Subiaco (Lot 31 DP 1552)		
<i>Other</i>	-		
<i>Place No.</i>	InHerit database Place No. 24306		
<i>Heritage Listings</i>	Local Heritage Survey – Adopted 4/02/2003		
<i>Place Type</i>	Individual building		
<i>Photograph</i> (Greenward Consulting, March 2023)			
<i>Construction date</i>	c.1902	<i>Architectural style</i> Vernacular (simple symmetrical cottage)	
<i>Construction materials</i>	<i>Walls</i> Timber - Weatherboard	<i>Roof</i> Metal - Corrugated	<i>Other</i>
<i>Use</i>	<i>Current</i> Residential - Two storey (rear additions)	<i>Original</i> Residential - Single storey	<i>Other</i>
<i>Authenticity</i>	Medium: The main façade has been modified by the construction of a bay window to the room on the northern side and a generally sympathetic reconstruction of the verandah.		
<i>Integrity</i>	High: The place continues to be used for its original purpose		
<i>Contributory Significance</i>	Some contribution to the assessed heritage values of the study area		
<i>Historical Notes and Associations</i>	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. During the 1890s property developers bought large landholdings for subdivision		

	<p>in the Perth metropolitan area. The original subdivisions in Subiaco were generally simple grid pattern developments with small lots suitable for occupancy by working families. However, the more elevated parts of the suburb, particularly towards Kings Park, also attracted business and professional men and some lots were later amalgamated to accommodate their larger homes and gardens. Mixed development occurred and within the Park Street Heritage Area this ranged from narrow, single storey terrace housing through to a large 2-storey house set in spacious grounds. The readily available evidence indicates that the number of houses within this area increased from around 24 in 1901 to 72 in 1906; 86 in 1910; 91 in 1915, 94 in 1920 and 13 by 1925. Development then stabilised, with 106 houses and 1 block of flats identified in 1949.</p> <p>Perth Suburban Lot 220 was subdivided as Deposited Plan 1552 in 1896 and advertised as the “Parkerville Estate”. This comprised 38 lots with frontages along the eastern side of Townshend Road (between Barker and Bagot Roads), part of the southern side of Barker Road, part of Salisbury Avenue (renamed as part of Park Street in 1901) and part of the northern side of Bagot Road.</p> <p>The Townshend Road part of this subdivision was developed at an early date. The Post Office Directories identified 8 primary residents in this area in 1901 and all 14 lots had been developed by 1905 (11 of which appear to have been occupied by weatherboard cottages). Entries Subiaco Rate Books show that James Allan owned houses on Lots 30, 31 and 32 by 1903 and that he was living in the house on Lot 32 until c.1910 (142 Townshend Road, demolished 2017).</p> <p>Allan was working as a ‘contractor’ in Subiaco in 1899 (when a cottage he owned and occupied on the corner of Bagot and Townshend Roads was destroyed by fire). In the Electoral Rolls of 1903 & 1906 he was listed in the Electoral Rolls as a ‘contractor’ of Bagot Road, while in the Rate Books of 1905 he was described as a builder. This suggests that Allan may have been responsible for the construction of the group of 3 weatherboard houses subsequently known as 136, 140 and 142 Townshend Road. By 1910-1911 the owner’s name had been changed to Mrs J Allan (Elizabeth) and she retained ownership of 136 and 140 until at least 1916 (although #142 had been sold by 1912-1913).</p> <p>The first recorded occupant of 140 Townshend Road was Edward Herron (moulder), who had settled here by 1903. Edward Herron (c.1862-1951) and Emily Louisa Abud (c.1862-1942) were married in Victoria in c.1890 and this couple had at least 3 children: Sydney (c.1891, died in infancy); Veronique Janet (c.1896) and Edward Eric (c.1902). Members of this family lived at 140 Townshend Road until c.1921, after which they established another long-term family home at 122 Townshend Road.</p> <p>The next long-term residents were Alfred Babb (c.1860-1940) (retired) and his wife Sarah Ann (c.1864-1935), who settled here in c.1925 and remained for the rest of their lives. After Alfred’s death the house was offered for sale by the executors of his estate:</p> <p style="padding-left: 40px;"><i>Lot 31 of Perth Sub Lot 220, Plan 1552, with a frontage of 36ft. by a depth of 122ft. with a J.W.B. Cottage containing 4 main rooms, kitchen, vestibule, enclosed rear ver., pantry, sleep-out, sewerred. etc.</i></p> <p>140 Townshend Road was then occupied by George Arthur Cochrane, a painter, and his wife Emily until the late 1950s.</p>
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	<p>A plan of the site updated in 1954 for the purpose of planning sewerage and water supply services; a plan for alterations submitted to the Council in 1968; and plans for major rear additions prepared in 2007 confirm that the rear of the place has been progressively altered and extended, but that the extent of the original 4-room residence is still clearly evident.</p> <p>Plans submitted to the Council in 1968 note that the front verandah had been “fully enclosed in fibro and louvres”, but that it was proposed to reinstate it as an open verandah and reconstruct the floor. The plans also show that there was no bay window to the front room at that time. A photograph taken in 2002 indicates that there was no surviving evidence of the original verandah posts and trim.</p> <p>The c.2008 additions removed all of the earlier rear additions and replaced them with a new two-storey structure. The plans prepared for these works showed the bay window as a previously completed adaptation of the façade.</p> <p>Townshend Road was adopted on the City of Subiaco Local Heritage Survey in 2003. It has been assessed as level 3 (contributes to the heritage of the City of Subiaco).</p>
	 <p>Metropolitan Sewerage Plan, Part Sheet 185, State Records Office of Western Australia (revised 1927 and 1955)</p>
<p><i>Physical Description</i> (Based on a streetscape inspection in March 2023)</p>	<p><u>Architectural style</u></p> <p>130 Townshend Road was designed as simple weatherboard cottage and does not represent any of the major architectural styles. It was designed to a scale and form generally considered suitable for occupiers such as office workers, retail employees and both skilled and unskilled tradesmen.</p> <p><u>Plan form at the street frontage</u></p> <ul style="list-style-type: none"> • Generally symmetrical façade, offset bay a bay window to one of the front rooms. <p><u>Roof form and materials</u></p> <ul style="list-style-type: none"> • Hipped roof clad with corrugated metal sheeting. • Raked verandah roof extending in a continuous line from the main roof. • Rendered chimney with a projecting cap. <p><u>Wall materials and finishes to the main facade</u></p>

	<ul style="list-style-type: none"> • Rusticated weatherboards. <p><u>Other detailing to main facade</u></p> <ul style="list-style-type: none"> • Bay window to the centre of the room on the northern side of the main entrance. • Centrally located entrance door, with moulded architraves and plain highlight (no sidelights). • Full-height double-hung window to each of the front rooms. Moulded timber architraves, plain sills. • Turned timber verandah posts and carved timber brackets (c.2008 reconstruction). <p><u>Streetscape setting</u></p> <ul style="list-style-type: none"> • House set back approximately 4.2m from the Townshend Road frontage. • Lot width approximately 10.9m. • Side setback of approximately 1m from the northern boundary and 700mm from the southern boundary. • Front yard enclosed by a scalloped top timber picket fence. <p><u>General Condition</u> (as viewed from the street)</p> <p>Good.</p>
<i>References</i>	<ul style="list-style-type: none"> • <i>Local Heritage Survey of the Triangle Precinct, 2020-2021</i> (prepared for the City of Subiaco by Hocking Heritage + Architecture, October 2019, adopted by the City of Subiaco, 22 June 2021) • 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 1903, 1905, 1910-1911, 1912-1913, 1915-1916 (information provided by the City of Subiaco, March 2023) • Plans of proposed alterations to 140 Townshend Road dated 1968 and 2007; and a photograph dated 2002. Extracts provided for the purpose of this report, 13 April 2023. • Western Australian Post Office Directories, 1890s-1949 (slwa.wa.gov.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.nal.gov.au), including: <ul style="list-style-type: none"> – <i>The Daily News</i> 18 May 1899 p 4 – <i>The West Australian</i> 18 May 1940 p 19 • Metropolitan Sewerage Plan SROWA_series634_cons4156_item0185 • Historical aerial photographs, as available for selected years in the period 1948-2022, Map Viewer Plus (landgate.wa.gov.au) <p>Note: Biographical information has been based on readily available information from a range of online sources, including ancestry.com.au. 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.</p>

<i>Name</i>	Vacant block, 142 Townshend Road
<i>Address</i>	142 Townshend Road, Subiaco (corner Bagot Road) (Lot 32 DP 1552)
<i>Photograph</i> (Greenward Consulting, March 2023)	
<i>Contributory Significance</i>	No contribution to the assessed heritage values of the street
<i>Historical Notes</i>	Historical aerial photographs show that the former house on this lot was demolished in 2017. It remains vacant in 2023.
<i>References</i>	<ul style="list-style-type: none">• Historical aerial photographs, Landgate Mapviewer Plus (https://map-viewer-plus.app.landgate.wa.gov.au/index.html)

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