

City of Subiaco - Local Government Inventory Place Record

Name	House
Address	129 Coghlan Road, Subiaco
Lot Number	1/9
Photograph (2014)	
Construction Date	1908
Architectural Style	Federation Filigree
Historical Notes	<p>In 1898, Lot 1 of DP 1601 was sold to “Annie Maria Ball of Subiaco, Married Woman”. The property then remained in her ownership until the time of her death in March 1937, which confirms that the Ball family were responsible for the construction of the house that forms the subject of this report. It can be assumed that Annie Maria Ball also purchased the adjacent Lot 9 of Deposited Plan 1173, as these lots later created what is now known as 129 Coghlan Road (although the house was largely located on Lot 1).</p> <p>The Post Office Directories listed Annie’s husband, Thomas William Ball, as resident of Proclamation Street, Subiaco, by 1897 and he was identified as a ‘carpenter’ of that address in the Electoral Rolls of 1903 & 1906. In 1910 he was listed in the Post Office Directory under the category Builders & Contractors, with premises at 21 Proclamation Street, Subiaco (since demolished). It is therefore reasonable to assume that Ball was responsible for the construction of 129 Coghlan Road and that it was initially used as an investment property before becoming the Ball’s family home.</p> <p><i>For further historical information refer to Heritage assessment of 129 Coghlan Road, Subiaco prepared by Greenward Consulting, March 2015.</i></p>
Physical Description	<p>129 Coghlan Road was constructed in the Federation Filigree style (as typified by the iron lacework to the balcony/verandah and the ‘classical’ parapet detailing).</p> <p>Key elements of the current place (as visible from the street) include the:</p> <ul style="list-style-type: none"> • Asymmetrical, two-storey plan. • Roof concealed from public view behind parapets. • Tuck-pointed face brick walls. • Matching double hung windows to the ground and first floor levels of the front façade. • Two sets of French doors opening onto the balcony along the main northern facade, both with highlights and moulded timber architraves.

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	<ul style="list-style-type: none"> • Single opening onto the verandah along the main northern façade (largely concealed from public view by the high front fence and garden planting). • Entry vestibule at the southern end of the return verandah (housed in a portico under the balcony). <p>A tall rendered boundary wall and panelled gate screen the grounds and most of the ground floor facades from public view.</p> <p>The surrounding streetscape is mixed, with a mixture of modern and contemporary houses (to the north and south), a modern office building (at the corner of Coghlan and Bagot Roads) and the Wandana Apartments (opposite).</p> <p><i>For a detailed physical description refer to Heritage assessment of 129 Coghlan Road, Subiaco prepared by Greenward Consulting, March 2015.</i></p>
Associations	
Statement of Significance	<p>129 Coghlan Road, is of cultural heritage significance:</p> <ul style="list-style-type: none"> • For its aesthetic and historical value as a place that demonstrates the skill of the original owner-builder, William Thomas Ball. • For its aesthetic value as a good representative example of a Federation Filigree house (a style that is unusual in Subiaco). • For the manner in which its design as a relatively large two storey house illustrates the development of the immediate area as “<i>one of the best residential portions of the suburb</i>” in the first decade of the twentieth century. • For its historical value as a place that helps to illustrate the transition of private maternity services from an unregulated cottage industry to a government-managed profession under legislation that required any commercially operated lying-in home to be licenced (State Children’s Act, 1907) and midwives to be suitably trained and licenced (Health Act, 1911) • As one of the first two dedicated maternity hospitals opened in Subiaco (together with Nurse Lloyd’s “Hawaii” which operated at 23 Coolgardie Street in 1909-1936). • For the historical value arising from its association with three women (Alice Morlock, Frances Hodges and Mary O’Brien) who established themselves in business as the managers of private hospitals in an era when nursing was one of the relatively few ‘respectable’ professions commonly available to women. <p>For its historical and social value for the families of those who were born at 129 Coghlan Road during its use as a private hospital in 1909-1915.</p>
Level of Significance/ Contribution	Considerable Significance (Level 2)
Listings	<p>Local Government Inventory – Adopted (28/02/1995)</p> <p>Local Government Inventory – Adopted (4/2/2003)</p> <p>TPS Register – Adopted 23/06/2015</p>
Main Sources / References	<i>Heritage assessment of 129 Coghlan Road, Subiaco prepared by Greenward Consulting, March 2015.</i>