

City of Subiaco - Local Government Inventory Place Record

Name	Eynon Residence
Address	133 Bagot Road Subiaco
Lot Number	Lot: 1 D/P: 1497 & Lot: 2 D/P: 1497 & Lot: 18 D/P: 29871
Photograph (2014)	
Construction Date	1902
Architectural Style	Federation Queen Anne
Historical Notes	<p>In 1903 Robert Gully (sic) was the first occupant of 133 Bagot Road to be listed in the Western Australian Post Office Directories.</p> <p>Robert William Prior Gulley had purchased Lots 1 and 2 of DP 1497 in 1902 (acquiring Lot 4 of Deposited Plan 288, facing onto Proclamation Street, as the back yard in July 1903). Gulley was a local builder and the available evidence suggests that he was responsible for the construction of 133 Bagot Road as a speculative development. His name is also linked with the construction of a few other Subiaco houses during the first decade of the twentieth century (such as 139 Coghlan Road, 1904/05), together with St Andrew's Anglican Church in Barker Road (which he built in 1906).</p> <p>At some stage during early-mid 1903, Gulley rented the house to Charles and Amy Coventry. Charles Coventry was a medical practitioner who had moved from Bunbury to Subiaco in late 1902 – after which he worked in private practice, as well as serving as the Health Officer for the Subiaco Council. Coventry purchased 133 Bagot Road in March 1906, but only one month later he sought six-months leave of absence from a position at the Home of Peace (for the purpose of visiting England) and sold 133 Bagot Road to Charlotte Ann Amsberg of Perth.</p> <p>Charlotte Amsberg then occupied the house with her husband, Gustav Amsberg of Amsberg & Co, auctioneers, and their young family, until late 1909, when it was again placed on the market:</p> <p style="padding-left: 40px;"><i>At Eleven o'Clock. At the RESIDENCE, Edgcumbe, corner Bagot-road -and Proclamation-street, SUBIACO..... VALUABLE VILLA RESIDENCE, With a Frontage of 66ft. by 196. High Elevation. AMSBERG and Co. have received instructions from the owner to SELL by PUBLIC AUCTION - That CHARMING VILLA RESIDENCE, lately occupied by Dr. Coventry, containing 7 spacious and truly built rooms, kitchen, bathroom, washhouse, stables and, loose-boxes fitted with every modern</i></p>

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convenience, e.light, bath-heater, lawns back and front, splendidly elevated, on stone foundations.

In January 1910 the title for 133 Bagot Road was transferred to Albert Edward Cornwall Prowse of Doodlakine, farmer and grazier, and the house was subsequently occupied by his sister, Mary, who married Frederick Carter in March of that year. It was at that time that the house was renamed "Adelong" in honour of Albert and Mary's birthplace in NSW. Frederick Carter was a chemist with business premises in Hay Street, Perth, but by 1913 he had commenced studying medicine in Aberdeen, Scotland (later working as a medical practitioner in Western Australia).

In July 1912 the house was advertised for sale and this provides the most detailed early description of the place:

.... substantial brick villa residence, containing 7 main rooms kitchen, bathroom (with heater), pantry, and all modern conveniences. There are also stables and man's room. The house, which is particularly well finished, front rooms tastefully papered and corniced, is well designed with bath and dressing rooms, communicating with the best bedroom. The property is situated on the high side of the road, within four minutes' walk of either Rokeby-road or Hay-st. trams, and the grounds are nicely laid out in lawns and garden, altogether forming one of the most attractive homes in the district.

However, the house was not sold and Albert Prowse retained 133 Bagot Road as an investment property until 1920, when it was sold to Violet Dempster of Esperance. Mrs Dempster was then listed as the occupant in the Post Office Directories of 1921-1922, but it may have been used as her 'city residence' as, throughout this period, Violet remained on the electoral roll at the family's pastoral station at Esperance (together with her husband Charles Edward Dempster).

This role as a city residence appears to have continued, as the next owner was another pastoralist, William Ernest Fenner, who operated properties at Midlands and Carnarvon. William purchased the house in July 1923 and members of the Fenner family were then listed as the occupants in the Post Office Directories until 1927, after which the house was leased to a school teacher, Miss Myrtle Edwards. Two years later Fenner was declared bankrupt – and in 1930, 133 Bagot Road was sold by the mortgagee, W.F.Lean Ltd (a prominent firm of money lenders and financiers).

133 Bagot Road then became the long-term family home of Percival and Ida Eynon, who settled here with their adult children, Llewellyn (Lynn) and Gwenyth. Percival was a senior clerk in the Railways Department and Ida was the sister of Edmund Henry Hall, MLC (1928-1947) and MLA (1947-1950). This provided them with a certain social status, but they still needed to supplement their income by taking in boarders during the 1930s. For example:

SUPERIOR Accommodation, suit business people at 133 Bagot-rd,

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	<p style="text-align: center;"><i>Subiaco.</i></p> <p>When Percival was nearing retirement, Gwenyth Eynon travelled to England to complete her “art of speech studies”. Ida went to visit Gwenyth in 1937 and Percival joined them in 1938. While this was described as a holiday, Percival and Ida did not return to Perth until 1947 (possibly being held up by war time travel restrictions). During their absence the house was let out to Miss Rhoda Sturcke, who also placed numerous advertisements for board and lodging. For example:</p> <p style="text-align: center;"><i>SINGLE Room. comfortable, with board, reasonable tariff. 133 Bagot-rd. Subiaco.</i></p> <p>By the late 1940s Percival and Ida had moved back into the house and, following Percival’s death in December 1957, Ida remained here until at least 1963.</p> <p>At some stage between 1981 and 1995, the house was extended towards the rear, almost doubling its size.</p>
Physical Description	<p>Single storey red brick residence with metal roof. Tall corbelled chimneys with rendering to the top. Unusual set of three gables radiating from central point over faceted brick wall. Timber ball finials. False collar ties, fretwork and stucco decoration to gables. Moulded band around double hung window heads. Security bars to windows. Bracketed cornice moulding at head level. Rendered string course at sill level. Rendered decorative sill and skirt. Bull-nosed verandah supported by turned timber posts. Timber balustrade to verandah. Limestone footings. Mature palm trees at front.</p> <p><i>For a comprehensive Physical Description of the place refer to Heritage assessment 133 Bagot Road, Subiaco prepared by Greenward Consulting (June 2014).</i></p>
Associations	Refer to Heritage assessment (June 2014)
Statement of Significance	<p>133 Bagot Road, Subiaco is of cultural heritage significance:</p> <ul style="list-style-type: none"> • As a good representative example of an early twentieth century Federation Queen Anne villa, designed to a style and scale suited to the professional classes; • For its local landmark value, as derived from its corner location and the prominent, picturesque roof treatment over the bay window; • As an example of the investment properties constructed in the first decade of the twentieth century by local builder-developer Robert William Prior Gulley; • For its association with the professional men and their families who lived here, including: <ul style="list-style-type: none"> – Charles Coventry, medical practitioner (c.1903-1906) – Gustav Amsberg, Amsberg & Co, auctioneer (c.1906-1909) – Frederick William Carter, chemist (c.1910-1912) – Edward J Wellsted, manager, Bewick Moreing & Co (c.1912-1914) – Frederick Charles Monger, speculator and politician (c.1916-1920) • For its apparent use as the city residence of two pastoralist families during the 1920s: <ul style="list-style-type: none"> – Violet Dempster (c.1920-1923)

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	<p>– William Ernest Fenner (c.1923-1926)</p> <p>For the manner in which its history illustrates the changing status of Subiaco's large Federation villas during the inter-war years, including their adaptation as boarding houses – in this case a private residence offering board and lodgings.</p>
Level of Significance/ Contribution	Considerable Significance (Level 2)
Listings	National Trust – Recorded 27/5/1974 File No.1/8 Register of the National Estate – Nominated Data base no. 010415 Local Government Inventory - Adopted 4/02/2003 Town Planning Scheme Register - Adopted 23/09/2014
Main Sources / References	Wise's Post Office Directory 1905-1925; Real Estate Maps Battye Library Collection; Spillman, Ken Identity Prized: A History of Subiaco City of Subiaco, UWA Press, 1985, p. 74; Chate, A, H. History of Subiaco, c1952; Moore, D. Subiaco - Attitudes and Ecological Succession, no date, c 1980. Heritage Assessment prepared by Greenward Consulting, June 2014