

City of Subiaco - Heritage Place Record

Name	-
Address	95 Rupert Street , Subiaco
Lot Number	Lot 36, DP 2808
Photograph (2018)	
Construction Date	c.1909
Architectural Style	<p>Suburban house displaying some restrained influence of the Federation Queen Anne style.</p> <p>This was of a scale and form suitable for owner/occupiers such as public servants, office workers, small business owners and skilled tradesmen, or as an investment rental property of the era.</p> <p>Note: some of the detailing is similar to #s 93 and 97, but the street front gables, rectangular window bays, rendered stringcourses and the alternating balustrettes to the verandah freeze provided a more decorative (and higher-quality) finish.</p>
Historical Notes	<p>No development took place in the study area until late 1891, when Lots 278, 279, 280 & 281 were subdivided as Deposited Plan 353 (later referred to as DP 2808). This subdivision included 138 building lots, with frontages to Heytesbury Road, Thomas Street, Nicholson Road, Rokeby Road, Mackay Street (later renamed as part of Rupert Street), Paterson Street (later renamed as part of Salisbury Street) and Finlayson Street. These lots were progressively sold from December 1891 (many to eastern states investors), but construction on these sites was initially slow. A plan dated c.1902 shows that, while the Rokeby Road frontage had been largely developed by that time, only about 15 buildings had been erected along the other frontages.</p> <p>In the Rates Books of 1905, J Connelly was listed as the owner of Lots 35, 36 & 37. By 1908/09 the ownership had changed to Hooper Rasmussen and by 1909/10 a new house on Lot 36 (95 Rupert Street) had been occupied by Frank Steere.</p> <p>The readily available evidence confirms that the firm of Hooper and Rasmussen was involved in speculative residential development in Subiaco in the early twentieth century and it therefore seems likely that they built the three houses at 93, 95 and 97 Rupert Street in c.1908-1912. Based on streetscape views it appears that 93 and 97 were built to same general design, with only minor variations, and that similar verandah, door and window detailing was used for the facades of all three houses.</p>

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	<p>The partners of Hooper and Rasmussen were Henry Rasmussen, carpenter/builder, William James Hooper, builder and possibly William Isaac Hooper, plumber/builder. In 1903 they commenced advertising new houses for sale with the tag line: Hooper and Rasmussen, Builders and Owners. None of these men appear to have been married and for at least part of the time gave their address as the Victoria Hotel, Subiaco, or the 'Subiaco Club', 61 Townshend Road, Subiaco. The firm continued to place advertisements for houses for sale until 1912, after which Rasmussen returned to the Goldfields (where he had lived prior to c.1903).</p> <p>The ownership of Lot 36 changed from Hooper and Rasmussen in 1909/10 to James Boyle in 1912/13 and it is therefore possible that this was the place advertised for sale in September 1911:</p> <p style="padding-left: 40px;"><i>AN IDEAL HOME.-A Chance not to be missed. Another of those 5-roomed Brick Villas, bath, pantry, and, washhouse, water laid on, tiled hearths and grates, best and highest position in Subiaco, being Rupert-street, between Heytesbury and Nicholson roads, close to Park, one minute from tram, 3 from P.O., Municipal Chambers, Gardens, and School. Price, £550; £50 deposit, balance as Low Rent. Apply on the property or HOOPER and RASMUSSEN, 61 Townshend-rd., near Hay-street.</i></p> <p>James Boyle had married Isobella Maud Mary ('Isabel') Pound in Perth in c.1906 and they had at least 3 children: Florence Cecelia Isabel; Harriet Ann Elizabeth; and James Albert Hamilton. Members of this family lived at 95 Rupert Street from c.1912 (with exception of a short period, c.1915). Florence and James (jnr) both married and moved away in the mid-late 1930s, but James (snr), Isabel, and Harriet (a clerk) were still living here in 1939. By the early 1940s they had moved to Wembley.</p> <p>During the 1940s the house was occupied by a barman, Horace James (c.1897-1964), his wife Ellen ('Nellie')(c.1900-1984) and their daughter, Blanche (born c.1924). However, by the early 1950s Horace and Nellie had retired in Hilton Park.</p>
<p>Physical Description</p>	<p><u>Plan form at the street frontage</u></p> <ul style="list-style-type: none"> • Generally symmetrical facade with a parapet wall along the southern side (allowing the house to be built up to this boundary). <p><u>Roof form and materials</u></p> <ul style="list-style-type: none"> • Hipped roof with decorative gables over the two rectangular window bays to the main facade. Roof clad with corrugated metal sheeting. • Dropped, bullnose roof to the verandah. • Two chimneys with rendered caps visible behind the ridgeline. <p><u>Wall materials and finishes to the main facade</u></p> <ul style="list-style-type: none"> • Tuck-pointed brickwork. • Two smooth rendered stringcourses. <p><u>Other detailing to main facade</u></p> <ul style="list-style-type: none"> • Roughcast rendered finish to the two gables, inset with a simple pattern of vertical and curved timber battens. Carved ends to the gable boards. • Central entrance with a highlight and single sidelight. • Tall, single double hung-window to each front room (opening to floor level). • Square timber verandah posts, carved timber brackets and a timber verandah frieze. The latter has alternating plain and turned timer balustrettes. <p><u>Streetscape setting</u></p>

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	<ul style="list-style-type: none"> • House set back approximately 5m from the Rupert Street frontage. • Single lot width approximately 10m frontage. • Front yard enclosed by a scalloped timber picket fence. <p><u>General condition</u> Based on a streetscape inspection the building appears to be in good condition.</p>
Associations	
Statement of Significance	<i>Heritage Assessment of the Southern End of the Triangle Precinct, prepared by Greenward Consulting, August 2018</i>
Level of Significance/ Contribution	Considerable contribution to the assessed heritage values of the study area High authenticity
Listings	Salisbury & Rupert Street Heritage Area – adopted 11 December 2018
Main Sources / References	<i>Heritage Assessment of the Southern End of the Triangle Precinct, prepared by Greenward Consulting, August 2018</i>