

City of Subiaco - Local Government Inventory Place Record

Name	Rabaul
Address	123 Churchill Avenue, Subiaco
Lot Number	Lot: 18 D/P: 1921
Photograph (2014)	
Construction Date	c.1914
Architectural Style	Federation Queen Anne
Historical Notes	<p>Churchill Avenue was extended to the west, between Coghlan Road and Olive Street, in c.1906 and this new section of the street was laid out with residential lots of around 360-380m².</p> <p>From this time until c.1914, a local carpenter/builder, Alfred Jesse Welch (c.1870-1942), played a significant role in developing this block, progressively building and selling houses, as well as living in the street. Welch had migrated from England to Australia with his parents and siblings in 1882 and married Helen Maud Blackburn in Victoria in c.1892. Alfred and Helen had moved to Western Australia by 1897, when they were living in West Leederville. By 1903 they had moved to Subiaco, remaining here until c.1926. During his time in Subiaco, Welch entered his name under Builders & Contractors in the Trades section of the Post Office Directories from 1908 until 1914. A detailed study of his work has not been undertaken, but the readily available information suggests that properties developed by Welch included the six adjacent houses at 121-137 Churchill Avenue, which were constructed in the following order: 133, 135 and 137 (c.1906-1908); 131 (c.1913); and 121 & 123 Churchill Avenue (c.1914). It seems very likely that he also constructed at least two houses on the opposite side of the street, 116 & 120 Churchill Avenue (c.1912).</p> <p>The 5 houses built in c.1912-1914 generally have slightly different footprints, but the original detailing to the gables, brickwork, rendered finishes, entrance doors and windows is very similar.</p> <p>In March 1914, Lot 18 of Deposited Plan 1921 (123 Churchill Avenue) was transferred to the first known occupant of the house, Eliza Hamilton Hughes. Eliza had been born in Victoria in c.1870, but at least some members of her family had settled at Day Dawn in the Western Australian goldfields by 1906. Eliza, who never married, lived at 123 Churchill Avenue until (or near) the time of her death in August 1966. Like many unmarried or widowed women of her era, newspaper notices indicate that Eliza raised some income by</p>

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	<p>advertising part of her house as being available for board and residence from c.1916 until at least the early 1940s. She also shared her house at various times with her mother, Annie (who died here in March 1917), and three of her siblings: John James Hughes (c.1917, prior to his admission to Wooroloo Sanatorium, where he died in July 1917); Charles Frederick Hughes (who lived here after he was invalided out of the armed forces in 1918 until around the time of his marriage in c.1922); and Annie Helena Hughes (who was living here by 1917 and remained here until shortly before the time of her death in November 1949).</p> <p>Historical aerial photographs indicate that the house was renovated, including partial reconstruction of the rear portion, in c.2006.</p>
Physical Description	<p>The house at 123 Churchill Avenue was constructed as a typical suburban version of the Federation Queen Anne Style.</p> <p>Key external details include:</p> <p><u>Roof form and materials</u></p> <ul style="list-style-type: none"> • Gable-hipped roof clad with corrugated profile roof sheeting. • Parapet wall along the eastern elevation (where the house abuts the boundary with #121). • Two painted-brick chimneys (originally tuck-pointed) with a stepped brick corbel featuring a course of zigzag pattern angled bricks. <p>Note: A matching chimney which retains its tuck-pointed finish can be seen at #131</p> <p>Note: A similar zigzag course was used for all 8 houses believed to have been built by Welch along this block in c.1906-1914.</p> <ul style="list-style-type: none"> • Dropped bullnose verandah roof. <p><u>Wall materials and finishes</u></p> <ul style="list-style-type: none"> • Tuck-pointed face-brick façade. • Vermiculated finish to a deep rendered stringcourse at window sill height. <p>Note: A similar detail was used for all 5 houses believed to have been built by Welch in c.1912-1914.</p> <ul style="list-style-type: none"> • Rendered plinth. • Plain stretcher-bond face-brick walls to the side elevations. <p><u>Form and detailing of main façade(s)</u></p> <ul style="list-style-type: none"> • Asymmetrical stepped facade. <p>This has a projecting wing on the western side of the main facade, with an abutting verandah extending across the remainder of the frontage.</p> <ul style="list-style-type: none"> • Decorative rendered detailing to the gable, dividing the space into 7 tuck-pointed brick panels. Vertical timber slats to the apex. Turned timber finial. Battened eaves. <p>Note: 3 of the other houses believed to have been built by Welch in c.1912-1914 still have very similar detailing to the gables.</p> <ul style="list-style-type: none"> • Two double hung windows to the projecting wing. <p>These have a continuous moulded, rendered sill with a decorative under-sill panel.</p> <p>Note: Similar window details were used for all 5 houses believed to have been built by Welch in c.1912-1914.</p> <ul style="list-style-type: none"> • Curved, pressed metal awning over the windows to the projecting wing.

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	<p>Note: 121 and 123 were designed with matching window hoods.</p> <p>Main entrance located under the verandah, abutting the projecting wing.</p> <p>Traditional early twentieth century style five-panel door, with a highlight over and narrow sidelights. Traditional stained glass panels.</p> <ul style="list-style-type: none"> • Two double hung windows to the verandah, matching those to the projecting wing. • Turned timber verandah posts. • Cast lace verandah frieze and brackets. • Concrete verandah floor accessed via concrete steps with splayed sides. <p><u>General condition</u></p> <p>Based on a streetscape inspection the building appears to be in fair to good condition. Further maintenance works were being undertaken at the time of inspection.</p> <p><u>Streetscape setting</u></p> <ul style="list-style-type: none"> • Main façade set back approx. 2.8m from the front boundary. <p>Scalloped timber picket fence.</p>
Associations	Alfred Jesse Welch (Builder)
Statement of Significance	<ul style="list-style-type: none"> • 123 Churchill Avenue, Subiaco, is of cultural heritage significance: • As a good example of the work of Alfred Jesse Welch, a local carpenter/builder who undertook speculative residential development in Subiaco from the early twentieth century until at least 1914. • As a good representative example of the many 4-6 room brick homes which were built in Subiaco during the early twentieth century to meet the needs and aspirations of middle-class owner/occupiers such as office workers, small business owners, skilled tradesmen and in this case, single women of private means. • As a representative example of the application of materials and detailing which were derived from the Federation Queen Anne style, and which were widely used for housing in Subiaco during the early twentieth century.
Level of Significance/ Contribution	Some Significance (Level 3)
Listings	Local Government Inventory – Adopted (4/2/2003) Heritage List – Adopted (10/12/2019)
Main Sources / References	Heritage Assessment of House, 123 Churchill Avenue, Subiaco, prepared by Greenward Consulting October 2019