

FINAL DRAFT

**HERITAGE ASSESSMENT OF THE PROPOSED
BARKER ROAD, BEDFORD AVENUE AND PARK STREET
HERITAGE AREA**

**73-115 & 82-132 BARKER ROAD; 1-19 & 6-20 BEDFORD AVENUE; AND 11-34
PARK STREET**



Prepared by
Greenward Consulting

For the
City of Subiaco

September 2026

Disclaimer

This Heritage Assessment has been prepared from information gathered in the course of the document's production by Annette Green (physical description and historical research using online sources) 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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ASSESSMENT OF THE PROPOSED BARKER ROAD, BEDFORD AVENUE AND 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. This considered places that had previously been included on the LHS and/or were nominated for consideration by community members. Within the Study Area for this report, 13 places were identified as being of Some Significance for the City of Subiaco (eligible for inclusion on the LHS), while a further 4 were identified as being of Considerable Significance (eligible for inclusion on both the LHS and the Heritage List).¹ A community nomination was subsequently submitted to the City of Subiaco, requesting the assessment of 73-115 & 82-132 Barker Road and 1-19 & 6-20 Bedford Avenue as a possible Heritage Area. In April 2026, following the first stage of a community consultation process, Annette Green, Greenward Consulting, was commissioned to undertake a professional heritage assessment of this area. As part of the physical survey, nearby streets were also briefly assessed to determine if any adjacent areas might contribute to the assessed heritage values. Based on this preliminary physical inspection, two streetscapes were identified which appeared to enhance the story demonstrated by the proposed Barker Road-Bedford Avenue Heritage Area, being the section of Park Street between Bedford Avenue and Coghlan Road, and the western side of Coghlan Road between Barker Road and 129 Coghlan Road. Following consultation with the owners of these properties to determine the level of support for an enlargement of the proposed Heritage Area, the City of Subiaco amended the scope of the project to include 11-34 Park Street.

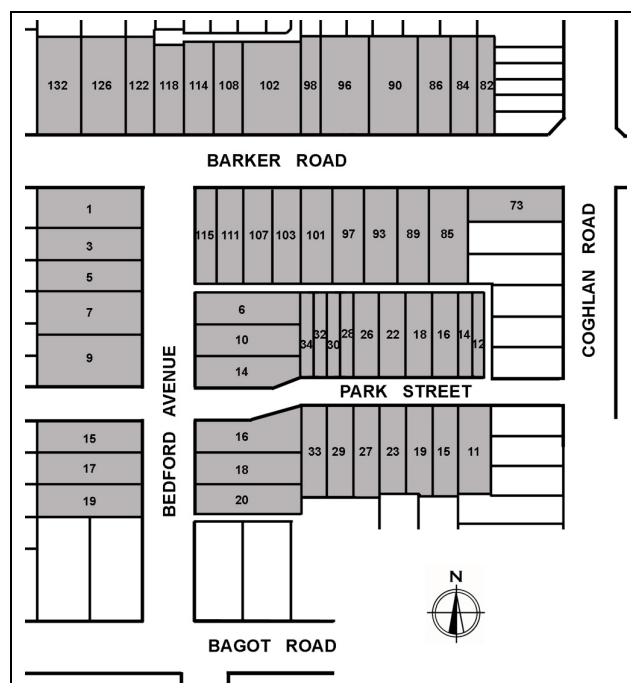


Figure 1: Study Area²

¹ Further information about the Local Heritage Survey and Heritage List is included on the City of Subiaco website (<https://www.subiaco.wa.gov.au/plan-build/build-renovate/heritage/heritage-listings/>)

² Base Map sourced from City of Subiaco – IntraMaps, accessed 30 April 2026

1.2 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 relating to the construction and development of these places.

For ease of reference, the conclusions of this report are included in Section 2 (Assessment and Statement of Significance) and Section 3 (Recommendations). The detailed information that supports these conclusions has been included in Section 4 (documentary and physical evidence regarding the development of the area as a whole) and Section 5 (individual place records).

1.2.1 Collation and analysis of documentary and physical evidence regarding the development of the Study Area.

- Broad overview of the early development of the Study 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 identifies some of the residents who appear to have been prominent in the local business community, civil service or were otherwise public identities of the early to mid-twentieth century. It also identifies some of architects, builders, and/or developers who contributed to the development of the Study Area.

- 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 3.2, Assessment of Cultural Heritage Significance*.

1.2.2 Preparation of individual Place Records

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. For contributory places each record includes the information listed below. For non-contributory places, the records generally include basic identifying information only.

- Name
- Address
- Other names/locational information (if relevant)
- Place number (if the place has been included in the InHerit database)³
- 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)

³ <http://inherit.stateheritage.wa.gov.au/public>

- 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*.

Note: With the exception of modest timber cottages, the majority of the suburban houses built in Subiaco in the early to mid-twentieth century applied some elements of the popular architectural styles of the period. However, the application of this detailing was often restrained to achieve affordability. Where relevant, an association with an architectural style has been identified in the place records, without implying that the property is an excellent representative example.

- 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 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 – Table 1: Levels of heritage significance for each place within a heritage area*.

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).

Note: As this was undertaken as a streetscape assessment, it is possible that some details may have been misinterpreted (for example, where garden elements or boundary walls impeded clear views). However, the overall descriptions encapsulate the character and authenticity of each place sufficiently for the purpose of this report.

- Key references.

1.2.3 Assessment of Significance

Following the collation of the above information, 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.

1.2.4 Recommendations and development guidelines

- Review of the boundaries of the proposed Heritage Area (Section 3.1)

Based on the historical evidence collated for this report, the nature of the buildings and their setting, and the nature of nearby places, the Study Area was reviewed to determine if it would be recommended that the boundaries of the proposed Heritage Area be supported and/or amended.

- Development guidelines (Section 3.2)

This briefly considers the planning framework which supports the conservation of the identified cultural heritage values of Heritage Areas within the City of Subiaco.

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2 ASSESSMENT OF SIGNIFICANCE

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 Barker Road, Bedford Avenue and Park Street Heritage Area has aesthetic values:

- As an aesthetically pleasing collection of buildings with a strong heritage character that was established during the Federation era (c.1900-1915) and complemented by infill and consolidation during the early-mid Inter-War era (c.1916-1930).
- As a collection of buildings which help to underpin the traditional aesthetic character of Subiaco.
- For the manner in which the defined period and nature of development have resulted in a complementary palette of materials and design idioms, enlivened by a diversity of individual styles and details.

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 Barker Road, Bedford Avenue and 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 1890s to early 1900s. 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 over half of the existing properties still provide clearly recognisable physical evidence of the nature of local development on the elevated land near Hay Street and Kings Park,

in c.1900-1906 (a period in which the population of Subiaco increased from around 3,128 to around 8,000).

- For the manner in which the history of the early twentieth century houses along these sections of Barker Road and Bedford Avenue helps to demonstrate the original settlement the primary throughfares in this part of Subiaco as generally ‘middle class’ areas.

Note: In the first half of the twentieth century, the occupants of these areas included professional men (such as solicitors and accountants), business proprietors/merchants, office workers (such as managers, clerks and book-keepers), skilled tradesmen (such as builders, an engineer, plasterer, carpenter and telephone mechanic), and retail workers (travellers and specialist salesmen, such as drapers). Unlike many of the lower lying areas of Subiaco, and some of the narrow side streets, there were few early occupants who gave their occupation as labourer.

- For the manner in which the properties along these sections of Barker Road and Bedford Avenue 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 history of the early twentieth century houses along this section of Park Street helps to demonstrate the original settlement of some of the narrow side streets of Subiaco with more modest houses, many of which were occupied as rental properties with a high turn-over of tenants.
- For the manner in which the area helps to illustrate the consolidation of Subiaco through to the early-mid Inter-War years, with very few vacant sites remaining available for development in the central and eastern parts of the suburb in 1920s.
- For the manner in which the variety of housing types, ranging from a few larger villas to modest semi-detached rental properties, demonstrates the social diversity of Subiaco in the early twentieth century – with successful businessmen, artisans and labourers living in close proximity.
- 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 Barker Road, Bedford Avenue and 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 Barker Road, Bedford Avenue and 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 Barker Road, Bedford Avenue and Park Street Heritage Area includes a good representative collection of the type of early twentieth century housing that developed at the north-eastern corner of the Subiaco, an area which not only offered desirable elevated sites, but was also in close proximity to the city centre, transport (the Perth-Fremantle railway line and the tramway along Hay Street), and Kings Park (which, at the turn of the century was being acknowledged as a

place of natural beauty, recreation and as an important healthy environment on the edge of the crowded city centre).

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.

- The Barker Road, Bedford Avenue and Park Street Heritage Area has a high level of integrity as residential area dating from the Federation era (c.1902-c.1915), and early-mid Inter-War era (c.1916-1930).

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; generally sympathetic renovation or reconstruction of verandah detailing; new fencing; rear extensions (some two storey and a few visually prominent); and the construction of a small number of street front carports. However, the original form/scale/style of most of the houses (as viewed from the street) can still be readily understood, and the majority 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 reparable 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 in the Barker Road, Bedford Avenue and Park Street Heritage Area appear to be well maintained and in good condition commensurate with their age.

2.3 STATEMENT OF SIGNIFICANCE

The Barker Road, Bedford Avenue and 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 the majority of the existing properties still provide clearly recognisable physical evidence of the nature of local development in the period c.1900-1930.
- The existing development along these sections of Barker Road and Bedford Avenue continues to represent the rapid development of Subiaco's wider thoroughfares, on rising ground and in close proximity to public transport routes, as desirable 'middle-class' residential areas during the early twentieth century.
- At the same time, development along Park Street, which was laid out as a narrow side street, helps to illustrate the social diversity of the suburb, with the modest housing in this area helping to create an environment where successful businessmen, artisans and labourers lived in close proximity.
- The area includes three 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 Subiaco 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 and/or are important streetscape elements, 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.

- *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.

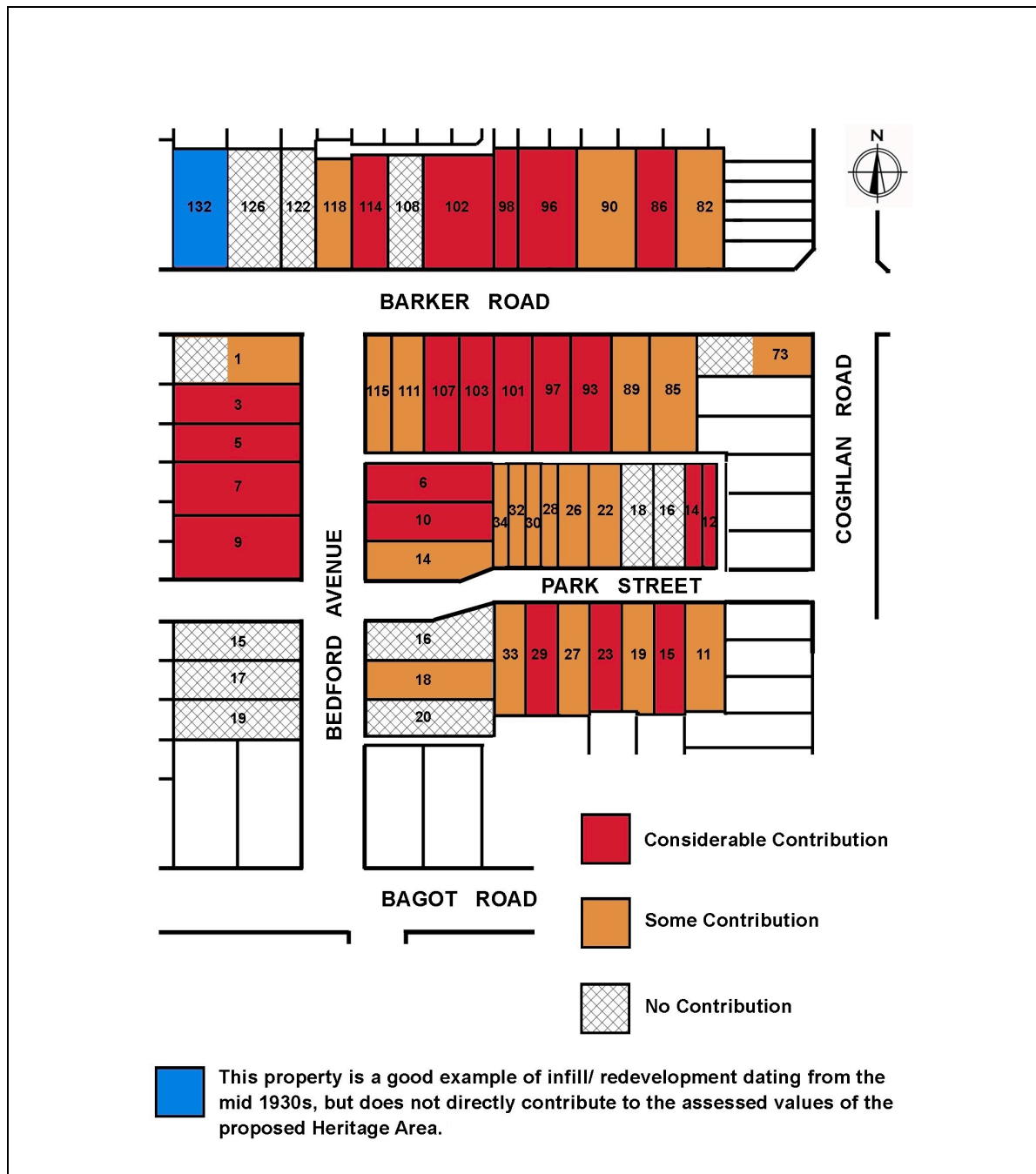


Figure 2: Levels of contribution

3 RECOMMENDATIONS AND DEVELOPMENT GUIDELINES

3.1 PROPOSED BOUNDARIES FOR THE HERITAGE AREA

Based on the research undertaken for this report, the portion of the Study Area highlighted in Figure 3 (below) is recommended for identification as a 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.1900-1915), together with a small collection of complementary Inter-War era infill (dating from c.1916-1930) (as illustrated by Figure 4, at the end of Section 4.1).

3.1.1 Properties recommended for inclusion in the Barker Road, Bedford Avenue and Park Street Heritage Area

The following places are located within an area that clearly demonstrates aesthetic, social and historical themes associated with the development of Subiaco in the period c.1900-1930:

- 85 Barker Road (some contribution)
- 89 Barker Road (some contribution)
- 93 Barker Road (considerable contribution)
- 97 Barker Road (considerable contribution)
- 101 Barker Road (considerable contribution)
- 103 Barker Road (considerable contribution)
- 107 Barker Road (considerable contribution)
- 111 Barker Road (some contribution)
- 115 Barker Road (some contribution)
- 82 Barker Road (some contribution)
- 86 Barker Road (considerable contribution)
- 90 Barker Road ((some contribution)
- 96 Barker Road (considerable contribution)
- 98 Barker Road (considerable contribution)
- 102 Barker Road (considerable contribution)
- 108 Barker Road (no contribution)
- 114 Barker Road (considerable contribution)
- 1 Bedford Avenue (some contribution)
- 3 Bedford Avenue (considerable contribution)
- 5 Bedford Avenue (considerable contribution)
- 7 Bedford Avenue (considerable contribution)
- 9 Bedford Avenue (considerable contribution)
- 6 Bedford Avenue (considerable contribution)
- 10 Bedford Avenue (considerable contribution)
- 14 Bedford Avenue (some contribution)
- 11 Park Street (some contribution)
- 15 Park Street (considerable contribution)

- 19 Park Street (some contribution)
- 23 Park Street (considerable contribution)
- 27 Park Street (some contribution)
- 29 Park Street (considerable contribution)
- 33 Park Street (some contribution)
- 12-14 Park Street (considerable contribution)
- 16 Park Street (no contribution)
- 18 Park Street (no contribution)
- 22 Park Street (some contribution)
- 26 Park Street (some contribution)
- 28-30 Park Street (some contribution)
- 32-34 Park Street (some contribution)

3.1.2 Properties not recommended for inclusion in the Barker Road, Bedford Avenue and Park Street Heritage Area

- 73 Barker Road
This property has already been included on the City of Subiaco Heritage List as an individual place. It makes a positive contribution to the traditional characteristics of Coghlan Road, but the major rear extensions do not contribute to the heritage values of the Barker Road streetscape.
- 122 Barker Road (no contribution)
- 126 Barker Road (no contribution)
- 132 Barker Road (see section 3.1.3, below)
- 15 Bedford Avenue (no contribution)
- 17 Bedford Avenue (no contribution)
- 19 Bedford Avenue (no contribution)
- 16 Bedford Avenue (no contribution)
- 18 Bedford Avenue
18 Bedford Avenue has been included on the City of Subiaco Heritage List as an individual place. Its design and history are consistent with the values of the heritage area, but it is located in a part of Bedford Avenue that has not retained its traditional streetscape characteristics to the same degree as the recommended Heritage Area.
- 20 Bedford Avenue (no contribution)

3.1.3 Property recommended for possible inclusion on the Local Heritage Survey.

- 132 Barker Road
This place does not fall within the core heritage area identified by this report. It is, however, a good representative example of infill housing/redevelopment of the mid-late Inter-War era. It is therefore recommended that consideration be given to including this place on the Local Heritage Survey as a place of Some Significance.

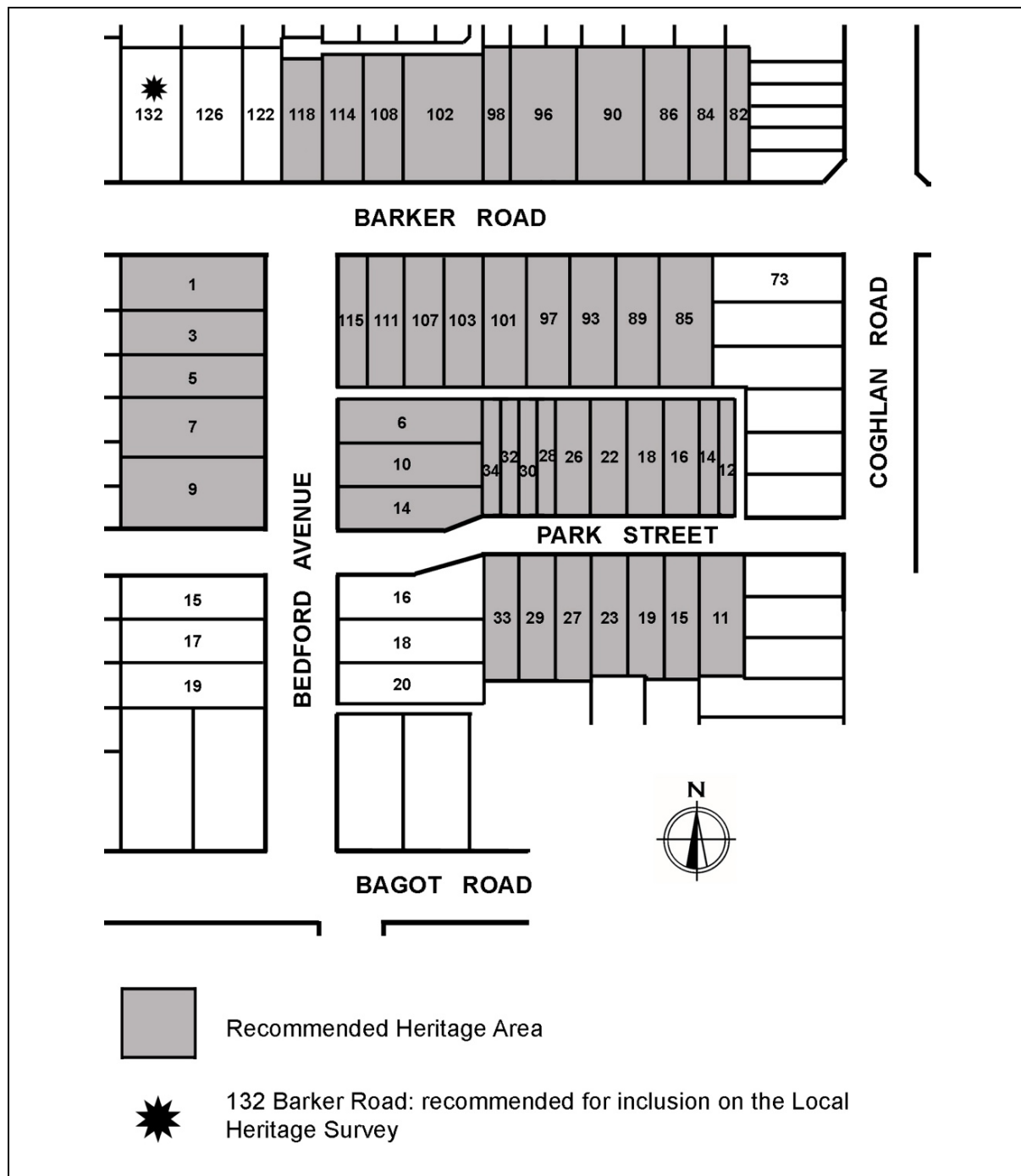


Figure 3: Proposed Heritage Area

3.2 DEVELOPMENT GUIDELINES

The City of Subiaco has adopted *Development Guidelines for Residential Heritage Areas* (Planning Policy 3.4, adopted 26 November 2013, reviewed 23 March 2021) which apply to any designated Heritage Area. The objectives of these guidelines are:

- *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.*

Each Heritage Area also requires the preparation of more specific guidelines based on the assessed heritage values and traditional characteristics.

For 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.

Some houses within this area have already been included on the City of Subiaco's Heritage List. The inclusion of additional houses on the Heritage List would not be required to achieve appropriate heritage outcomes for the Heritage Area.

4 SUPPORTING DOCUMENTATION: HISTORY AND NATURE OF THE STUDY AREA

4.1 BRIEF HISTORY OF THE DEVELOPMENT OF THE STUDY AREA

4.1.1 Early suburban development of Subiaco

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.⁴ The land in question incorporated the majority of Subiaco and was laid out as 4 to 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 Coghlan Roads.⁵

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*:⁶

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 Roads.⁷

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.⁸

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 had followed by the turn of the century, including the extension of Metropolitan Water Board services to Subiaco, initially serving Broome Road (Hay Street) and Rokeby Road only, and the construction of the Perth Electric Tramways Company's line along Broome and Rokeby Roads. 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, other 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.

⁴ Bizzaca, K., *City of Subiaco Thematic History and Framework* (prepared for the City of Subiaco, February 2014), pp 13-14

⁵ 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)

⁶ Ibid, p 17

⁷ Broome Road was renamed Hay Street, c.1903.

⁸ *The Daily News*, 3 April 1945, p 6 (trove.nla.gov.au)

The population and rate of development declined slightly in the late 1890s, but there was a gradual turn-around in 1900-1901, after which the area saw a steady increase in the construction of houses, commencing in the areas around the main thoroughfares of Rokeby Road and Broome Road and in the areas closest to the city.

The rate of development over the next two decades is reflected by the population and housing numbers reported in contemporary newspaper items:

- 1900: 3,128 (number of houses not reported) ⁹

In 1902:

.... a record was established for any municipality on the coast, when 208 buildings, of a gross value of £80,000, were put up. A great many of these were first-class structures, comprising residential villas that do credit to the architects and builders responsible for their erection. From the Mayor's report for last year the following is extracted: "It is apparent to the man of taste in relation to building that Western Australia has already outshone the villa architecture of any of the States in the Australian group, and Subiaco is now the proud possessor of these edifices." The total number of houses at the end of 1902 in Subiaco was 1,050. ¹⁰

- 1905: 7,704 (occupying 1,751 houses) ¹¹

Note: The Study Area was almost fully developed by 1906, with at least 3 houses being built prior to 1901 (see Section 4.1.3), and 38 in c.1901-1906 (see Section 4.1.4).

- 1910: 8,059 (occupying 2,150 houses) ¹²

- 1920: 13,000 (occupying 2,800 houses) ¹³

Note: The majority of the available sites in the Study Area had been developed by c.1930, with 4 houses being built in c.1910-1912, 2 in c.1917 and 3 in the 1920s. The final vacant site was developed in c.1942. Some redevelopments also took place in the 1920s-mid 1930s, with 5 sites being either fully or extensively redeveloped (see Sections 4.1.5 and 4.1.6).

Subiaco was initially viewed as a working class suburb:

.... 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. ¹⁴

However, as the area 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. ¹⁵

⁹ *The Daily News* 31 March 1900 p 8

¹⁰ *The West Australian* 2 March 1903 p 3

¹¹ *The Daily News* 21 December 1905 p 10

¹² *The West Australian* 3 January 1908 p 7

¹³ *The West Australian* 3 January 1908 p 7

¹⁴ Bizzaca, K. op cit, p 21

¹⁵ *The West Australian*, 4 August 1928, p 7 (trove.nla.gov.au)

4.1.2 Residential subdivision of the Study Area

The Study Area was laid out across four of the Perth Suburban Lots (PSLs) and was subdivided for residential development from the early to mid 1890s.

- PSL 210

In July 1892, it was reported that Perth Suburban Lot 210, containing 4a 0r 33p (1.7ha), had been sold for £210.¹⁶ By the mid 1890s, this had been subdivided into 8 lots, 4 with frontages to Broome Road (Hay Street) and 4 to Barker Road (Deposited Plan 1040).¹⁷ By the early twentieth century (pre-1902), part of PSL 210 had been re-subdivided into 28 lots with frontages to Broome Road (Hay Street), Perth Street (part Churchill Avenue) and Barker Road (Deposited Plan 1921). The lots along Barker Road were numbered 23 to 28 and each occupied approximately 400m² (subsequently developed with 102, 108, 114, 118 and 122 Barker Road).

The remaining section of PSL 210 with a frontage to Barker Road had been subdivided into two lots by 1904, each occupying approximate 627m² (now known as 126 and 132 Barker Road).

- PSL 211

In c.1894, PSL 211 was subdivided as Deposited Plan 864, which included 42 residential lots with frontages to Broome Road (Hay Street), Perth Street (part Churchill Avenue), Barker Road, and Coghlan Road. Research undertaken for a detailed assessment of 96 Barker Road in 2014, determined that land in DP 864 began to sell quickly, with many of the lots being bought in groups.¹⁸ Within this subdivision, Lots 33 to 42, which each occupied approximately 377m², had frontages to Barker Road (subsequently developed with 72, 82, 86, 90, 96 and 98 Barker Road).

- PSL 217

A plan dated c.1896-1897 shows that the central part of PSL 217 had been subdivided into 23 residential lots by the mid 1890s, with the subdivision registered as Deposited Plan 1173.¹⁹ This included frontages to Coghlan Road and Tischler (Park) Street – which was originally a dead-end street running between Coghlan Road and the eastern boundary of PSL 218). The lots within this area ranged from 329 to 356m².

Along the northern side of this subdivision, there was 1 large lot of approximately 1 acre, bounded by Barker Road, Coghlan Road, the rear of the original residential lots facing Mable Street (later re-subdivided as 107-115 Barker Road) and the rear of lots facing Tischler Street (now part of Park Street). Detailed research undertaken as part of a Heritage Assessment of 73 Barker Road, determined that this section of PSL 217 was subdivided for sale as residential lots in 1901.²⁰ The readily available evidence indicates that this was laid out as Deposited Plan 1413, with 5 lots facing Barker Road (subsequently developed as 85, 89, 93, 97, and 101 Barker Road) and 3 lots facing Coghlan Road (developed as 73 Barker Road, 97 Coghlan Road and 101/103 Coghlan Road). These ranged from 445 to 481m², with 447m² lots facing Barker Road.

¹⁶ *Western Mail*, 16 July 1892, p 4 (trove.nla.gov.au)

¹⁷ *Plan of Subiaco Shewing (sic) all Subdivisions and Deposited Plan Nos*, published by G W Harris in c.1896-1897, SROWA series235_cons3868_item354

¹⁸ *Heritage Assessment of Residence, 96 Barker Subiaco*, prepared for the City of Subiaco by Hocking Heritage Studio, May 2014 (<https://www.subiaco.wa.gov.au/media/fxmi05u4/heritage-place-record-96-barker-road-subiaco.pdf>)

¹⁹ *Plan of Subiaco Shewing all Subdivisions and Deposited Plan Nos*, published by G W Harris in c.1896-1897, SROWA series235_cons3868_item354

²⁰ City of Subiaco Heritage Database, Heritage Place Record – House, 73 Barker Road, Subiaco (<https://www.subiaco.wa.gov.au/docs/heritage-database/heritage-place-record-73-barker-road-subiaco>) (accessed 28 April 2026)

Note: The southern portion of PSL 217 was separately subdivided as the Park Estate (DP 1601), which had 10 lots with frontages to Coghlan and Barker Roads.

- PSL 218

A newspaper advertisement in October 1892, stated that only a few lots remained available in the “Moore Park Estate”, which was a subdivision of Perth Suburban Lots 218 and 219.²¹ A plan dated c.1896-1897 shows that this area, which was located between Barker and Bagot Roads, had been subdivided as Deposited Plan 214.²² New streets included Salisbury Avenue (now part of Park Street), Ivy Street (now Olive Street) and Mabel Street (now the northern end of Bedford Avenue) – with all of the original 52 residential lots having frontages to the latter two. The majority of these lots occupied 491m², with a few larger, corner lots of around 625m².

Lots 50 to 52 were subsequently re-subdivided to create 4 lots with frontages to Barker Road (Deposited Plan 2319). Three of these measured 405m² (subsequently developed as 103, 107, & 111 Barker Road), while the narrow corner lot measured only 271m² (115 Barker Road).

The majority of the original lots were in the order of 330-490m². Street frontages were generally in the order of 10-12m - with the narrowest measuring approximately 7.4m (115 Barker Road) and the widest, 16.8m (126 and 132 Barker Road).

As the area was developed, some lots were amalgamated to create more spacious sites, such as 102 Barker Road which was originally developed with a frontage of approximately 33.5m; 90 Barker Road, approximately 26m; 9 Bedford Avenue, approximately 20m; 96 Barker Road, approximately 18.5m; 7 Bedford Avenue, approximately 16.4m; and 82 Barker Road, approximately 15.2m. In contrast to this, three of the 10m wide lots along Park Street were developed with semi-detached houses (giving each house a frontage of approximately 5m).

4.1.3 Early development of the Study Area (c.1896-1900)

There is limited information available regarding the construction of individual houses in Subiaco prior to the early twentieth century, but development had commenced along Tischler (Park) Street²³ by October 1896, when a lot with a 3-room cottage was being offered for sale.²⁴

In 1897 the Post Office Directory identified three residents along Tischler Street (aka Tischler Terrace), being John Davis, Henry Jones and George St Clair (lot numbers not identified).

In 1901, the Post Office Directory identified 5 primary residents along Tischler Street, and an analysis of later entries in the Post Office Directories and Rate Books suggests that 4 of these were associated with houses within the Study Area (as below). The other resident, Henry Betteridge, is believed to have occupied a house at the north-west corner of Tischler Street and Coghlan Road.

- James W McDonnell: Lots 21-22 (16-18) Park Street

Note: This site was redeveloped with two new houses in c.2003-2005.

- Archibald G Clayton: Lot 11 (15) Park Street)

Note: It is possible that part of the pre 1901 fabric may have been retained when this site was redeveloped in c.1930.

²¹ *The West Australian*, 8 October 1892, p 8 (trove.nla.gov.au)

²² *Plan of Subiaco Shewing all Subdivisions and Deposited Plan Nos*, published by G W Harris in c.1896-1897, SROWA series235_cons3868_item354

²³ In October 1901, the Subiaco Council announced that Tischler and Salisbury Streets were to be renamed as part of Park Street, *The West Australian*, 1 November 1901, p 3 (trove.nla.gov.au)

²⁴ *The West Australian*, 15 October 1896, p 1 (trove.nla.gov.au)

- John Johnson and Charles Peterson: the readily available evidence suggests that the Johnson and Peterson families were both associated with the original house on Lot 14 (27) Park Street.

Note: It is possible that part of the pre 1901 fabric may have been retained when this site was redeveloped in the early-mid 1920s.

More detailed research would be required to determine if any of the relevant Barker Road properties had been developed prior to 1901. Mabel Street (the section of Bedford Avenue between Barker and Bagot Roads), appears to have been developed from c.1902, and was not identified in the Post Office Directories until 1903.

4.1.4 Major phase of development (c.1901-1906)

Based on the readily available evidence, around 72% of the current residential sites in the Study Area were originally developed in c.1901-1906. Of the 38 properties listed below, 5 have been fully redeveloped and 2 extensively altered. The remainder continue to illustrate the nature of the development undertaken in the elevated areas of Subiaco's Triangle Precinct during the first few years of the twentieth century.

- c.1901
 - 11 Park Street (no house name identified)
Earliest known primary resident: Charles Tilloston, plasterer (owner/occupier).
 - 22 Park Street (no house name identified)
Earliest known primary resident: Charles Christian Passmore, engineer (owner/occupier).
- c.1902
 - 73 Barker Road ('Penarth')²⁵
Earliest known primary resident: Robert Hesleden Binney, manager, Couche, Calder & Co, Crown Fertiliser Works.
 - 85 Barker Road ('Kiora')
Earliest known primary resident: Fredrick Malcolm Urquhart, clerk, Government Printing Office (owner/occupier).
 - 89 Barker Road ('Nenagh')
Earliest known primary resident: Margaret Williams (owner/occupier). This appears to have been a part-time city residence for the family, while Margaret's husband, Thomas Williams worked as a mine manager at Mt Magnet and Kookynie.
 - 93 Barker Road (no house name identified)
Earliest known primary resident: M J Kennedy, commercial traveller (owner/occupier).
 - 97 Barker Road ('Dryden')
Earliest known primary resident: Stephen Richard Harricks Roberts, civil servant (serving as the superintendent of the mail room at the Perth GPO by 1908) (owner/occupier).
 - 101 Barker Road ('Oakhurst')
Earliest known primary resident: Isaac Blackman, foreman of machinery, Perth Mint (owner/occupier).
 - 114 Barker Road (no house name identified)
Earliest known primary resident: Alfred Alexander Mills, clerk, Public Works Department, Architectural Office (tenant).

²⁵ The house names shown in brackets are those used in newspaper items in the period c.1902-1920.

-
- 118 Barker Road ('Najada')
Earliest known primary resident: Mrs Ryan (tenant).
 - 122 Barker Road (extensively altered in the mid-late twentieth century)
Non-contributory place: early occupants not identified.
 - 10 Bedford Avenue ('Blinman')
Earliest known primary resident: Isaac Brown Jones, managing director of Robert Jones and Co. Ltd, tea merchants (owner/occupier).
 - 14 Bedford Avenue ('St Aubyn')
Earliest known primary resident: Joyce (owner/occupier).
 - 15 Bedford Avenue (site fully redeveloped, c.2016-2017)
Non-contributory place: early occupants not identified.
 - 16 Bedford Avenue (site fully redeveloped, 2026)
Non-contributory place: early occupants not identified.
 - 17 Bedford Avenue (house extensively altered)
Non-contributory place: early occupants not identified.
 - 19 Bedford Avenue (site fully redeveloped, c.1980s)
Non-contributory place: early occupants not identified.
 - c.1903
 - 28-30 Park Street (no house names identified)
This was developed as a semi-detached rental property. The research undertaken for this report has not confirmed details regarding the original owner and occupiers.
 - 32-34 Park Street (no house names identified)
This was developed as a semi-detached rental property. The research undertaken for this report has not identified details regarding the original owner and occupiers.
 - 29 Park Street
Earliest known primary resident: Charles Bodine, miner (owner/occupier).
 - 33 Park Street
Earliest known primary resident: Arthur Howe, carpenter (tenant).
 - c.1904
 - 111 Barker Road
Earliest known primary resident: Lemuel Arthur Waldron, builder/developer (owner/occupier).
 - 126 Barker Road (site fully redeveloped c.1935 and again in 2026)
Non-contributory place: early occupants not identified.
 - 132 Barker Road (site fully redeveloped c.1935)
Occupants of the original (c.1904) house not identified.
 - 1 Bedford Avenue ('Grantley')
Earliest known primary resident: Lemuel Arthur Waldron, builder/developer (owner/occupier).
 - 18 Bedford Avenue (no house name identified)
Earliest known primary resident: Henry James Wilson, blacksmith (tenant).
-

- c.1905
 - 82 Barker Road ('St Bathans')
Earliest known primary resident: Richard Squire Gawthorpe, manager/accountant (owner/occupier).
 - 86 Barker Road ('Ivanhoe')
Earliest known primary resident: Ernest Halliday Marshall, traveller, Sargood & Co, warehousemen and manufacturers (owner/occupier).
 - 103 Barker Road (no house name identified)
Earliest known primary resident: Thomas Millar, builder (owner/occupier).
 - 107 Barker Road (no house name identified)
Earliest known primary resident: Joseph Smith, carpenter (owner/occupier).
 - 115 Barker Road (Corra Lyne')
Earliest known primary resident: Lemuel Arthur Waldron, builder/developer (owner/occupier).
 - 12-14 Park Street (no house names identified)
This was developed as a semi-detached rental property. The research undertaken for this report has not confirmed details regarding the original owner and occupiers.
- c.1906
 - 90 Barker Road ('Clio')
Earliest known primary resident: James Lennox Shierlaw, clerk, Western Australian Government Railways (owner/occupier).
 - 96 Barker Road ('Ercildoune')
Earliest known primary resident: William George Jewell, master plasterer and builder/contractor (owner/occupier).
 - 6 Bedford Avenue (no house name identified)
Earliest known primary resident: Archibald Charles Mackie, warehouse manager for the WA Branch of D & W Murray Ltd, (warehousemen and wholesale drapers).

Note: The residential development of the area now known as the Triangle Precinct was frequently undertaken by small-scale investors and developers who purchased land, and built homes for sale to the growing population. One local builder, Lemuel Arthur Waldron, appears to have had a significant role in the development of the Study Area during this period, with the readily available evidence suggesting that he probably built at least 6 of the above as speculative developments. Two houses were built by another local builder/developer, Walter Lay; while three were constructed for a local investor/landlord, Ernest Thomas Anderson Basan. Further information about these men has been included in Section 4.4.2.

4.1.5 Gradual consolidation of the Study Area (c.1910 to 1917)

Based on the readily available evidence, the following sites are believed to have been developed in c.1910-1917. These illustrate the gradual consolidation of this residential area through until the early Inter-War years.

- c.1910
 - 3 Bedford Avenue ('Lauriston')
Earliest known primary resident: Lucie Young, widow (owner/occupier).

- c.1911
 - 98 Barker Road (no house name identified)
Earliest known primary resident: Charles Scrymgour, clerk/accountant (owner/occupier).
- c.1912
 - 5 Bedford Avenue (no house name identified)
Earliest known primary resident: Archibald Miller, reporter (owner/occupier).
 - 19 Park Street (no house name identified)
Earliest known primary resident: Henry Constandt, pastor, Seventh Day Adventist Church (owner/occupier).
- c.1917
 - 7 Bedford Avenue (no house name identified)
Earliest known primary resident: Claude Unmack, solicitor (owner/occupier).
 - 23 Park Street (no house name identified)
Charles Robinson, engine driver (owner/occupier).

4.1.6 Inter-War infill and redevelopment (c.1920-1942)

After WWI, the housing stock in the Triangle Precinct remained relatively stable until the post WWII era. However, a few sites had remained vacant (or were suitable for subdivision), while others had modest early houses which were targeted for replacement.

Infill development

- c.1920
 - 102 Barker Road ('Birnam Wood')
Earliest known primary resident: Donald Hamilton Dominic Rankin, BA, tutor (occupier, possibly owner).
 - 9 Bedford Avenue (no house name identified)
Earliest known primary resident: Wemyss Manley Guthrie, accountant (owner/occupier).
- c.1928
 - 20 Bedford Avenue (site fully redeveloped c.2009)
Non-contributory place.
- c.1942
 - 26 Park Street (development of a vacant block previously associated with the adjacent house at 22 Park Street)
Earliest known primary resident: Antonio (aka Anthony) Federici, musician (tenant).

Redeveloped sites

- c.1923
 - 27 Park Street (replacing or being constructed in front of a house constructed pre 1901)
Earliest known primary resident of the redeveloped property: Francis John Ware, tailor (owner/occupier).
- c.1930
 - 15 Park Street (replacing or being constructed in front of a house constructed pre 1901)
Earliest known primary resident of the redeveloped property: not determined by the research undertaken for this report.

- c.1935
 - 126 Barker Road (replacing a previous house constructed in c.1904; redeveloped again in 2026)
Non-contributory place.
 - 132 Barker Road (replacing a previous house constructed in c.1904)
Earliest known primary resident of the redeveloped property: Edward Ernest Trickey, butcher owner/occupier).

4.1.7 Post WWII redevelopment (1980s to mid 2020s)

By the mid-twentieth century, some of the houses had become poorly maintained as their owners aged, or after a long history of use as rental properties. With changing demographics and fashions (which did not generally value the suburban houses of the early twentieth century) a wave of demolitions began to occur in Subiaco in the early post WWII years, although the Triangle Precinct was less affected as the homes were generally more substantial and further from the commercial precinct. Within the Study Area, one site was redeveloped in the 1980s. A further six have been redeveloped since 2003, with three of these under construction in 2026.

- c.1980s
 - 19 Bedford Avenue
This site was originally developed with a weatherboard house in c.1902.
- c.2003-2005
 - 16 and 18 Park Street
These two houses replaced a weatherboard house originally developed in the pre 1901 period.
- c.2009
 - 15 Bedford Avenue
This site was originally developed with a brick house in c.1902.
- c.2016
 - 20 Bedford Avenue
This site was originally developed with a brick house in c.1928.
- c.2025-2026
 - 108 Barker Road
This site was initially developed with extensions to 102 Barker Road. It was not until the late twentieth century that it was occupied as a separate residential property.
 - 126 Barker Road
This site was originally developed in c.1904. It was redeveloped in c.1935 and again in 2026/2026.
 - 16 Bedford Avenue
This site was originally developed with a weatherboard house in c.1902.

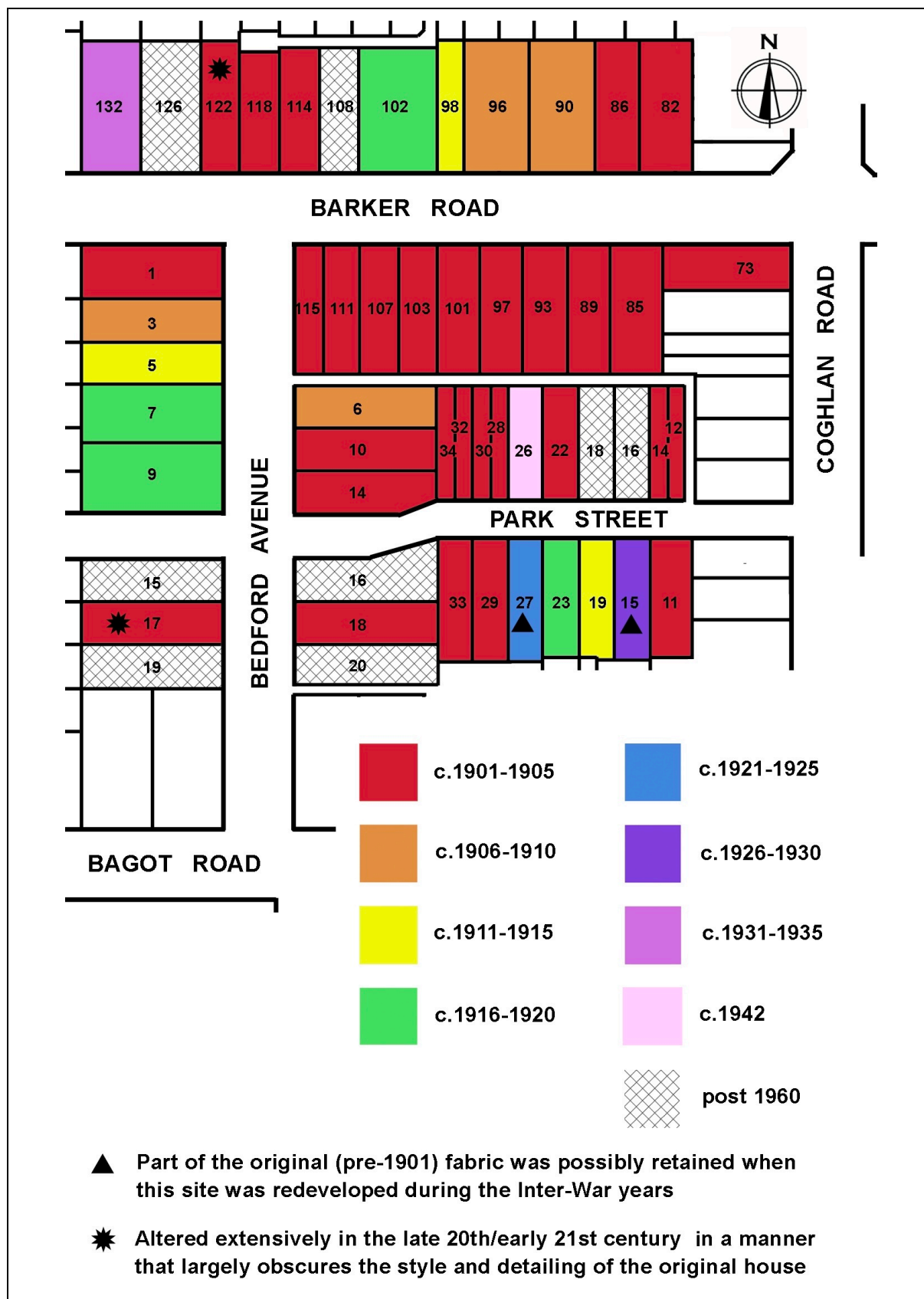


Figure 4: Sequence of development

4.2 GENERAL DESCRIPTION OF THE STUDY AREA

4.2.1 Public Realm

Road reserves

The road reserves for Barker Road and Bedford Avenue are approximately 20m wide, but they have been developed to manage traffic flows in different ways.

The verges along Barker Road are approximately 5m wide, leaving a road width of around 10m, which allows two way traffic and parking on both sides of the street.

Traffic calming measures along the section of Bedford Avenue between Barker and Bagot Roads have reduced the road width to around 6.1m, which narrows to a curved, single lane, brick-paved section in the vicinity of Park Street. At this point, there is no vehicular access to Park Street, with a small, landscaped park having been created on either side of Bedford Avenue.

The road reserve for the section of Park Street which extends between the landscaped park and Coghlan Road is only 10.1m wide. This accommodates a 6.6m wide roadway, flanked by a pathway along either side. Street planting has been provided along the northern side of the street, with small planting beds projecting into the roadway (reducing the road width in these areas to approximately 5.3m).

Street trees

Street trees are an important element throughout the Subiaco Triangle Precinct, framing views along the streets and towards the houses. Within the Study Area there is mixed planting, predominantly comprising mature:

- Queensland box (aka Brush box) (*Lophostomon confertus*)
- Peppermint (*Agonis flexuosa*)
- Royal Poinciana (*Delonix regia*)

Some of the other plantings include:

- Paperbark (*Melaleuca quinquinervia*)
- Bottlebrush (*Callistemon sp*)
- Eucalyptus

A historical aerial photograph dating from 1948 shows a small number of large street trees, plus scattered small trees along this section of Barker Road, and regularly spaced small trees along this section of Bedford Avenue. By the mid 1960s there were regularly spaced trees along both of these streets.²⁶ Later aerial photographs suggest that street planting was commenced along this section of Park Street in the period around 1980.

The readily available evidence suggests that avenues of peppermints and Queensland box had been established in Subiaco by the 1960s. The mature examples of these trees are likely to be the earliest remaining examples of street planting in the Study Area.

Verge landscaping

The verges to Barker Road have concrete paved paths abutting the fencelines along either side, flanked by an approximately 3m wide soft landscaping zone to the kerb. Other than street trees, soft landscaping has generally been limited to a mixture of well-kept lawn, grass and mulch/sand.

²⁶ Historical aerial photographs, as available for selected years in the period 1948-2023, Map Viewer Plus (landgate.wa.gov.au)

The footpaths to Bedford Avenue match those to Barker Road, but the soft landscaping zones are around 5-6m wide. Soft landscaping is varied, with a mixture of well-kept lawn, grass, water-wise gardens and mulch/sand.

Along Park Street, the narrow road reserve has limited the treatment of the verges to brick-paved pathways and small planter beds for the street trees.



The streetscapes are unified by compatible materials, architectural forms and some key design elements, largely derived from the Federation Queen Anne style.



Barker Road, looking west from near Coghlan Road
The mixed plantings of mature street trees frame the views along the street .



Bedford Avenue, looking north from Park Street
Street planting creates a mature avenue



Bedford Avenue, looking north from Park Street



Park Street, looking east



Park Street, looking west
This narrow street has been laid out as a local access road

4.2.2 Frontages and setbacks

Residential lots in the Study Area (as laid out in the 1890s to c.1901) ranged between around 270m² (115 Barker Road) to 627m² (126 and 132 Barker Road), with most in the order of 330-500m². Street frontages were generally in the order of 10-12m - with the narrowest measuring approximately 7.4m (98 Barker Road) and the widest, 16.8m (126 and 132 Barker Road). As the area was developed, some lots were amalgamated to create more spacious sites, with frontages ranging up to 33.4m (102 Barker Road, which originally occupied 3 lots). By contrast, three properties along Park Street were developed with semi-detached houses with frontages of approximately 5m each.

Traditional front setbacks varied from about 1.6m (98 Barker Road) to about 8m (9 Bedford Avenue) and were most typically in the order of around 4 to 6m.

Side setbacks generally ranged from zero (with a few houses being constructed with parapet walls along one side boundary) to around 1-2m, but a few of the amalgamated lots provided spacious side gardens. In the early twentieth century, some of the properties were advertised with productive garden plantings such as fruit trees and vines, while others also accommodated recreation areas (such as 82 Barker Road, which included a croquet lawn).

4.2.3 Residential Development

The Study Area was largely developed during the Federation era (c.1900-c.1915), with some additional infill and consolidation during the Inter-War era (c.1916-1935). The original houses were all single storey, and the majority were constructed of brick, with 4 main rooms, plus kitchen, pantry, washroom and detached laundry (suitable for occupants such as junior professional men, senior office or retail employees and skilled tradesmen). Development was, however, quite mixed and the area was also developed with some larger brick villas with 5-6 main rooms (suitable for occupants such as business and professional men), as well as some modest timber cottages and semi-detached (rental) properties.

While some of the houses were designed by architects, the majority did not clearly represent the major architectural styles of the Federation or Inter-War periods. Elements of the popular Queen Anne and, to a lesser degree, 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 designed with more limited embellishment. Some of the key elements derived from the Federation Queen Anne style included:

- Asymmetry
- Projecting bay
- Varied roof forms
- Prominent gables facing the street
- Half-timbered detailing to the gable
- Bracketed projecting gables
- Tall chimneys
- Tuck-pointed brick walls
- Contrasting rendered detailing
- Verandahs featuring timber posts, ornamental brackets and ornamental frieze or valance.

This has created varied streetscapes, which are unified by compatible materials, architectural forms and some key design elements (as discussed below).

4.3 SUMMARY OF KEY FEATURES/ELEMENTS

Key features/elements of the Study Area include:

- Mixed, mature street planting (predominantly Queensland box, peppermints, and Royal Poinciana).
- Varied lot sizes, which originally had frontages of between 7.2m to 16.8m (most typically 11-12m) but, with amalgamations, were developed with frontages of up to 33.5m (now 22.4m).
- Front setbacks ranging between about 1.6m to 8m, but most typically in the order of around 4 to 6m.
- 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 masonry piers with palisade or timber picket infill panels, solid masonry courtyard walls, and unfenced frontages.
- Original houses single storey, several now extended with two-storey rear additions.
- Original houses to Barker Road and Bedford Avenue predominantly to a standard that would have been considered suitable for 'middle-class' families (typically double fronted with 4 main rooms, plus a kitchen, pantry, and washroom, with a detached laundry and WC in the rear yard).
- A few larger villas or bungalows on amalgamated lots, with 5-6 main rooms, suitable for occupants such as senior managers, established professional men and successful business owners.
- A higher proportion of more modest houses along Park Street, and to the section of Bedford Avenue immediately south of Park Street, including timber cottages and semi-detached houses.
- Detailing generally derived from the popular Queen Anne and the Bungalow styles of the Federation and early Inter-War periods.
- A breakdown of the apparent bulk of the houses through the varied use of design elements such as stepped facades (often with a projecting wing on one side and an abutting verandah), shallow projecting window bays, and straight, return or corner verandahs.
- A high proportion of houses with asymmetrical facades.
- Use of face brickwork for the majority of the early twentieth century housing, most typically with a tuck-pointed finish to the main façade(s).

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.

- Contrasting detailing to the brick facades, in smooth and/or roughcast render (including details such as stringcourses, eaves panels, decorative eaves brackets, moulded or rectangular window sills, decorative under-still panels and gable ends).
- Use of timber weatherboards for a small number of more modest houses/cottages.
- Predominant use of gabled-hipped roof forms, typically clad with corrugated metal roof sheeting, but with some use of clay tiles.

Note: some of the houses with corrugated metal roof sheeting may 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.

- Prominent street front gable(s) used as key decorative elements that helped to create an individual character for each place.

The majority of these gables have decorative ‘half-timber’ detailing, over a flush or rough-cast rendered face. Some retain other decorative elements such as finials, and scribed and/or shaped gable boards.

- Verandahs used as a major element of the main facade, with raked or bull-nosed roofs, timber posts (turned or square), and varied brackets and friezes/valances (typically timber). Masonry posts and balustrades sometime used in the post WWI period.

Note: much of the current verandah detailing includes modern fabric based on informed or conjectural reconstruction.

- Varied window treatments, including double-hung sashes and side-hinged casements, some with small highlight panels.

The casement windows are generally grouped in sets of three in a single opening (triple casement).

The double-hung windows include single, paired or triple sashes, with the single sashes starting at around 900mm above the floor level, or constructed as full height openings with a timber kickplate at the bottom. The triple sash windows typically occupy a single opening, with a wide central sash, framed by narrow sidelight sashes.

Windows to projecting wings were generally shaded by raked, bullnosed or snub-nosed window awnings. Some of these are very simple with largely concealed brackets and plain panelled sides. Others have decorative carved brackets and/or frieze/valance detailing to the leading edge.

- Other compatible architectural forms and detailing, including:
 - Brick chimneys with traditional detailing and/or finishes reflecting key elements of the detailing and/or finishes to the main facade.
 - Panelled and partly glazed entrance doors, with moulded architraves, highlights and sidelights. For houses with simple front verandahs, these were generally located at the centre of the main facade. For houses with return verandahs, they were more typically located along the side return, facing the side boundary.
 - Leadlight/stained glass panels to the entry and, less commonly, to window highlights or feature windows.

4.4 ASSOCIATIONS

4.4.1 Residents

In the first half of the twentieth century, the occupants of this area included professional men (such as solicitors and accountants), business proprietors/merchants, office workers (such as managers, clerks and book-keepers), skilled tradesmen (including trades such as builder, engineer, painter, plasterer, carpenter and telephone mechanic), and retail workers (travellers and specialist salesmen, such as drapers). Unlike many of the lower lying areas of Subiaco, there were few early occupants who gave their occupation as labourer.

In the Electoral Rolls the majority of women gave their occupations as ‘married’, ‘widow’, ‘home duties’ or similar. However, this was by convention and some also had careers.

Based on references in the contemporary newspapers (including obituaries), 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. Some of those who were recognised for aspects of their professional lives, civic activities or other roles included:

- **Catherine Binney (nee Liddle), 73 Barker Road, c.1903-1909**

Catherine Binney (nee Liddle) practiced china painting and has been recognised as a “*china painter of distinction*”.²⁷

*Catherine exhibited in the Tasmanian International Exhibition of 1891–2, winning gold and silver medals and a diploma. When she and her family arrived in Western Australia in 1898 she found she was unable to have her work fired and had to send it to the eastern colonies until May Creeth imported a kiln. A cup and saucer she painted was presented to Princess May, Duchess of York, in 1901 when the latter visited Western Australia. Catherine Binney exhibited with the WA Society of Arts in 1902 and 1903. When she died in 1912 some of her painted china was presented to the WA Museum and Art Gallery.*²⁸

The above indicates that Catherine continued to work as a skilled artist while living in WA.

- **Ernest Charles de Burgh (journalist and historian), 73 Barker Road, c.1931-1960s)**

Ernest Charles de Burgh (1892-1977) and his wife, Cecil (nee Hungerford), established their long-term family home at 73 Barker Road in c.1931.

After serving with the AIF, de Burgh was a journalist with The West Australian from 1922 until his retirement and received an OBE for his service to the community, particularly for his involvement with the Royal Western Australian Historical Society.²⁹

- **Alfred Robert Linus Wright (architect), 93 Barker Road, c.1907 until the time of his death in 1939**

Alfred Robert Linus Wright and Maria Lucy Virginia Jarvis were married in Queensland in 1888. They settled in Western Australia in 1894 where Wright:

*... joined the Public Works Department (PWD), where his ability was soon recognised. After joining as a draftsman in 1894 Wright was promoted to chief draftsman in 1895 and chief assistant architect ... in 1896. He [serves as the] resident officer at Coolgardie from c.1900 to 1905, when the position of chief architect on the goldfields was abolished, and he left for overseas travel.*³⁰

The Wright family had returned to WA and established a long-term family home at 93 Barker Road by 1907. Wright worked for a time in private practice, but had rejoined the PWD by 1912, where he remained until 1924:

*... when he commenced private practice in Perth. He undertook modest commissions, including domestic work and projects in his local government area, Subiaco; in 1927 designing an underground latrine for Rokeby Road and in 1935 the entrance gates for Subiaco Oval to commemorate the Jubilee of King George V.*³¹

Wright was also very active in the promotion and administration of his profession, and his role was recognised by the Royal Institute of Architects of WA by naming their student prize the A.R.L.

²⁷ Erickson, D., “*dear Emily*” in *Western Australia* (<https://dorothyerickson.com/wp-content/uploads/2020/06/7.3-Emily-copy.pdf>).

²⁸ Ibid.

²⁹ City of Subiaco Heritage Database, Heritage Place Record – House, 73 Barker Road, Subiaco (<https://www.subiaco.wa.gov.au/docs/heritage-database/heritage-place-record-73-barker-road-subiaco>) (accessed 28 April 2026)

³⁰ Taylor, Dr John J., ‘Alfred Robert Linus Wright (1861-1939)’, *Western Australian Architect Biographies*, accessed 12 May 2026.

³¹ Ibid.

Wright prize in 1940, shortly after his death at 93 Barker Road in 1939.³² Maria remained at 93 Barker Road until her death in 1945.

- **Stephen Richard Harricks Roberts (Commonwealth public servant), 97 Barker Road, c.1902-1920**

Stephen Richard Harricks Roberts (c.1874-1943) and Catherine Cleugh Whyte (c.1867-1955) were married in 1898 and had 3 children in the period 1899-1909. The family settled at 97 Barker Road in c.1902 and remained here until c.1920.

Col Roberts was born at Stawell, Victoria, in November, 1874 At the age of 14 years he entered the Victorian Postal Service as a telegraph messenger. In 1895 he came to Western Australia, and soon afterwards became the first postmaster at Menzies during the gold rush. Later, he went to Kanowna in a similar capacity. Mr Roberts rose rapidly through the various grades in the postal service. After the Great War he went to Sydney as Assistant Superintendent of Mails in charge of the parcels post. He was then appointed Superintendent of Mails in Perth where he remained for two years after which he was again transferred to Sydney, occupying the post of Superintendent of Mails there until July, 1927. Returning to this State in the same year he was promoted Deputy-Director of Posts and Telegraphs, a position which he held until 1938.

From the age of 17 years the late Col Roberts took a keen interest in military matters.... He saw active service in the South African war as commanding officer of the 8th Australian Commonwealth Horse. Shortly after the outbreak of the Great War he left Perth as second in command of the 11th Battalion AIF, and saw service with the battalion at Gallipoli and later, as its commanding officer, in France and Belgium. He was twice mentioned in dispatches received the Distinguished Service Order and retired with the rank of lieutenant colonel.

*In earlier years Col Roberts took a keen interest in civic life, being a member of the Subiaco Municipal Council and chairman of its works committee. He was a vice-president of the Legacy Club, vice-president of the 11th Battalion Association, vice-president of the National Rifle Association, a warden of the State War Memorial, president of the Subiaco Civic and Literary Institute since its inception, and a past-grand president of the United Order of Druids. In 1930 he was chairman of the commissioners in Western Australia for the redistribution of the Federal electoral boundaries.*³³

- **Edith Mary Scrymgour (public servant, inspector, Child Welfare Department), 96 Barker Road, c.1907-1912 and 98 Barker Road, c.1912-1952.**

Edith Mary Scrymgour (c.1869-1952) trained as a nurse in South Australia in the late 1890s, before relocating to Western Australia. Her parents, Charles and Maria Scrymgour were living in West Perth by 1900 and Edith appears to have been living with them by 1903. Following her mother's death in 1907, Edith continued to share a house with Charles.

In early 1912, Edith was appointed as the inspector for the Children's Protection Society. The scope and nature of this work was indicated at a meeting of the Society in March 1912, at which it was reported that:

*The inspector (Nurse Scrymgour) had visited 90 children found satisfactory, four children sick, 38 children supervised, 282 children supervised in Creche, 95 visits paid to homes.*³⁴

In 1915 she took up a position as inspector State Children Department. Five years later, at a Civil Service Appeal Board hearing, Edith gave the following evidence regarding her qualifications:

³² Ibid.

³³ *The West Australian*, 15 September 1943, p 2 (trove.nla.gov.au)

³⁴ *The Daily News*, 14 March 1912, p 5 (trove.nla.gov.au)

*Edith M. Scrymgour, inspectress, said she was a trained nurse, and for three years prior to joining the department was an inspector for the Children's Protection Society She was a member of the Royal British Nurses' Association, which required three years' training in a hospital of not less than 40 beds.*³⁵

In support of a claim for higher wages for all of the women inspectors, David George Stewart, chief inspector, State Children Department, said:

*.... the work of the inspectresses was the basis on which the department rested ... [and] He thought the value of the women's work in that department was greater than that of the men who attended to such matters as outdoor monetary relief, etc. It was an advantage to have a trained nurse, as they had to handle delicate children and instruct foster mothers regarding the feeding of children Although he believed in equal payment for equal services by both sexes, he thought in this case the woman should be paid more.*³⁶

While Edith's work was obviously highly valued by the Department, she was simply described a 'spinster' in the Electoral Rolls.

In 1933 it was reported that Miss E. M. Scrymgour, a senior inspector of the Child Welfare Department, had retired after 18 years' service.³⁷

- **Isaac Blackman (public servant, Perth Mint), 101 Barker Road, c.1902 until the time of his death in 1939**

Isaac Blackman (c.1859-1939) and Mary Elizabeth Oakley (c.1858-1933) were married in England and had at least 3 children: Mabel Annie (born c.1877); Francis Oakley (c.1884); and Florence Elsie (c.1890). They moved to WA in c.1897 and settled at 101 Barker Road in c.1902, where Isacc, Mary and Mabel remained for the rest of their lives. In 1924 it was reported that:

*Mr. Isaac Blackman, of Barker-road, Subiaco, has recently been honored with the I.S.O. medal. Mr. Blackman has had a lengthy and honorable association on the staffs of the London and Perth mints. He served 14 years on the staff of the London Mint dating from 1883. He accepted an appointment to come to the Perth Mint as Foreman of Machinery in 1897, and arrived in September of that year. Mr. Blackman retired in March last after 41 years continuous service. In recognition of his long and faithful career he has been honored with the Imperial Service Order.*³⁸

Isaac and Mary's daughter, Mabel, remained at 102 Barker Road until her death in 1965.

- **Leonard Burlington ('Len') Bolton (Bolton's Ltd, coach and car manufacturers), 102 Barker Road, c.1927 until the time of his death in 1948**

Leonard Burlington Bolton (c.1879-1948) and Florence Gertrude Henderson (c.1882-1947) had married in West Perth in 1904 and had three children in the period 1905-1918. Members of this family settled at 102 Barker Road in 1927. By this time, Leonard was the managing director of Bolton's Ltd, which had its origins in a coach building business that had been established by his father in 1888. In the late 1920s this firm was manufacturing both horse drawn and motor vehicles, and in 1936, they opened a large new motor building factory in West Perth. In 1941 additional machinery was installed to undertake the productions of smoke bombs for the war effort. In addition to his business activities, Bolton served as the President of the Chamber of Manufacturers in 1926-1931; and as MLC for the Metropolitan Province from February 1932 to March 1948.

³⁵ *The West Australian*, 8 December 1920, p 6 (trove.nla.gov.au)

³⁶ *The West Australian*, 8 December 1920, p 6 (trove.nla.gov.au)

³⁷ *The West Australian*, 7 November 1933, p 4 (trove.nla.gov.au)

³⁸ *Sunday Times*, 24 August 1924, p 30 (trove.nla.gov.au)

- **Francis Robert John Templeton (partner in the firm, L A Woolf, Templeton & Co, Public Accountants), 1 Bedford Avenue, c.1918 until the time of his death in 1950)**

Francis Robert John ('Frank') Templeton (c1883-1950) and Hilda Rider (c1885-1966) were married in Perth in 1910 and had at least one child, Esmee Marjorie, in 1912. They settled at 1 Bedford Avenue (aka 123 Barker Road) in c.1918, and Hilda was still listed here in the Electoral Rolls in the mid 1960s.

Numerous newspaper items in the 1920s and 30s identified F R J Templeton as a partner in the firm, L A Woolf, Templeton & Co, Public Accountants, and he continued to work as a chartered accountant until at least the late 1940s. He also served as a director on various companies, including two formed in 1929: J T Brooker, general storekeepers and drapers (together with J T Brooker), and Jowletts Ltd, boot vendors and general providers (together with H Templeton). By this time F R J Templeton was apparently quite wealthy, as in 1926, it was reported that he had purchased a two-storey building in Murray Street, Perth, for £28, 500 (which was believed to have been the highest per foot figure paid for a property in that street).³⁹

- **Richard Harry Nash (unionist, Labor Party member and Senator for WA), 18 Bedford Street, c.1918 until the time of his death in 1951**

Richard Harry ('Dick') Nash (c.1890-1951) and Ruby Piper (c.1893-1979) were married in Boulder in 1913 and had 6 children in the period 1914-1924. The readily available information indicates that the family settled at 18 Bedford Avenue in c.1919/1920. Ruby was still living here in the late 1970s.

Richard was prominent in union and ALP politics throughout his time in Subiaco:

Richard Harry Nash was born on 2 July 1890 in Ascot Vale, Victoria, [and moved to Kalgoorlie with his parents in 1897] After attending Lake View State School near Boulder, he trained as a junior mechanic, but in 1904 joined the staff of the Kalgoorlie Miner. In 1910 he again changed his occupation when he found employment on the Kalgoorlie tramways. Nash was a founding member of the Kalgoorlie Tramways Employees' Union, and when, three years later, he moved to Perth, he joined the local tramways union. Soon he was serving as a delegate to the Metropolitan District Council of the Labor Party (Western Australian branch) holding between 1917 and 1943 the positions of trustee, treasurer, president and secretary. Sometime in 1921 or 1922 he became secretary of the Perth Tramways Employees' Union. Nash also served as acting general secretary of the state ALP in 1939, and was vice-president of the Western Australian branch from 1941 until 1943. He was a member of the Subiaco Municipal Council (1929–32, 1935–44) In the federal election of August 1943, Nash, an endorsed ALP candidate, was successful [and went on to serve as a Senator for Western Australia until his death in 1951].⁴⁰

Others who have been identified as the proprietors or senior partners of Perth businesses included:

- Robert Hesleden Binney (arriving in WA to take up the role of manager, Couche, Calder & Co, Crown Fertiliser Works, in c.1902, before setting up his own business, Binney & Son, Swan Fertiliser Works, by 1906), 73 Barker Road, c.1903-1909.
- James Ronald Nicholl (employee, later part proprietor, of the Parisian Dyeing & Cleaning Company, which had established large premises in Hay Street, Subiaco, in c.1923), 86 Barker Road, c.1932 until around the time of his death in 1975.

³⁹ Various newspaper items referring to F R J Templeton in the 1920s-1940s (trove.nla.gov.au)

⁴⁰ *A Biographical Dictionary of the Australian Senate* (online edition) – Richard Harry Nash (<https://biography.senate.gov.au/nash-richard-harry/>)

- Claude Unmack (a solicitor, who worked in partnership with his father, Alfred, and brother, Wallace), 7 Bedford Avenue, c.1917-1925.
- Wemyss Manley Guthrie (W M Guthrie, Chartered Accountants), 9 Bedford Avenue, c.1920 until around the time of his death in 1953.
- Isaac Brown Jones (managing director of Robert Jones and Co. Ltd, tea merchants), 10 Bedford Avenue, c.1902 until around the time of his death in 1937.

4.4.2 Builders/Developers

Residential development in the Triangle Precinct was frequently undertaken by small-scale investors and developers who purchased land, and built homes for sale to the growing population.

While the builders and designers of Subiaco's early twentieth century houses can only occasionally be verified through the public records, the following people 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 these sites (and possibly other nearby properties) in the relevant period.

- **Lemuel Arthur Waldron (carpenter/builder/developer)**

Lemuel Arthur Waldron (c.1869-1936) was born in Launceston, Tasmania, and had moved to WA by the late 1890s. He married Anna Christina Bach in Perth in 1904, and they had at least 5 children: Mabel Esther (1905), Florence Evelyn (c.1907), John Christian (1909), Constance May (1911) and Ernest Claude (1914). The family lived in a number of locations around Subiaco, and it seems likely that they occupied some of Waldron's newly built houses while advertising them for sale.

Newspaper advertisements confirm that that Waldron was undertaking speculative residential development in Subiaco by mid-late 1901:

*HOUSE, brick, new, 5 rooms, for Sale, nicely finished, bath and all conveniences. Apply L. A. Waldron, Barker-road, Subiaco, near Olive-st.*⁴¹

Numerous other newspaper advertisements in the period c.1901-1913 indicate that Waldron undertook a considerable amount of speculative residential development in Subiaco. However, these advertisements may just represent a fraction of his work, as in June 1904 he claimed to have already sold 17 houses in this area.⁴² Typically, the places advertised were newly built brick houses with 5-7 main rooms, valued at between £450-£625, which equates to a good quality brick villa of the early twentieth century. During this period Waldron also placed numerous advertisements for houses and shops for rent, and dealt in new and used furniture.

Waldron was particularly active within the Study Area in the early 1900s, and some of the houses believed to have been constructed by him include:

- 73 Barker Road (c.1902)

The readily available evidence suggests that this was the house Waldron advertised for sale in December 1902:

*RESIDENCE for sale two frontages to Coghlan and Barker roads (Hay st. west locality), 7 rooms, bath, pantry, washhouse, dining room 18-6 x 15ft., well built, beautifully finished. Apply direct to builder. L.A. Waldron, Coghlan and Barker Roads, Subiaco.*⁴³

⁴¹ *The West Australian* 19 October 1901 p 3 (trove.nla.gov.au)

⁴² *The West Australian* 11 June 1904 p 4

⁴³ *The West Australian* 23 December 1902, p 7 (trove.nla.gov.au)

- 1 Bedford Avenue (aka 123 Barker Road)(c.1904)

In the Subiaco Rate Books of 1905, Waldron was identified as the owner/occupier of the house on Lot 27, DP 214 (SW corner Bagot Road and Bedford Avenue). He appears to have lived here in c.1904/05 and was using it as his business address when he advertised 4 houses for sale in this area in December 1904.⁴⁴ These houses, which were all located on Barker Road (in the 'Hay-st. west locality'), were advertised at £450, £575, £600 and £625, indicating that Waldron was constructing houses of varying sizes and designs.⁴⁵

- 18 Bedford Avenue (c.1904)

This may have been the house advertised in mid-1904 (although entries in the Rate Books indicate that Waldron retained ownership until c.1909):

*BUY Direct from Builder. Seven roomed House, etc., £600, Mabel-st., Subiaco. L. A. WALDRON has sold 17 houses in this locality. Best workman ship and material.*⁴⁶

- 107 Barker Road (c.1905) (further research required)

Entries in the Subiaco Rate Books suggest that Joseph Smith was the owner/occupier of 107 Barker Road in 1907, but in October 1908, the property was offered for sale for £560 by L A Waldron.⁴⁷ Further research would need to be undertaken to confirm if Waldron had built this house in c.1905, and if Smith had defaulted on its purchase, or if Waldron was acting as a real estate agent.

- 111 Barker Road (c.1904)

Entries in the Subiaco Rates Books indicate that Waldon was the owner/occupier of 111 Barker Road in c.1905-1906. This was followed by a high turn-over of occupants, but Waldron appears to have been living here again in August 1912, when he was advertising another property for sale from this address.⁴⁸

- 115 Barker Road (c.1905)

Based on the location and asking price it seems likely that this was the house advertised for sale in September 1905:

*HOUSE for Sale. 4 rooms, bath, copper, etc., corner Barker-road and Bedford-avenue, Subiaco, near Coghlan-road. £450, terms. L. A. Waldron, Builder.*⁴⁹

Waldron was identified as the occupant of this house in the Post Office Directory of 1906.

By 1919 he had moved back to Launceston, where he continued to work as a builder and advertise new houses for sale.

- **Water Lay (builder/developer)**

Walter Lay (c.1865-1953) was born in Victoria, but had moved to Western Australia by the time of his marriage to his first wife, Lucia Clarke, in March 1900. In the Electoral Roll of 1903 Walter Lay was listed as a builder of West Leederville, but had relocated to Subiaco by 1906 – when he advertised under Builders & Contractors in the Trades section of the Post Office Directory, with premises in Hamersley Road. By 1909, Walter and his second wife, Anna, were living at 290 Bagot Road (near Anna's confectionary shop). They remained at this address until c.1920, after which they moved to a

⁴⁴ *The West Australian* 9 December 1904, p 4 (trove.nla.gov.au)

⁴⁵ Ibid.

⁴⁶ *The West Australian* 11 June 1904, p 4 (trove.nla.gov.au)

⁴⁷ *The West Australian* 19 October 1908, p 5 (trove.nla.gov.au)

⁴⁸ *The West Australian* 13 August 1912, p 3 (trove.nla.gov.au)

⁴⁹ *The West Australian* 11 September 1905, p 5 (trove.nla.gov.au)

new house they had built at 284 Bagot Road - where they remained until the mid-twentieth century (now extensively altered and known as Totterdell House).

Walter continued to advertise as a builder in the Post Office Directories until his retirement in the late 1940s and the readily available evidence indicates that he was involved in a considerable amount of residential development in the Subiaco area, including speculative development.

The earliest advertisement found for a house built by Lay in Subiaco dates from late 1903:

*AN imposing Residence of 6 large rooms, electric light and all conveniences, fronting Park, and close to Hay-street West, cheap, very easy terms. Walter Lay, new building. Churchill Avenue, Subiaco; or at 159 Newcastle-st, Perth (evenings).*⁵⁰

Other early speculative developments are believed to include:

- 82 Barker Road (c.1905)
- 86 Barker Road (c.1905)

- **William George Jewell (builder master/plasterer)**

William George ('Bill') 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 their 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 readily available evidence suggests that some of the houses built by him included:

- 'Ercildoune', 96 Barker Road (built and occupied by Jewell c.1906)

Other Subiaco houses which appear to have been built by Jewell include:

- 'Merrina', 117-119 Hamersley Road (built c.1907, and occupied by Jewell in c.1908-1911)
- 'Dunelm', 300 Rokeby Road (built c.1911, and occupied by Jewell in c.1912-1920)(since demolished)
- 195 Townshend Road (built c.1920, and occupied by Jewell in c.1920-1922)
- 101 Hamersley Road (built c.1922, and occupied by Jewell in c.1923-1940)
- 9 Redfern Street (built c.1923, and 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'.⁵¹

- **Ernest Thomas Anderson Basan (financier/money lender/landlord)**

Entries in the Subiaco Rate Books of 1903 identified the owner of Lots 23, 24 & 25, DP 1921 (122 and 118 and 114 Barker Road) as Ernest Basan. Ernest Thomas Anderson Basan (c1872-1958) was a financier/money lender, who developed his own villa residence at 159 Barker Road in c.1902. During the same period, he appears to have developed rental properties on several nearby sites, including 114, 118, 122, 173 and 175 Barker Road.

⁵⁰ *The West Australian*, 8 September 1903, p 7

⁵¹ Green, A.L., *Who Built Subiaco, the builders who lived and/or worked in Subiaco in the period c.1895-1940*, a private research paper (copy held in the City of Subiaco Local History Collection).

4.4.3 Architects

Calls for tenders in the newspapers indicate that architects designed numerous houses in Subiaco, including some quite modest examples. However, only a small number of these have been specifically identified. Within the Barker Road-Bedford Avenue Heritage Area the only confirmed example is as follows:

- **Frederick William Upton, architect: 10 Bedford Avenue (1902)**

Frederick William Upton (c.1859-1933) was born in London and migrated to Australia in the 1880s. He moved from Victoria to Western Australia in the mid 1890s and was operating a busy practice in Perth by the early twentieth century, designing a range of buildings including warehouses, factories, shops and houses.⁵²

Based on the readily available evidence, 10 Bedford Avenue was designed by Upton on behalf of Isaac Brown Jones:

*TENDERS invited for ERECTION of Brick Cottage, Mabel-street, Subiaco, for J. B. Jones, Esq. Close Friday, 17th., FRED. W. UPTON, Architect.*⁵³

While the first initial of the client does not match, it seems likely that this was a simple transcription error, as the Subiaco Rates Books and Electoral Rolls indicate that 10 Bedford Avenue had been established as the long-term family home of Isaac Brown Jones by 1903.

Upton placed numerous notices calling for tenders for houses in Subiaco from c.1901, but only a few of these have been specifically identified. One other example, designed in 1904, is located at 90 Coghlan Road (corner Barker Road).⁵⁴

4.4.4 Real Estate Agents

Entries in the Subiaco Rate books for 1904-1919 show that one local estate agent was prominent in managing rental properties along this section of Park Street.

- **Frederick William Corney**

The Rate Books identified Frederick William Corney (c.1859-1938) as the agent for a number of local rental properties at various times from c.1904 until at least 1919, including 12-14 Park Street, 22 Park Street, 28-30 Park Street, and 32-34 Park Street

Frederick married Eva Kathleen Dynon (c.1875-1923) in Northam in c.1908, and they settled in Subiaco at around that time – living at 20 Hamersley Road (c.1908), 89 Rokeby Road (c.1910-1914) and 423 Hay Street (c.1914-1923). Frederick appears to have maintained business premises at Lombard Chambers in the city in c.1903-1935, but also placed some real estate advertisements using his Subiaco addresses.

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:⁵⁵

⁵² Taylor, Dr John J., 'Frederick William Upton (c.1859-1933) ', Western Australian Architect Biographies, accessed 13 May 2026.

⁵³ *The West Australian*, 4 November 1911, p 5 (trove.nla.gov.au)

⁵⁴ Green, A.L., *Some of the architects who undertook projects in Subiaco in c.1885-1920*, a private research paper (copy held in the City of Subiaco Local History Collection)

⁵⁵ Bizzaca, K., op. cit., pp iv-vi

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-2020s)
 - 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, April and September 2026, covering selected years in the period c.1903 through to the early 1930s, noting that not all years are available in the SROWA collection).
- 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).
- WA Online Births, Deaths and Marriages Index.
(<https://www.wa.gov.au/organisation/departments-of-justice/online-index-search-tool>)
- 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 family relationships, as relevant.
- Historical Metropolitan Water Board Plans, Nos 170, 171 & 185.
(<https://mapping.sro.wa.gov.au/#/>)
- Historical aerial photographs, Landgate Map Viewer Plus (www.landgate.wa.gov.au).
Note: These are available for selected years from 1948 to 2026. For the pre 2000 period many are of poor clarity.

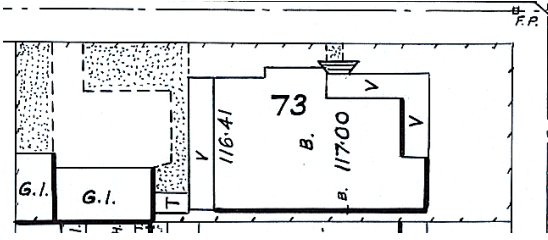
5 SUPPORTING DOCUMENTATION: PLACE RECORDS

5.1 73-121 BARKER ROAD

<i>Name</i>	'Penarth', 73 Barker Road, Subiaco	
<i>Address</i>	73 Barker Road, Subiaco (Lot 3 DP 1413) (corner Coughlan Avenue)	
<i>Other</i>	'Penarth' (name given for the property in newspaper advertisements in 1913; and used on a name plate at the main entrance) Note: the house was possibly named after the town of Penarth in Wales.	
<i>Place No.</i>	24031	
<i>Heritage Listings</i>	City of Subiaco Heritage List – Considerable significance (level 2) Local Heritage Survey – Considerable significance (level 2)	
<i>Place Type</i>	Individual building	
<i>Photograph</i> (Greenward Consulting, May 2026)	 View from Coughlan Road View from Barker Road	
<i>Construction date</i>	c.1902	<i>Architectural style</i> Federation Queen Anne

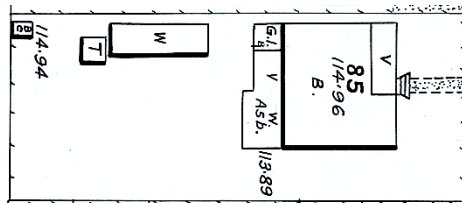
<i>Construction materials</i>	<i>Walls</i> Brick - Rendered brick	<i>Roof</i> Metal - Corrugated	<i>Other</i>
<i>Use</i>	<i>Current</i> Residential - Single storey Two-storey rear addition	<i>Original</i> Residential - Single storey	<i>Other</i>
<i>Authenticity</i>	Medium-High: The external detailing of the original section of 73 Barker Road is largely intact and/or sympathetically restored, but its authenticity has been reduced by the rendering of the main facades. The house retains a traditional presentation to Coghlan Road, and to the intersection, but the character and scale of the Barker Road frontage has been significantly altered by the c.2008 rear additions.		
<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 Note: The contribution of this property to the heritage values of Barker Road has been significantly reduced by the prominent two storey additions at the rear of the original house. This does not diminish the previously assessed values of the original dwelling as an individual place, particularly with regard to its presentation to Coghlan Road.		
<i>Historical Notes and Associations</i>	The following extract has been taken from the heritage assessment of House, 73 Barker Road, Subiaco, prepared by Hocking Heritage Studio, June 2021 (amended 2025). In the 1890s, Subiaco's population increased significantly due to an economic depression in the eastern states and the discovery of gold in Western Australia. In the late 1890s, property developers bought large landholdings for subdivision in the Perth metropolitan area. The subdivisions were generally simple grid pattern developments with small lots for occupancy by working families. Subiaco was a popular and logical location for development and the increase in population and demand for services led to the proclamation of Subiaco as a municipality in 1897. The area that is now known as the 'Subiaco Triangle Precinct' attracted the construction of a range of dwellings, including timber cottages, semi-detached houses, two to three bedroom free-standing brick dwellings and substantial villas. This portion of Barker Road was subdivided for sale as residential lots in 1901 and this residence was built soon after in 1902 as the following year residents are first recorded at the property. Although not confirmed it is likely this residence was built by local builder and developer, Lemuel Arthur Waldron who undertook many speculative developments in Subiaco. In 1902, he advertised: <i>RESIDENCE for sale two frontages to Coghlan and Barker roads (Hay st. west locality), 7 rooms, bath, pantry, washhouse, dining room 18-6 x 15ft., well built, beautifully finished. Apply direct to builder. L.A. Waldron, Coghlan and Barker Roads, Subiaco.</i> By 1903, the place had been occupied by Robert Hesleden Binney (c1852-1918), his wife Catherine (c1856-1912) and their son Francis Hesleden Liddle Binney. The Binney's relocated to Western Australia from Victoria to enable		

	Robert to take on the role of manager of the company Couch and Calder who sold agricultural manure. The Binneys lived at the house until 1909 and relocated to Victoria Park. The residence was then occupied by a series of tenants which suggests the place was an investment property owned by an absentee landlord. In 1930, the place was occupied by Mrs Ethel Totterdell, the wife of local builder and developer Samuel Totterdell. It is unclear whether the Totterdells purchased this property but as the family were well known for investing and developing in the Subiaco area it is not unlikely. By 1931, the place was occupied by Ernest Charles de Burgh (1892-1977) and his wife Cecil Molyns Hungerford (1897-1989). After serving with the AIF, de Burgh was a journalist with The West Australian from 1922 until his retirement and received an OBE for his service to the community, particularly for his involvement with the Royal Western Australian Historical Society. The couple married in 1928 and lived at this house until the mid 1960s. A plan of the site revised in 1954 for the purpose of planning sewerage and water supply services shows that the original portion of the residence is consistent with its current form. Aerial photographs indicate that the two-storey addition across the rear of the building and accessed from Barker Road was built in 2008. Since that time there have been no significant changes to the form or extent of the original building. The house was entered on the City of Subiaco Heritage List in April 2024, with the following Statement of Significance: The place is of ‘considerable significance’ (level 2): • As a good representative example of a well designed and detailed “gentleman’s villa” of Subiaco dating from the early twentieth century. • For its aesthetic value as a good representative example of a well-designed Federation Bungalow villa of the early twentieth century, designed to a style and scale suited to the professional/business classes. • The place was constructed by well known and prolific local builder Lemuel Arthur Waldron who undertook many property developments in Subiaco. • From the 1930s to the 1960s the place was occupied by well known journalist and historian Ernest Charles de Burgh and his family who actively promoted the study of history in the community. • For its aesthetic contribution to a largely intact group of early twentieth century houses. Research undertaken for this report indicates that Catherine Binney (nee Liddle), who was one of the first known occupants of the house, is also worthy of recognition as a “china painter of distinction”: <i>Catherine exhibited in the Tasmanian International Exhibition of 1891–2, winning gold and silver medals and a diploma. When she and her family arrived in Western Australia in 1898 she found she was unable to have her work fired and had to send it to the eastern colonies until May Creeth imported a kiln. A cup and saucer she painted was presented to Princess May, Duchess of York, in 1901 when the latter visited Western Australia. Catherine Binney exhibited with the WA Society of Arts in 1902 and 1903. When she</i>
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	<i>died in 1912 some of her painted china was presented to the WA Museum and Art Gallery.</i> The above indicates that Catherine continued to work as a skilled artist while living in WA, which identifies another important association with this house.
	 Metropolitan Sewerage Plan, Part Sheet 170, State Records Office of Western Australia (revised 1954)
Physical Description (Based on a streetscape inspection in May 2026)	<u>Architectural style</u> 73 Barker 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. <u>Plan form at the street frontage</u> • Asymmetrical façade designed to address its corner location. • Return verandah wrapping around the NE corner of the house. • Projecting wing at either end of the return verandah. • Large, c.2008, two-storey addition along the Barker Road frontage , at the rear of the original house. <u>Roof form and materials</u> • Hipped-gabled roof clad with corrugated metal sheeting. • Prominent verge gable over each of the projecting wings. These are both finished with a flush panel face and vertical battens. • Painted brick chimney with a rendered, corbelled and raked cap. • Raked verandah roof, extending in a shallower pitch from the main roof line. <u>Wall materials and finishes to the main facade</u> • Flush rendered brick to the lower sections of the main facades. • Textured rendered brick to the upper sections of the main facades. <u>Other detailing to main facade</u> • Main entrance door facing north, near the western end of the Barker Road verandah. This features traditional mouldered architraves, highlights, sidelights and stained-glass detailing. • Triple double-hung window to each of the projecting wings, both with a wide central panel flanked by narrow sidelights. • Raked window awnings to each projecting wing, supported on simple timber brackets. • Plain rendered window sills. • French doors opening onto the eastern side of the return verandah. • Square verandah posts. • Square balusters to the verandah balustrade and the verandah valance.

	<u>Streetscape setting</u> • Lot approximately 13.1m (to Coghlan Road) x 36.6m to Barker Road • House set back approximately 2m from the Barker Road frontage and 6.2m from the Coghlan Road frontage. • Large two-storey addition at the rear of the original house, facing Barker Road. • Yard enclosed by a scalloped picket fence. <u>General Condition</u> (as viewed from the street) Good
<i>References</i>	• City of Subiaco Heritage Database, Heritage Place Record – House, 73 Barker Road, Subiaco (https://www.subiaco.wa.gov.au/docs/heritage-database/heritage-place-record-73-barker-road-subiaco) (accessed 28 April 2026) • <i>The West Australian</i>, 17 April 1913, p 2 • Erickson, D., “<i>dear Emily</i>” in <i>Western Australia</i> (https://dorothyerickson.com/wp-content/uploads/2020/06/7.3-Emily-copy.pdf)

<i>Name</i>	House, 85 Barker Road, Subiaco		
<i>Address</i>	85 Barker Road, Subiaco (Lot 803 DP 411851)		
<i>Other</i>	'Kiora' (name given for the house in a newspaper item in 1911) Originally subdivided as Lot 4, DP 1413		
<i>Place No.</i>	-		
<i>Heritage Listings</i>	-		
<i>Place Type</i>	Individual building		
<i>Photograph</i> (Greenward Consulting, May 2026)			
<i>Construction date</i>	c.1902	<i>Architectural style</i> Federation Queen Anne (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 - Single storey Two-storey additions at rear	<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 rendering of the main façade and modifications to the framing of the front windows. However, the form and scale of the place continue to contribute to the traditional heritage character of the street.		
<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		

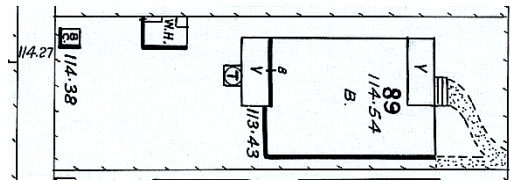
<i>Historical Notes and Associations</i>	This property is located within the area laid out as Perth Suburban Lot (PSL) 217 in the 1880s. In the 1890s, Subiaco's population increased significantly due to an economic depression in the eastern states and the discovery of gold in Western Australia. During this period Subiaco's original 4-5 acre Perth Suburban Lots were progressively subdivided for residential development. This gradually attracted settlement and, from around the turn of the century, the more elevated lots, near Kings Park and the tram lines were developed with the private homes of skilled tradesmen, white collar workers and professional men, as well as with rental properties owned by developers/investors. A plan dated c.1896-1897 shows that the central portion of PSL 217 had been subdivided into 23 residential lots by the mid 1890s. Along the northern side of this, there was 1 large lot of approximately 1 acre, bounded by Barker Road and Coghlan Road. Detailed research undertaken as part of a Heritage Assessment of 73 Barker Road, determined that this section of PSL 217 was subdivided for sale as residential lots in 1901. The readily available evidence indicates that this had been laid out as Deposited Plan 1413, with 5 lots facing Barker Road (developed as 85, 89, 93, 97, and 101 Barker Road) and 3 lots facing Coghlan Road (developed as 73 Barker Road, 97 Coghlan Road and 101/103 Coghlan Road). The Subiaco Rates Books identified Fredrick Urquhart (civil servant) as the owner/occupier of a house on Lot 4, DP 1413, in 1903 which suggests that it had been built by 1902 (although it wasn't listed in the Post Office Directories until 1905). Frederick Malcolm Urquhart (c.1873-1951) and Flora McDonald Martin Stewart (c.1877-1969) were married in June 1904 and had at least 3 children: Malcolm Stewart (born 1905), Robert George (1910, died in infancy) and Jean Flora (1914). Members of this family were living in Barker Road, Subiaco, by 1905 and continued to be listed here in the Post Office Directories until 1924. Frederick had been employed as a clerk in the Government Printing Office in 1901 and established a long-term career with this department. After the Urquhart family departed there was a regular turn-over of occupants through until at least the mid-twentieth century, including: – c.1925: George Turner (occupation not determined) – c.1925-1930: Alfred Allen Poland (salesman) – c.1931-1938: Thomas Henry Coles (telegraphist) – c.1939-1942: William Michael Davin (occupation not determined) – c.1943-1949: Frank Richard Jones (truck driver) & Mrs Eaton Sarah Jones Historical aerial photographs show that two storey additions were constructed at the rear of the house in c.2011-2012, together with a gable-roofed garage along the eastern side.
	 Metropolitan Sewerage Plan, Part Sheet 170, State Records Office of Western Australia (revised 1954)

<i>Physical Description</i> (Based on a streetscape inspection in May 2026)	<u>Architectural style</u> 85 Barker Road features detailing derived from the Federation Queen Anne style, although this has been partly obscured by later alterations, including the rendering of the walls. It was designed to a scale and form generally considered suitable for occupiers such as professional men, office workers, retail employees and skilled tradesmen <u>Plan form at the street frontage</u> • Asymmetrical facade. • Projecting wing on the eastern side, featuring a rectangular window bay. • Abutting verandah extending across the remainder of the frontage. <u>Roof form and materials</u> • Hipped-gable roof clad with corrugated metal sheeting. • Prominent verge gable over the projecting wing, finished with a flat panel face and plain vertical battens. • Battened eaves. • Raked verandah roof <u>Wall materials and finishes to the main facade</u> • Rendered brick (probably originally tuck-pointed brick). <u>Other detailing to main facade</u> • Main entrance abutting the projecting wing. This has traditional moulded architraves, sidelights and highlights, with obscure glazing. • Windows replaced in traditional proportions, but using metal rather than timber framing. The window to the projecting wing has a central pane and narrow side panes. The narrower opening onto the verandah has a single double hung window. • Rectangular, rendered window sills. • Raked awning over the window to the projecting bay, supported by simple timber framing. • Square timber verandah posts. <u>Streetscape setting</u> • Lot width approximately 15m. • House set back approximately 5.2 from the Barker Road frontage. • Original residence located approximately 4m from the eastern boundary (the area now occupied by a modern garage). Narrow setback along the western side. • Front yard enclosed by low, flat-picket fence. <u>General Condition</u> (as viewed from the street) Good
<i>References</i>	• <i>Plan of Subiaco Shewing all Subdivisions and Deposited Plan Nos</i>, published by G W Harris in c.1896-1897, SROWA series235_cons3868_item354. • City of Subiaco Heritage Database, Heritage Place Record – House, 73 Barker Road, Subiaco (https://www.subiaco.wa.gov.au/docs/heritage-

	database/heritage-place-record-73-barker-road-subiac) (accessed 28 April 2026) • Western Australian Post Office Directories, 1890s-1949 (slwa.wa.gov.au) (information provided by the City of Subiaco, April 2026) • City of Subiaco Rate Books (information provided by the City of Subiaco, April 2026, covering selected years in the period c.1903 through to the early 1930s, noting that not all years are available in the SROWA collection) • Electoral Rolls (scanned copies of selected years available at ancestry.com.au) • WA Online Births, Deaths and Marriages Index (https://www.wa.gov.au/organisation/departments-of-justice/online-index-search-tool) • <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 to this property and/or the occupants of the house (trove.nal.gov.au), including; <i>The West Australian</i>, 1 May 1911, p 1 • Metropolitan Water Board Plan No 170, dated 2 June 1954, SROWA-series634_cons4156_item0170 (https://mapping.sro.wa.gov.au/#/) • Historical aerial photographs, as available for selected years in the period 1948-2022, Map Viewer Plus (landgate.wa.gov.au) Note: Biographical information has been based on readily available information from a range of online sources. 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, 89 Barker Road, Subiaco		
<i>Address</i>	89 Barker Road, Subiaco (Lot 802 DP 411851) Referred to as 91 Barker Road in advertisements in 1906.		
<i>Other</i>	'Nenagh' (name given to the house in newspaper advertisements in 1904-1906) Originally subdivided as Lot 5, DP 1413 Note: the house was possibly named after the town of Nenagh in County Tipperary, Ireland.		
<i>Place No.</i>	-		
<i>Heritage Listings</i>	-		
<i>Place Type</i>	Individual building		
<i>Photograph</i> (Greenward Consulting, May 2026)			
<i>Construction date</i>	c.1902	<i>Architectural style</i> Federation Queen Anne (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 - 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 and modifications to the front windows. However, the form and scale of the place continue to contribute to the traditional heritage character of the street.		
<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>	This property is located within the area laid out as Perth Suburban Lot (PSL) 217 in the 1880s. In the 1890s, Subiaco's population increased significantly due to an economic depression in the eastern states and the discovery of gold in Western Australia. During this period Subiaco's original 4-5 acre Perth Suburban Lots were progressively subdivided for residential development. This gradually attracted settlement and, from around the turn of the century, the more elevated lots near Kings Park and the tram lines were developed with the private homes of skilled tradesmen, white collar workers and professional men, as well as with rental properties owned by developers/investors. A plan dated c.1896-1897 shows that the central portion of PSL 217 had been subdivided into 23 residential lots by the mid 1890s. Along the northern side of this, there was 1 large lot of approximately 1 acre, bounded by Barker Road and Coghlan Road. Detailed research undertaken as part of a Heritage Assessment of 73 Barker Road, determined that this section of PSL 217 was subdivided for sale as residential lots in 1901. The readily available evidence indicates that this had been laid out as Deposited Plan 1413, with 5 lots facing Barker Road (developed as 85, 89, 93, 97, and 101 Barker Road) and 3 lots facing Coghlan Road (developed as 73 Barker Road, 97 Coghlan Road and 101/103 Coghlan Road). The Subiaco Rates Books identified Mrs M Williams as the owner/occupier of the house later known as 89 Barker Road in 1903-1905, and the property continued to be owned by the trustees of Mrs Williams' deceased estate from c.1912 until at least 1918. Based on the readily available evidence, the original owner appears to have been the Margaret Williams who was listed as a resident of Barker Road in the Electoral Rolls of 1903. Margaret Williams Hawkey (c.1849-1912) had married Thomas Williams in Victoria in 1873, and they later moved to Western Australia where Thomas (c.1850-1910) worked as a mine manager at Mt Magnet and Kookynie. It seems likely that the house was intended as the family's city residence and, even in the early years, it appears to have been sometimes let to others. Mrs Williams offered the contents of the house, "Ninagh" (sic), for sale in February 1906, when it was noted that "the desirable Villa Residence" was available to let. In several other advertisement of the period, "the third house from Coghlan Road" was referred to as "Nenagh". It has not been confirmed who was the owner when the property was advertised for sale in 1923: <i>BRICK RESIDENCE, 89 BARKER-ROAD, SUBIACO HODD; CUTHBERTSON and NORTH have received instructions from the Mortgagee to SELL by PUBLIC AUCTION as above. Portion of Perth Suburban Lot 217 being Lot 5 on deposited diagram 1413, being the whole of the land comprised in Certificate of Title Vol. 225, Folio 92.</i> <i>The land has a frontage of 60.6 links to Barker-road, Subiaco, by a depth of 186.5 links to a r.o.w. The residence is a double fronted Brick Villa, containing 4 main rooms, kitchen, pantry, bathroom, detached washhouse, fitted with c. and t., front and back verandahs. The position of this property is good, being</i>

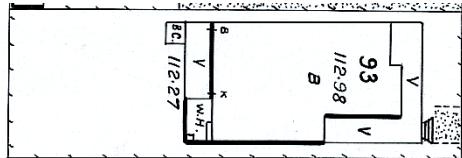
	<i>close to Hay-st. trams, convenient to Leederville railway station, and only three doors from Coghlan-rd.</i> Through until at least the mid-twentieth century there was a high turn-over of occupants, including: – c.1903-1905: Margaret Williams – c.1906-1907: Charles Alexander McLaren (engineer) – c.1908-1911: Norman Rhodes (traveller) – c.1912-1913: John Henry Prior Gulley (draper) – c.1914-1921: Herbt Howes (music teacher) – c.1922-1923: Mrs Bertha Ward – c.1924-1933: Joshua Whitehorn (retired) – c.1934-1936: Mrs Sarah Henderson – c.1937-1938: Mrs Gladys Emily Taylor – c.1939-1940: Harold Edson Brown (clerk) – c.1941-late 1940s: Sergeant Reginald Alfred Childs (military duties) Historical aerial photographs show that a small addition was constructed along the western side of the house in c.2023, and that a carport at the front of the site was replaced at around the same time. Other additions have been undertaken in various stages at the rear of the house.
	 Metropolitan Sewerage Plan, Part Sheet 170, State Records Office of Western Australia (revised 1954)
Physical Description (Based on a streetscape inspection in May 2026)	<u>Architectural style</u> 89 Barker 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. <u>Plan form at the street frontage</u> • Asymmetrical facade. • Projecting wing on the eastern side. • Abutting verandah extending across the remainder of the frontage. <u>Roof form and materials</u> • Hipped-gable roof clad with corrugated metal sheeting. • Prominent verge gable over the projecting wing, finished with rough-cast render and vertical timber battens. • Tall turned timber finial to the gable. • Battened eaves. • Bullnose verandah roof <u>Wall materials and finishes to the main facade</u> • Rendered brick (probably originally tuck-pointed brick).

	<u>Other detailing to main facade</u> - Centrally located 3-panel entrance door, framed by sidelights. Stained glass detailing. 6-pane, awning windows to each of the front rooms (not an original framing detail). - Tiled window sills (not an original detail). - Raked awning over the window to the projecting bay, supported by simple timber framing. - Rendered front steps adjacent to the projecting bay, leading up to the tiled verandah. - Additional steps at the western end of the verandah (not an original detail). - Turned timber verandah posts and simple battened frieze. - Timber verandah balustrade. <u>Streetscape setting</u> - Lot width approximately 12m. - House set back approximately 6m from the Barker Road frontage. - House set back approximately 1m along the eastern boundary. - Small weatherboard addition constructed within the western setback, towards the front of the house. - Front yard enclosed by a low painted brick wall, with tall posts and metal spear infill panels. - Modern carport at the NW corner of the site, designed match the traditional detailing of the house. <u>General Condition</u> (as viewed from the street) Good
References	<i>Plan of Subiaco Shewing all Subdivisions and Deposited Plan Nos</i>, published by G W Harris in c.1896-1897, SROWA series235_cons3868_item354. - City of Subiaco Heritage Database, Heritage Place Record – House, 73 Barker Road, Subiaco (https://www.subiaco.wa.gov.au/docs/heritage-database/heritage-place-record-73-barker-road-subiaco) (accessed 28 April 2026) - Western Australian Post Office Directories, 1890s-1949 (slwa.wa.gov.au) (information provided by the City of Subiaco, April 2026) - City of Subiaco Rate Books (information provided by the City of Subiaco, April 2026, covering selected years in the period c.1903 through to the early 1930s, noting that not all years are available in the SROWA collection) - Electoral Rolls (scanned copies of selected years available at ancestry.com.au) - WA Online Births, Deaths and Marriages Index (https://www.wa.gov.au/organisation/departments-of-justice/online-index-search-tool) <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? A</i>

	private research paper prepared by Annette Green 2017-2022, copy held by the City of Subiaco Museum • Various newspaper notices and advertisements relating to this property and/or the occupants of the house (trove.nal.gov.au), including; <i>The West Australian</i>, 12 February 1906, p 2 <i>The West Australian</i>, 8 September 1923, p 3 • Metropolitan Water Board Plan No 170, dated 2 June 1954, SROWA-series634_cons4156_item0170 (https://mapping.sro.wa.gov.au/#/) • Historical aerial photographs, as available for selected years in the period 1948-2022, Map Viewer Plus (landgate.wa.gov.au) Note: Biographical information has been based on readily available information from a range of online sources. 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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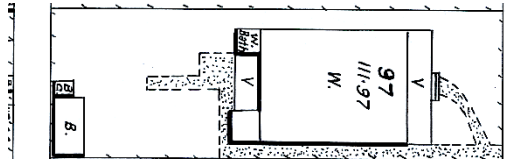
<i>Name</i>	House, 93 Barker Road, Subiaco		
<i>Address</i>	93 Barker Road, Subiaco (Lot 804 DP 411851)		
<i>Other</i>	Originally subdivided as Lot 6, DP 1413		
<i>Place No.</i>	24032		
<i>Heritage Listings</i>	City of Subiaco Heritage List – Considerable significance (level 2) Local Heritage Survey – Considerable significance (level 2)		
<i>Place Type</i>	Individual building		
<i>Photograph</i> (Greenward Consulting, May 2026)			
<i>Construction date</i>	c.1902	<i>Architectural style</i> Federation Queen Anne	
<i>Construction materials</i>	<i>Walls</i> Brick – Tuck-pointed	<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 original external detailing of the 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		
<i>Historical Notes and Associations</i>	This property is located within the area laid out as Perth Suburban Lot (PSL) 217 in the 1880s. In the 1890s, Subiaco's population increased significantly due to an economic depression in the eastern states and the discovery of gold in Western Australia. During this period Subiaco's original 4-5 acre Perth Suburban Lots were progressively subdivided for residential development. This gradually		

	attracted settlement and, from around the turn of the century, the more elevated lots near Kings Park and the tram lines were developed with the private homes of skilled tradesmen, white collar workers and professional men, as well as with rental properties owned by developers/investors. A plan dated c.1896-1897 shows that the central portion of PSL 217 had been subdivided into 23 residential lots by the mid 1890s. Along the northern side of this, there was 1 large lot of approximately 1 acre, bounded by Barker Road and Coghlan Road. Detailed research undertaken as part of a Heritage Assessment of 73 Barker Road, determined that this section of PSL 217 was subdivided for sale as residential lots in 1901. The readily available evidence indicates that this had been laid out as Deposited Plan 1413, with 5 lots facing Barker Road (developed as 85, 89, 93, 97, and 101 Barker Road) and 3 lots facing Coghlan Road (developed as 73 Barker Road, 97 Coghlan Road and 101/103 Coghlan Road). The Subiaco Rates Books identified M J Kennedy (commercial traveller) as the owner/occupier of a house on this site in 1903 which suggests that it had been built by 1902 (although it wasn't listed in the Post Office Directories until 1906). The Rate Books continued to identify M J Kennedy as the owner of the house until at least 1918, but he was renting it out to Gustav Amsberg (merchant) by 1905. Members of the Wright family subsequently became long-term occupants, living here in c.1907-1945. Alfred Robert Linus Wright and Maria Lucy Virginia Jarvis were married in Queensland in 1888 and settled in Western Australia in 1894. A R L Wright held a number of positions within the drafting office of the Public Works Department until 1924 when he left to commence private practice. He undertook modest commissions, many in the Subiaco area, notably in 1935 the entrance gates to the Subiaco Oval. Wright was also very active in the promotion and administration of his profession, and his role was recognised by the Royal Institute of Architects of WA by naming their student prize the A.R.L. Wright prize in 1940, shortly after his death at 93 Barker Road in 1939. Maria Wright remained here until around the time of her death in 1945. Historical aerial photographs indicate that a large rear addition was constructed in c.1989. The property was entered on the City of Subiaco Heritage List in April 2024, with the following Statement of Significance: The place is of 'considerable significance' (level 2): • As a good representative example of the many 4-5 room brick homes which were built in Subiaco during the early twentieth century to meet the needs and aspirations of middle-class residents such as public servants, senior office workers, small business owners, skilled tradesmen and single/widowed women of private means. • As a good representative example of the application of materials and detailing which were derived from the Federation Queen Anne style, but which were applied in a more restrained manner that suited the budgets and expectations of the middle classes in Subiaco during the early twentieth century. • For its aesthetic contribution to a largely intact group of early twentieth century houses.
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	- For its association with the rapid development of Subiaco in the early 20th century. - The place is associated with architect Arthur Robert Linus Wright who made a significant contribution to the administration and promotion of the architecture profession in Western Australia; and for his work in Subiaco, notably the Subiaco Oval Gates in 1935
	 Metropolitan Sewerage Plan, Part Sheet 170, State Records Office of Western Australia (revised 1954)
<i>Physical Description</i> (Based on a streetscape inspection in May 2026)	<u>Architectural style</u> 93 Barker 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. <u>Plan form at the street frontage</u> - The stepped main façade features a verandah that extends across the full width and returns part-way along the eastern side. - A shallow, projecting window bay is positioned adjacent to the verandah return. <u>Roof form and materials</u> - Hipped-gable roof clad with corrugated metal sheeting. - Prominent verge gable over the projecting wing, set over the verandah roof. This has a flush panel face and simple vertical battens (not original). - Central painted chimney with a corbelled and raked cap, topped by a pair of terracotta pots. - Raked verandah roof <u>Wall materials and finishes to the main facade</u> - Tuck-pointed brick. - Two rendered stringcourses, one a mid-wall height and the other above door head height. The upper string course steps up to wrap around the top of the door and window openings. <u>Other detailing to main facade</u> - Entrance door facing east near the southern end of the main verandah. This has traditional moulded architraves, highlights, and sidelights. Stained glass detailing. - Full height double hung window with a timber kick-plate to each of the two front rooms. - Matching window at the southern end of the return verandah. - Turned timber verandah posts. - Solid timber valance with a shallow arched form and central 'key stone' detail.

	<u>Streetscape setting</u> • House set back approximately 3.5m from the Barker Road frontage. • Approximately 1.2m setback to the eastern boundary and narrow path along the western side of the house. • Lot width approximately 12m. • Front yard enclosed by scalloped timber picket fence. <u>General Condition</u> (as viewed from the street) Generally fair, although in need of some maintenance. Some evidence of settlement cracking.
References	• City of Subiaco Heritage Database, Heritage Place Record – House, 93 Barker Road, Subiaco (https://www.subiaco.wa.gov.au/docs/heritage-database/heritage-place-record-73-barker-road-subiac) • <i>Plan of Subiaco Shewing all Subdivisions and Deposited Plan Nos</i>, published by G W Harris in c.1896-1897, SROWA series235_cons3868_item354. • City of Subiaco Heritage Database, Heritage Place Record – House, 93 Barker Road, Subiaco (https://www.subiaco.wa.gov.au/docs/heritage-database/heritage-place-record-73-barker-road-subiac) • Western Australian Post Office Directories, 1890s-1949 (slwa.wa.gov.au) (information provided by the City of Subiaco, April 2026) • City of Subiaco Rate Books (information provided by the City of Subiaco, April 2026, covering selected years in the period c.1903 through to the early 1930s, noting that not all years are available in the SROWA collection) • Electoral Rolls (scanned copies of selected years available at ancestry.com.au) • WA Online Births, Deaths and Marriages Index (https://www.wa.gov.au/organisation/departments-of-justice/online-index-search-tool) • Taylor, Dr John J., 'Alfred Robert Linus Wright (1861-1939)', <i>Western Australian Architect Biographies</i>, http://www.architecture.com.au/ accessed 22 April 2026. • Various newspaper notices and advertisements relating to this property and/or the occupants of the house (trove.nal.gov.au), including: <i>The West Australian</i> 20 December 1905, p 10 <i>The West Australian</i> 8 February 1906, p 2 • Metropolitan Water Board Plan No 170, dated 2 June 1954, SROWA-series634_cons4156_item0170 (https://mapping.sro.wa.gov.au/#/) • Historical aerial photographs, as available for selected years in the period 1948-2022, Map Viewer Plus (landgate.wa.gov.au) Note: Biographical information has been based on readily available information from a range of online sources. 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.

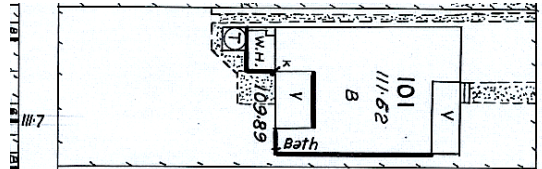
<i>Name</i>	House, 97 Barker Road, Subiaco		
<i>Address</i>	97 Barker Road, Subiaco (Lot 801 DP 411851)		
<i>Other</i>	'Dryden' (name given for the house in newspaper advertisements in 1906-1919) Originally subdivided as Lot 7, DP 1413		
<i>Place No.</i>	-		
<i>Heritage Listings</i>	-		
<i>Place Type</i>	Individual building		
<i>Photograph</i> (Greenward Consulting, May 2026)			
<i>Construction date</i>	c.1902	<i>Architectural style</i> This early nineteenth century timber house does not represent any of the major architectural styles defined for the Federation 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>	High: The original external detailing of the building is largely intact and/or sympathetically restored.		
<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 house helps to illustrate the diverse character of this part of Subiaco in the early twentieth century.		

<i>Historical Notes and Associations</i>	This property is located within the area laid out as Perth Suburban Lot (PSL) 217 in the 1880s. In the 1890s, Subiaco's population increased significantly due to an economic depression in the eastern states and the discovery of gold in Western Australia. During this period Subiaco's original 4-5 acre Perth Suburban Lots were progressively subdivided for residential development. This gradually attracted settlement and, from around the turn of the century, the more elevated lots near Kings Park and the tram lines were developed with the private homes of skilled tradesmen, white collar workers and professional men, as well as with rental properties owned by developers/investors. A plan dated c.1896-1897 shows that the central portion of PSL 217 had been subdivided into 23 residential lots by the mid 1890s. Along the northern side of this, there was 1 large lot of approximately 1 acre, bounded by Barker Road and Coghlan Road. Detailed research undertaken as part of a Heritage Assessment of 73 Barker Road, determined that this section of PSL 217 was subdivided for sale as residential lots in 1901. The readily available evidence indicates that this had been laid out as Deposited Plan 1413, with 5 lots facing Barker Road (developed as 85, 89, 93, 97, and 101 Barker Road) and 3 lots facing Coghlan Road (developed as 73 Barker Road, 97 Coghlan Road and 101/103 Coghlan Road). The Subiaco Rates Books of 1903 identified Stephen Roberts (civil servant) as the owner/occupier of this property. Stephen Richard Harricks Roberts (c.1874-1943) and Catherine Cleugh Whyte (c.1867-1955) were married in 1898 and had 3 children in the period 1899-1909. Stephen, who worked for the postal service in WA after his arrival here in c.1895, was serving as the superintendent of the mail room at the Perth GPO by 1908. He enlisted in 1914 and saw active service until 1917, achieving the rank of Lieutenant-Colonel and being awarded a Distinguished Service Order Medal (DSO), before returning to Australia suffering neurasthenia (shellshock). After the war he was transferred to Sydney to take up the position of Superintendent of Mails. During his time in Subiaco, Stephen Roberts took a keen interest in civic life, including serving as a member of the Subiaco Municipal Council and chairman of its works committee, and as president of the Subiaco Civic and Literary Institute. The next long-term occupants of 97 Barker Road were members of the Thorpe family, who lived here in c.1923-1934 until the late 1960s. Bertie George ('Bert') Thorpe (c.1885-1948) (blacksmith) and Evelyn Urquart (c.1892-1974) were married in Leederville in 1912 and had three children in the period 1913-1926: Edith Harriett ('Edie'), Ross Roderick, and Alan Bert. At least two of these children shared the house for a time after their marriages: Edith (who married Thomas Thompson in 1933) and Ross (who married Ivy Fowler in 1940). Evelyn continued to live here until at least the late 1960s. Historical aerial photographs show that large additions were constructed at the rear of the house in the 1980s.
	 Metropolitan Sewerage Plan, Part Sheet 170, State Records Office of Western Australia (revised 1954)

<i>Physical Description</i> (Based on a streetscape inspection in May 2026)	<u>Architectural style</u> This house was designed as a simple timber cottage and does not represent any of the major architectural styles of the Federation period. <u>Plan form at the street frontage</u> • Symmetrical main façade with a verandah across the full width. <u>Roof form and materials</u> • Hipped roof clad with corrugated metal sheeting. • Battened eaves. • Rendered chimney with a simple stepped cap. • Bullnose roof to the verandah. <u>Wall materials and finishes to the main facade</u> • Plain, square-edged, weatherboard cladding. <u>Other detailing to main facade</u> • Centrally located entrance door, with traditional moulded architraves, highlights, sidelights, and stained-glass detailing. • Single double hung window with moulded architrave to each of the front rooms. • Chamfered, square timber verandah posts. • Turned timber balustrettes to the verandah frieze. • St Andrews-cross verandah balustrade. • Timber verandah floor. <u>Streetscape setting</u> • Lot width approximately 12m. • House set back approximately 6m from the Barker Road frontage. • House set back approximately 1m from the side boundaries. • Front yard enclosed by scalloped timber picket fence. • Hard-stand carparking area at the north-west corner of the block. <u>General Condition</u> (as viewed from the street) Good
<i>References</i>	• <i>Plan of Subiaco Shewing all Subdivisions and Deposited Plan Nos</i>, published by G W Harris in c.1896-1897, SROWA series235_cons3868_item354. • Western Australian Post Office Directories, 1890s-1949 (slwa.wa.gov.au) (information provided by the City of Subiaco, April 2026) • City of Subiaco Rate Books (information provided by the City of Subiaco, April 2026, covering selected years in the period c.1903 through to the early 1930s, noting that not all years are available in the SROWA collection) • Electoral Rolls (scanned copies of selected years available at ancestry.com.au) • WA Online Births, Deaths and Marriages Index (https://www.wa.gov.au/organisation/departments-of-justice/online-index-search-tool)

	• Various newspaper notices and advertisements relating to this property and/or the occupants of the house (trove.nal.gov.au), including: <i>The West Australian</i>, 30 July 1906, p 8 <i>The West Australian</i>, 15 September 1943, p 2 • Metropolitan Water Board Plan No 170, dated 2 June 1954, SROWA-series634_cons4156_item0170 (https://mapping.sro.wa.gov.au/#/) • Historical aerial photographs, as available for selected years in the period 1948-2022, Map Viewer Plus (landgate.wa.gov.au) Note: Biographical information has been based on readily available information from a range of online sources. 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, 101 Barker Road, Subiaco		
<i>Address</i>	101 Barker Road, Subiaco ((Lot 800 DP 411851)		
<i>Other</i>	'Oakhurst' (name given for the house in newspaper notices in 1910 and 1914) Originally subdivided as Lot 8, DP 1413		
<i>Place No.</i>	24033		
<i>Heritage Listings</i>	Local Heritage Survey – Some significance (level 3)		
<i>Place Type</i>	Individual building		
<i>Photograph</i> (Greenward Consulting, May 2026)			
<i>Construction date</i>	c.1902	<i>Architectural style</i> Federation Queen Anne	
<i>Construction materials</i>	<i>Walls</i> Brick – tuck pointed	<i>Roof</i> Metal - Corrugated	<i>Other</i> Painted, 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 original external detailing of the building is largely intact and/or sympathetically restored.		
<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		
<i>Historical Notes and Associations</i>	This property is located within the area laid out as Perth Suburban Lot (PSL) 217 in the 1880s. In the 1890s, Subiaco's population increased significantly due to an economic depression in the eastern states and the discovery of gold in Western		

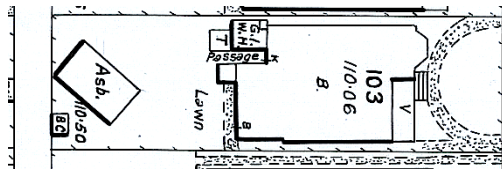
	Australia. During this period Subiaco's original 4-5 acre Perth Suburban Lots were progressively subdivided for residential development. This gradually attracted settlement and, from around the turn of the century, the more elevated lots near Kings Park and the tram lines were developed with the private homes of skilled tradesmen, white collar workers and professional men, as well as with rental properties owned by developers/investors. A plan dated c.1896-1897 shows that the central portion of PSL 217 had been subdivided into 23 residential lots by the mid 1890s. Along the northern side of this, there was 1 large lot of approximately 1 acre, bounded Barker Road and Coghlan Road. Detailed research undertaken as part of a Heritage Assessment of 73 Barker Road, determined that this section of PSL 217 was subdivided for sale as residential lots in 1901. The readily available evidence indicates that this had been laid out as Deposited Plan 1413, with 5 lots facing Barker Road (developed as 85, 89, 93, 97, and 101 Barker Road) and 3 lots facing Coghlan Road (developed as 73 Barker Road, 97 Coghlan Road and 101/103 Coghlan Road). The Subiaco Rates Books of 1903 identified Isaac Blackman (civil servant) as the owner/occupier of this property. Online family trees suggest that Isaac Blackman (c.1859-1939) and Mary Elizabeth Oakley (c.1858-1933) were married in England and that this couple had at least 3 children: Mabel Annie (born c.1877); Francis Oakley (c.1884); and Florence Elsie (c.1890). In 1924 it was reported that: <i>Mr. Isaac Blackman, of Barker-road, Subiaco, has recently been honored with the I.S.O. medal. Mr. Blackman has had a lengthy and honorable association on the staffs of the London and Perth mints. He served 14 years on the staff of the London Mint dating from 1883. He accepted an appointment to come to the Perth Mint as Foreman of Machinery in 1897, and arrived in September of that year. Mr. Blackman retired in March last after 41 years continuous service. In recognition of his long and faithful career he has been honored with the Imperial Service Order.</i> Mary, Isaac, and their eldest daughter, Mabel, all remained here until around the times of their deaths in 1933, 1939 and 1965 respectively. Historical aerial photographs suggest that the rear of the house has been modified, but no major additions have been constructed. The current long-term owners, who have occupied the property since 1980, received a Certificate of Excellence for the property from the Subiaco Historical Society in 1992.
	 Metropolitan Sewerage Plan, Part Sheet 170, State Records Office of Western Australia (revised 1954)
<i>Physical Description</i> (Based on a streetscape inspection in May 2026)	<u>Architectural style</u> 101 Barker 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.

	<u>Plan form at the street frontage</u> • Asymmetrical facade. • Projecting wing on the western side. • Abutting verandah extending across the remainder of the frontage. <u>Roof form and materials</u> • 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 in a vertical and diagonal pattern. • Turned timber finial to the apex of the gable. • Small gablets at either end of the main east-west ridgeline. • Battened eaves. • Two face-brick chimneys with corbelled and stepped caps/ • Raked verandah roof extending in a continuous line from the main roof. <u>Wall materials and finishes to the main facade</u> • Tuck-pointed brick walls. • Two rough-cast rendered stringcourses, one at window sill height and the other at door-head height. • Rock-faced stone plinth. <u>Other detailing to main facade</u> • Centrally located 5-panel entrance door, with traditional moulded architraves, highlights, sidelights, and stained-glass detailing. • Tripartite casement windows with highlights to each of the two front rooms. • Raked awning over the window to the projecting bay, featuring simple timber framing. • Projecting rectangular window sills, set over shaped under-sill panels. • Turned timber posts with small, curved brackets to the verandah. • Rendered front steps with curved side walls. • Timber verandah floor. <u>Streetscape setting</u> • Lot width approximately 12m. • House set back approximately 6m from the Barker Road frontage. • House set back approximately 1m from the side boundaries. • Front yard enclosed by scalloped timber picket fence. <u>General Condition</u> (as viewed from the street) Good
References	• <i>Local Heritage Survey of the Triangle Precinct, 2020-2021</i>, prepared for the City of Subiaco by Hocking Heritage and Architecture (adopted 22 June 2021)- Place Record for 101 Barker Road • <i>Plan of Subiaco Shewing all Subdivisions and Deposited Plan Nos</i>, published by G W Harris in c.1896-1897, SROWA series235_cons3868_item354.

	• Western Australian Post Office Directories, 1890s-1949 (slwa.wa.gov.au) (information provided by the City of Subiaco, April 2026) • City of Subiaco Rate Books (information provided by the City of Subiaco, April 2026, covering selected years in the period c.1903 through to the early 1930s, noting that not all years are available in the SROWA collection) • Electoral Rolls (scanned copies of selected years available at ancestry.com.au) • WA Online Births, Deaths and Marriages Index (https://www.wa.gov.au/organisation/departments-of-justice/online-index-search-tool) • Various newspaper notices and advertisements relating to this property and/or the occupants of the house (trove.nal.gov.au), including: <i>Sunday Times</i>, 24 August 1924, p 30 • Metropolitan Water Board Plan No 170, dated 2 June 1954, SROWA-series634_cons4156_item0170 (https://mapping.sro.wa.gov.au/#/) • Historical aerial photographs, as available for selected years in the period 1948-2022, Map Viewer Plus (landgate.wa.gov.au) • Email correspondence from the current owners of 101 Barker Road, to the City of Subiaco, dated 31 March 2026. Note: Biographical information has been based on readily available information from a range of online sources. 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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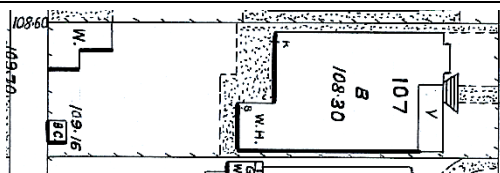
<i>Name</i>	House, 103 Barker Road, Subiaco		
<i>Address</i>	103 Barker Road, Subiaco (Lot 2, DP 2319)		
<i>Other</i>	-		
<i>Place No.</i>	-		
<i>Heritage Listings</i>	-		
<i>Place Type</i>	Individual building		
<i>Photograph</i> (Greenward Consulting, May 2026)			
<i>Construction date</i>	c.1905	<i>Architectural style</i> Federation Queen Anne	
<i>Construction materials</i>	<i>Walls</i> Brick – Tuck-pointed	<i>Roof</i> Metal - Corrugated	<i>Other</i> Painted, 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 original external detailing of the building is largely intact and/or sympathetically restored. With regard to the traditional character of the place, the only intrusive elements within streetscape views are the prominent solar panels on the roof and the high front fence (neither of which have caused physical damage to the traditional fabric).		
<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		

<i>Historical Notes and Associations</i>	This property is located within the area laid out as Perth Suburban Lots (PSL) 218 and 219 in the 1880s. In the 1890s, Subiaco's population increased significantly due to an economic depression in the eastern states and the discovery of gold in Western Australia. During this period Subiaco's original 4-5 acre Perth Suburban Lots were progressively subdivided for residential development. This gradually attracted settlement and, from around the turn of the century, the more elevated lots near Kings Park and the tram lines were developed with the private homes of skilled tradesmen, white collar workers and professional men, as well as with rental properties owned by developers/investors. A plan dated c.1896-1897 shows that PSL 218 and 219 had been subdivided into 52 residential lots by the mid 1890s (Deposited Plan 214). This subdivision was located between Barker and Bagot Roads and bisected by Salisbury Avenue (now part of Park Street). All of the original lots had frontages to Ivy Street (now Olive Street) and Mabel Street (now the northern end of Bedford Avenue). However, Lots 50 to 52 were subsequently re-subdivided to create 4 lots with frontages to Barker Road (Deposited Plan 2319). These are now known as 103, 107, 111 & 115 Barker Road. The readily available evidence suggests that 103 Barker Road was constructed in 1905 and advertised for sale in October of that year: <i>SUBIACO. - New D.F. Brick Villa, 5 large rooms, electric light, bath, washhouse, conner, trough, every convenience. terms. £600. 103 Barker-rd.</i> The first known occupants were Thomas Millar (c.1864-1928) and his wife, Mary Millar (nee Wilson) (c.?-1941), who lived here in c.1906-1911. This couple were married in Victoria in c.1888, and had moved to Perth by the early 1900s, when Thomas was described as a carpenter. Thomas was listed as a builder of this address in the Post Office Directories from 1909 and 1910, but no specific references have been found for building works undertaken by him during that period – and it has not been determined if he built this house. Entries in the Post Office Directories indicate that the house was rented out from c.1912 until c.1916/1917, when Thomas Millar was once again identified as the primary occupant. It was offered for sale in early 1916, but Thomas Millar was still listed as the owner in the Rate Books of 1918. The first long-term residents were members of the Donnes family. Edgar Hattesley Donnes (c.1883-1949) and Eileen Oakley Johnson (c.1889-1942) were married in Perth in 1915. They lived at 115 Barker Road in c.1915-1917, before moving to 103 Barker Road, where they remained until 1936. During this period, Edgar was identified as a draper, while at the end of his life was described as the former general manager of Foy and Gibson Ltd. (with whom he had worked since 1904). The next long-term occupants were members of the Betts family. In the Electoral Rolls of 1943, Susannah Betts (widow) (c.1869-1952) was listed here with 4 of her 6 adult children: Arthur Betts (labourer)(c.1895-1968), Eveline Betts (later Firkin)(c.1900-1968), Lilian Betts (c.1905-1996), and Mabel Betts (c.1907-1974). Lilian was still listed here in 1980 (the last volume of the Electoral Rolls available online). Historical aerial photographs show that the rear of the house has been modified, but no major additions have been constructed.
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	 Metropolitan Sewerage Plan, Part Sheet 170, State Records Office of Western Australia (revised 1954)
<i>Physical Description</i> (Based on a streetscape inspection in May 2026)	<u>Architectural style</u> 103 Barker 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. <u>Plan form at the street frontage</u> • Asymmetrical facade. • Projecting wing on the western side, featuring a splay-sided bay window. • Abutting verandah extending across the remainder of the frontage. <u>Roof form and materials</u> • Hipped-gable roof clad with corrugated metal sheeting. • Prominent verge gable over the projecting wing, finished with a flush panel face and a pattern of vertical, horizontal and diagonal timber battens. This extends out over the window bay with balustraded brackets to the wide flanking eaves. • Truncated timber final to the apex of the gable. • Decorative ends to the gable boards. • Battened eaves. • Face-brick chimney with a corbelled and raked cap. • Bullnose verandah roof. <u>Wall materials and finishes to the main facade</u> • Tuck-pointed brick walls. • Two rendered and painted stringcourses, one a window sill height and the other at door-head height. <u>Other detailing to main facade</u> • Centrally located 4-panel entrance door, with traditional moulded architraves, a highlight and sidelights. Obscure glass detailing. • Double-hung window to each of the 3 faces of the projecting window bay. • Double-hung window under the verandah. • Moulded projecting window sills, set over decorative under-sill panels. • Turned timber posts with caved brackets and a frieze of turned timber balustrettes. • Rendered front steps with curved side walls • Timber verandah floor. <u>Streetscape setting</u> • Lot width approximately 11m. • House set back approximately 6m from the Barker Road frontage.

	• Narrow side setbacks. • Front yard enclosed by high face-brick wall. <u>General Condition</u> (as viewed from the street) Good.
References	• <i>Plan of Subiaco Shewing all Subdivisions and Deposited Plan Nos</i>, published by G W Harris in c.1896-1897, SROWA series235_cons3868_item354. • Western Australian Post Office Directories, 1890s-1949 (slwa.wa.gov.au) (information provided by the City of Subiaco, April 2026) • City of Subiaco Rate Books (information provided by the City of Subiaco, April 2026, covering selected years in the period c.1903 through to the early 1930s, noting that not all years are available in the SROWA collection) • <i>Who Built Subiaco? – The builders who lived and/or worked in Subiaco in the period c.1895-1940, a private research paper prepared by Annette green (copy held in the City of Subiaco Local History Collection)</i> • Electoral Rolls (scanned copies of selected years available at ancestry.com.au) • WA Online Births, Deaths and Marriages Index (https://www.wa.gov.au/organisation/departments-of-justice/online-index-search-tool) • Various newspaper notices and advertisements relating to this property and/or the occupants of the house (trove.nal.gov.au), including: <i>The West Australian</i>, 28 October 1908, p 6 <i>The West Australian</i>, 22 January 1916, p 4 <i>The Daily News</i>, 1 June 1949, p 1 • Metropolitan Water Board Plan No 170, dated 2 June 1954, SROWA-series634_cons4156_item0170 (https://mapping.sro.wa.gov.au/#/) • Historical aerial photographs, as available for selected years in the period 1948-2022, Map Viewer Plus (landgate.wa.gov.au) Note: Biographical information has been based on readily available information from a range of online sources. 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.

<i>Name</i>	House, 107 Barker Road, Subiaco		
<i>Address</i>	107 Barker Road, Subiaco (Lot 3, DP 2319)		
<i>Other</i>	-		
<i>Place No.</i>	24034		
<i>Heritage Listings</i>	LHS – Some significance (level 3)		
<i>Place Type</i>	Individual building		
<i>Photograph</i> (Greenward Consulting, May 2026)			
<i>Construction date</i>	c.1905	<i>Architectural style</i> Federation Queen Anne	
<i>Construction materials</i>	<i>Walls</i> Brick – Tuck-pointed	<i>Roof</i> Metal - Corrugated	<i>Other</i> Painted, 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 original external detailing of the building is largely intact and/or sympathetically restored.		
<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		
<i>Historical Notes and Associations</i>	This property is located within the area laid out as Perth Suburban Lots (PSL) 218 and 219 in the 1880s. In the 1890s, Subiaco's population increased significantly due to an economic depression in the eastern states and the discovery of gold in Western Australia. During this period Subiaco's original 4-5 acre Perth Suburban Lots were progressively subdivided for residential development. This gradually		

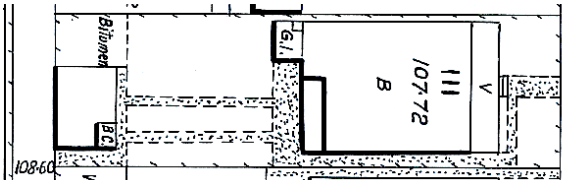
	attracted settlement and, from around the turn of the century, the more elevated lots near Kings Park and the tram lines were developed with the private homes of skilled tradesmen, white collar workers and professional men, as well as with rental properties owned by developers/investors. A plan dated c.1896-1897 shows that PSL 218 and 219 had been subdivided into 52 residential lots by the mid 1890s (Deposited Plan 214). This subdivision was located between Barker and Bagot Roads and bisected by Salisbury Avenue (now part of Park Street). All of the original lots had frontages to Ivy Street (now Olive Street) and Mabel Street (now the northern end of Bedford Avenue). However, Lots 50 to 52 were subsequently re-subdivided to create 4 lots with frontages to Barker Road (Deposited Plan 2319). These are now known as 103, 107, 111 & 115 Barker Road. The house on Lot 3, DP 2319 (107 Barker Road) was first listed in the Post Office Directories in 1906, when Joseph Smith (carpenter) was identified as the primary occupant. Joseph, his wife, Ada, and their children were recorded as living in at least 5 different houses in Subiaco in c.1903-1915, after which they moved to Jarrahdale. Entries in the Subiaco Rate Books suggest that Joseph was the owner/occupier of 107 Barker Road in 1907, but in October 1908, the property was offered for sale for £560 by a local builder, Lemuel Arthur Waldron. Advertisements suggest that Waldron was particularly active along the eastern end of Barker Road as a builder/developer in the early 1900s and some of the houses believed to have been constructed by him in this immediate area include 73 Barker Road (c.1902), 1 Bedford Avenue (c.1904), 18 Bedford Avenue (c.1904), 111 Barker Road (c.1904), and 115 Barker Road (c.1905). Further research would need to be undertaken to confirm if Waldron also built #107, and if Smith had defaulted on its purchase. The first long-term occupants were members of the Neale family, with the Rate Books identifying Arthur William Neale as the owner/occupier from 1908. At the time of Arthur's death as a result of an accident in 1928 (aged 67 years), it was reported: <i>"The late Mr. Neale was a well-known identity of Perth, having been with the Electricity and Gas Department for the last 33 years."</i> His wife, Annie Elizabeth Neale (nee Archer) (c.1858-1942) remained at 107 Barker Road until c.1940. It then became the home of George Kirkpatrick (c.1866-1942), contractor, his wife, Grace Darling Kirkpatrick (nee Menagh) (c.1869-1948), and their daughter, Gladys Kirkpatrick (accountant). Gladys was still listed here in the Electoral Rolls of 1949, but had moved to Floreat by the early 1950s. Historical aerial photographs show that rear additions have been undertaken over time. However, these have not adversely impacted on the heritage fabric. In recent years restoration works have included the removal of paint from the brickwork and re-tuckpointing.
	 Metropolitan Sewerage Plan, Part Sheet 170, State Records Office of Western Australia (revised 1954)

<i>Physical Description</i> (Based on a streetscape inspection in May 2026)	<u>Architectural style</u> 107 Barker 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. <u>Plan form at the street frontage</u> • Asymmetrical facade. • Projecting wing on the western side, featuring a rectangular bay window. • Abutting verandah extending across the remainder of the frontage. <u>Roof form and materials</u> • Hipped-gabled roof clad with corrugated metal sheeting. • Prominent verge gable over the projecting wing. This has been finished with a roughcast rendered face and decorative timber battens, forming a grid pattern around a central slatted panel. • Scribed gable boards with decorative curved ends. • Turned timber finial. • Battened eaves. • Two tuck-pointed brick chimneys with decorative rendered string courses and caps. • Bullnose verandah roof. <u>Wall materials and finishes to the main facade</u> • Tuck-pointed brick walls. • Two rendered and painted stringcourses, one a window sill height and the other at door-head height. • Rendered stone plinth. <u>Other detailing to main facade</u> • Centrally located, 5-panel entrance door, with traditional moulded architraves, highlights, sidelights and stained-glass detailing. • Wide arched opening to the projecting wing, This is capped by a deep rendered lintel panel with a moulded upper edge, and sits over a projecting rendered sill with a decorative under sill panel. • Triple casement windows with stained glass highlights to the projecting wing. The upper and lower sections of the windows are separated by decorative timber framing which has been detailed as a dentilled 'cornice'. • Triple, double-hung window to the front room facing onto the verandah. This features a wide central panel with narrow sidelights, the latter with stained glass panes. The opening has a segmental arch, and a projecting rendered sill with a decorative under sill panel. • Turned timber verandah posts with carved timber brackets, capped by a frieze of turned timber balustrettes. • Rendered front steps leading up to a timber verandah.
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	<u>Streetscape setting</u> • Lot width approximately 11m. • House set back approximately 4.5m from the Barker Road frontage. • Narrow side setbacks. • Front yard enclosed by a timber picket fence. <u>General Condition</u> (as viewed from the street) Good
References	• <i>Local Heritage Survey of the Triangle Precinct, 2020-2021</i>, prepared for the City of Subiaco by Hocking Heritage and Architecture (adopted 22 June 2021)- Place Record for 107 Barker Road • <i>Plan of Subiaco Shewing all Subdivisions and Deposited Plan Nos</i>, published by G W Harris in c.1896-1897, SROWA series235_cons3868_item354. • Western Australian Post Office Directories, 1890s-1949 (slwa.wa.gov.au) (information provided by the City of Subiaco, April 2026) • City of Subiaco Rate Books (information provided by the City of Subiaco, April 2026, covering selected years in the period c.1903 through to the early 1930s, noting that not all years are available in the SROWA collection) • <i>Who Built Subiaco? – The builders who lived and/or worked in Subiaco in the period c.1895-1940, a private research paper prepared by Annette green (copy held in the City of Subiaco Local History Collection)</i> • Electoral Rolls (scanned copies of selected years available at ancestry.com.au) • WA Online Births, Deaths and Marriages Index (https://www.wa.gov.au/organisation/departments-of-justice/online-index-search-tool) • Various newspaper notices and advertisements relating to this property and/or the occupants of the house (trove.nal.gov.au), including: <i>The West Australian</i>, 17 October 1908, p 6 <i>The Daily News</i> 5 December 1928 p 9 • Metropolitan Water Board Plan No 170, dated 2 June 1954, SROWA-series634_cons4156_item0170 (https://mapping.sro.wa.gov.au/#/) • Historical aerial photographs, as available for selected years in the period 1948-2022, Map Viewer Plus (landgate.wa.gov.au) Note: Biographical information has been based on readily available information from a range of online sources. 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.

<i>Name</i>	House, 111 Barker Road, Subiaco		
<i>Address</i>	111 Barker Road, Subiaco (Lot 2, DP 2319)		
<i>Other</i>	Known as 113 Barker Road in c.1907-1913		
<i>Place No.</i>	24035		
<i>Heritage Listings</i>	Local Heritage Survey – Some significance (level 3)		
<i>Place Type</i>	Individual building		
<i>Photograph</i> (Greenward Consulting, May 2026)			
<i>Construction date</i>	c.1904	<i>Architectural style</i> Federation Queen Anne	
<i>Construction materials</i>	<i>Walls</i> Brick – Tuck-pointed brick	<i>Roof</i> Metal - Corrugated	<i>Other</i> Rendered and painted string courses
<i>Use</i>	<i>Current</i> Residential - Single storey	<i>Original</i> Residential - Single storey	<i>Other</i> Two storey addition at the rear
<i>Authenticity</i>	Medium: The authenticity of the house within its streetscape setting has been reduced by the replacement of what would have been timber verandah posts with rendered columns; and the replacement of the timber framed windows with aluminium framed windows. However, the form and scale of the place, the central gable, and the tuck-pointed brickwork continue to contribute to the traditional heritage character of the street. With regard to the traditional character of the place, other intrusive elements within streetscape views are the prominent solar panels on the roof and the high front fence (neither of which have caused physical damage to the heritage fabric).		

<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>	This property is located within the area laid out as Perth Suburban Lots (PSL) 218 and 219 in the 1880s. In the 1890s, Subiaco's population increased significantly due to an economic depression in the eastern states and the discovery of gold in Western Australia. During this period Subiaco's original 4-5 acre Perth Suburban Lots were progressively subdivided for residential development. This gradually attracted settlement and, from around the turn of the century, the more elevated lots near Kings Park and the tram lines were developed with the private homes of skilled tradesmen, white collar workers and professional men, as well as with rental properties owned by developers/investors. A plan dated c.1896-1897 shows that PSL 218 and 219 had been subdivided into 52 residential lots by the mid 1890s (Deposited Plan 214). This subdivision was located between Barker and Bagot Roads and bisected by Salisbury Avenue (now part of Park Street). All of the original lots had frontages to Ivy Street (now Olive Street) and Mabel Street (now the northern end of Bedford Avenue). However, Lots 50 to 52 were subsequently re-subdivided to create 4 lots with frontages to Barker Road (Deposited Plan 2319). These are now known as 103, 107, 111 & 115 Barker Road. The house on Lot 2, DP 2319 (111Barker Road) had been built by 1905, when Lemuel Arthur Waldron was identified as the owner/occupant. Newspaper advertisements confirm that that Waldron was undertaking speculative residential development in Subiaco by 1901 (when he was advertising a newly built house in Barker Road, near Olive Street). In June 1904 he placed an advertisement for a house in Mabel Street (Bedford Avenue), which also indicted the extent of his involvement in the local housing market: <i>BUY Direct from Builder. Seven roomed House, etc., £600, Mabel-st., Subiaco. L. A. WALDRON has sold 17 houses in this locality. Best workman ship and material.</i> Advertisements suggest that Waldron was particularly active along the eastern end of Barker Road as a builder/developer in the early 1900s and some of the houses believed to have been constructed by him in this immediate area include 73 Barker Road (c.1902), 1 Bedford Avenue (c.1904), 18 Bedford Avenue (c.1904), 111 Barker Road (c.1904), and 115 Barker Road (c.1905). Further research would need to be undertaken to confirm if Waldron also built 107 Barker Road in c.1905. Typically, the places advertised were 5 to 7 room brick houses, valued at between £450-£625, which equates to a good quality brick villa of the early twentieth century. During this period Waldron also placed numerous advertisements for houses and shops for rent, and dealt in new and used furniture. He continued to live and work in WA until c.1913. Entries in the Subiaco Rates Books indicate that Waldon lived at 111 Barker Road in c.1905-1906, which suggests that the house was built in c.1904. There was a high turn-over of occupants, but Waldron appears to have been living here again in August 1912, when he was advertising another property for sale from this address. When 111 Barker Road was offered for sale in 1915 it was described as follows:

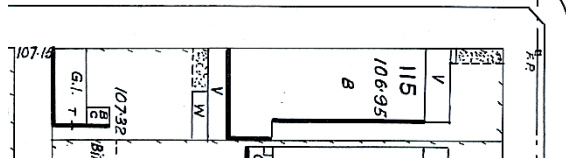
	<i>EBEN ALLEN and CO. have received instructions from Messrs. Stone and Burt, solicitors for the mortgagees, to SELL, ... Lot 2, being portion of Perth sub. Lot 218 on deposited plan 2319 ... with a comfortable modern brick villa, containing entrance hall, 4 large rooms, kitchen bathroom: laundry, with copper and troughs; enclosed back verandah, front verandah. For a home or investment, the above is worth inspection.</i> The first long-term residents were members of the Coad family, who lived here in c.1927-1949. William Coad (c.1870-1949) and Alice Holmes (c.1877-1963) were married in Coolgardie in 1900 and had 4 children in the period 1901-1914. Entries in the Electoral Rolls of 1931 show that William (who was described as a blacksmith) and Alice were initially sharing the house with their three adult children: Agnes (office worker), Hazel (shop assistant), and William James (traveller). Entries in later Electoral Rolls indicate that their youngest child, Alice May, was also living here. William and Alice remained at 11 Barker Road until c.1949, but by the early 1950s Alice had moved to Townshend Road to live with her son, William, jnr. Historical aerial photographs indicate that additions were constructed at the rear of the house in various stages, including a two-storey extension in the late twentieth century.
	 Metropolitan Sewerage Plan, Part Sheet 170, State Records Office of Western Australia (revised 1954)
Physical Description (Based on a streetscape inspection in May 2026)	<u>Architectural style</u> 111 Barker 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. <u>Plan form at the street frontage</u> • Symmetrical façade with a shallow projecting bay at the main entrance. • Full width verandah. <u>Roof form and materials</u> • Hipped-gabled roof clad with corrugated metal sheeting. • Small, central gable over the entrance bay. This has a flush face, a pattern of vertical and curved timber battens, a turned timber finial, and gable boards with traditional scribed edging. • Small, panelled gablets to the east-west ridgeline, with a turned timber finial at the western end. Evidence of a former finial at the eastern end. • Two, painted brick chimneys with raked caps. • Bullnose verandah roof. • Solar panels to the north (Barker Road) plane of the main roofline. <u>Wall materials and finishes to the main facade</u> • Tuck-pointed brick.

	• Two rendered and painted stringcourses, one just above window sill height, the other just above door head height. • Plain rendered cornice panel above the verandah roof. <u>Other detailing to main facade</u> • Main entrance centrally located in the shallow projecting bay. The entrance door features traditional moulded architraves, highlights and sidelights. Textured glass detailing (probably originally stained glass). • Single aluminium-framed window to each front room. Note: based on the style of the place, and the size of the openings, it is likely that these were originally timber-framed, double hung windows. • Projecting rendered window sills. • Rendered columns and lacework frieze to the verandah (not original details). <u>Streetscape setting</u> • Lot width approximately 11m. • House set back approximately 4.7m from the Barker Road frontage. • House set back approximately 1m along the eastern side of the house; minimal setback along the western side. • Front yard enclosed by painted rendered brick wall. <u>General Condition</u> (as viewed from the street) Good
References	• <i>Local Heritage Survey of the Triangle Precinct, 2020-2021</i>, prepared for the City of Subiaco by Hocking Heritage and Architecture (adopted 22 June 2021)- Place Record for 111 Barker Road • <i>Plan of Subiaco Shewing all Subdivisions and Deposited Plan Nos</i>, published by G W Harris in c.1896-1897, SROWA series235_cons3868_item354. • Western Australian Post Office Directories, 1890s-1949 (slwa.wa.gov.au) (information provided by the City of Subiaco, April 2026) • City of Subiaco Rate Books (information provided by the City of Subiaco, April 2026, covering selected years in the period c.1903 through to the early 1930s, noting that not all years are available in the SROWA collection) • <i>Who Built Subiaco? – The builders who lived and/or worked in Subiaco in the period c.1895-1940, a private research paper prepared by Annette green (copy held in the City of Subiaco Local History Collection)</i> • Electoral Rolls (scanned copies of selected years available at ancestry.com.au) • WA Online Births, Deaths and Marriages Index (https://www.wa.gov.au/organisation/departments-of-justice/online-index-search-tool) • Various newspaper notices and advertisements relating to this property and/or the occupants of the house (trove.nal.gov.au), including: <i>The West Australian</i>, 11 June 1904, p 4 <i>The West Australian</i>, 13 August 1912, p 3

	<i>The West Australian</i>, 4 December 1915, p 3 • Metropolitan Water Board Plan No 170, dated 2 June 1954, SROWA-series634_cons4156_item0170 (https://mapping.sro.wa.gov.au/#/) • Historical aerial photographs, as available for selected years in the period 1948-2022, Map Viewer Plus (landgate.wa.gov.au) Note: Biographical information has been based on readily available information from a range of online sources. 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, 115 Barker Road, Subiaco		
<i>Address</i>	115 Barker Road, Subiaco (Lot 1, DP 2319) (corner Bedford Avenue)		
<i>Other</i>	'Corra Lyne' (name given to the house a newspaper item in 1915)		
<i>Place No.</i>	-		
<i>Heritage Listings</i>	-		
<i>Place Type</i>	Individual building		
<i>Photograph</i> (Greenward Consulting, May 2026)			
<i>Construction date</i>	c.1905	<i>Architectural style</i> Federation Queen Anne (detailing obscured by later alterations)	
<i>Construction materials</i>	<i>Walls</i> Brick - Painted brick	<i>Roof</i> Metal – Decramastic sheeting	<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 original scale and form of this house can still be readily understood. However, its authenticity within its streetscape setting has been reduced by the painting of the main façade and replacement of the roof cladding with decramastic sheeting.		
<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>	This property is located within the area laid out as Perth Suburban Lots (PSL) 218 and 219 in the 1880s. In the 1890s, Subiaco's population increased significantly due to an economic depression in the eastern states and the discovery of gold in Western Australia. During this period Subiaco's original 4-5 acre Perth Suburban Lots were progressively subdivided for residential development. This gradually attracted settlement and, from around the turn of the century, the more elevated lots near Kings Park and the tram lines were developed with the private homes of skilled tradesmen, white collar workers and professional men, as well as with rental properties owned by developers/investors. A plan dated c.1896-1897 shows that PSL 218 and 219 had been subdivided into 52 residential lots by the mid 1890s (Deposited Plan 214). This subdivision was located between Barker and Bagot Roads and bisected by Salisbury Avenue (now part of Park Street). All of the original lots had frontages to Ivy Street (now Olive Street) and Mabel Street (now the northern end of Bedford Avenue). However, Lots 50 to 52 were subsequently re-subdivided to create 4 lots with frontages to Barker Road (Deposited Plan 2319). These are now known as 103, 107, 111 & 115 Barker Road. The house on Lot 2, DP 2319 (111 Barker Road) had been built by 1905, when Lemuel Arthur Waldron was identified as the owner/occupant. Newspaper advertisements confirm that that Waldron was undertaking speculative residential development in Subiaco by 1901 (when he was advertising a newly built house in Barker Road, near Olive Street). In June 1904 he placed an advertisement for a house in Mabel Street (Bedford Avenue), which also indicted the extent of his involvement in the local housing market: <i>BUY Direct from Builder. Seven roomed House, etc., £600, Mabel-st., Subiaco. L. A. WALDRON has sold 17 houses in this locality. Best workman ship and material.</i> Advertisements suggest that Waldron was particularly active along the eastern end of Barker Road as a builder/developer in the early 1900s and some of the houses believed to have been constructed by him in this immediate area include 73 Barker Road (c.1902), 1 Bedford Avenue (c.1904), 18 Bedford Avenue (c.1904), 111 Barker Road (c.1904), and 115 Barker Road (c.1905). Further research would need to be undertaken to confirm if Waldron also built 107 Barker Road in c.1905. Typically, the places advertised were 5 to 7 room brick houses, valued at between £450-£625, which equates to a good quality brick villa of the early twentieth century. During this period Waldron also placed numerous advertisements for houses and shops for rent, and dealt in new and used furniture. He continued to live and work in WA until c.1913. Waldron was advertising at 115 Barker Road in January to March 1906, which indicates that the house was built in 1905. The property was then owned by Edward Snelling (c.1910-1914) and Thomas Painter (c.1915-1921). Subsequent owners have not been researched, but the high turnover of occupants suggests that it was primarily used as a rental property through to the late 1930s. Some of the occupants during this period included: – c.1907-1909: George Hawkesford (warehouseman) – c.1910-1911: Joseph Smith (carpenter) – c.1912: Edward James Bewsher (telephone mechanic)
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	– c.1913: Roy Lancelot Duffield (bookkeeper) – c.1915-1916: Edward Nelling (occupation not determined) – c.1915-1917: Edgar Hattesley Donnes (draper) – c.1917-1918: Captain E T H Knight – c.1920-1924: Charles Abby Gill Marris (motor driver) – c.1925-1930: Mrs V ('Bessie') Sargant (home duties) – c.1931-1932: Mrs Taylor – c.1933-1936: Frank Passmore Cornelius (retired) – c.1937-1938: Percy Westwood Garwell (bread carter) The first long-term occupants were members of the Fletcher family. Leila Mary Waterhouse (c.1888-1974) and Stephen Harold Fletcher (c.1881-1927) were married in Claremont in 1908 and had three children: Leila Pattie (born c.1909), Stephen Harold (c.1909) and Joseph Ross (c.1918). Leila and her daughter (who was a teacher) had settled at 115 Barker Road by 1939. Leila, jnr, (who died in 1988) was still listed here in the Electoral Rolls of 1980 (the last volume available online). A review of historical aerial photographs shows that the extent of this house has not been significantly altered since the mid-twentieth century, and the rear additions (as visible along the Bedford street frontage) appear to date from around the 1950s-1960s. A large, detached shed was built at the rear the site in the 1970s.
	 Metropolitan Sewerage Plan, Part Sheet 170, State Records Office of Western Australia (revised 1954)
<i>Physical Description</i> (Based on a streetscape inspection in May 2026)	<u>Architectural style</u> 115 Barker Road features detailing derived from the Federation Queen Anne style, although this has been obscured by later alterations. It was designed to a scale and form generally considered suitable for occupiers such as skilled tradesmen and junior office workers. <u>Plan form at the street frontage</u> • This single-fronted house was designed with a hallway along the western side. • The narrow main façade features a shallow, rectangular, bay window to the front room. <u>Roof form and materials</u> • The hipped-gable roof has been clad with decramastic sheeting to imitate tiles (possibly in the 1970s) Note: this would have originally had originally corrugated iron sheeting. • The roof features a small gable, which sits above the verandah roof, over the bay window. This has a flush panel face, divided by a single, vertical timber batten.

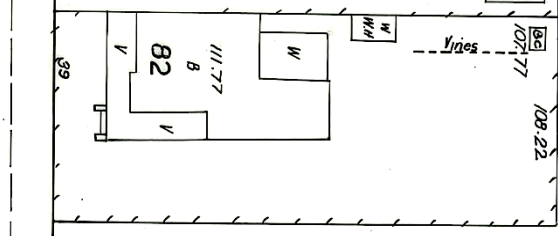
	Note: this may have originally had comparable detailing to the similar sized gable to 111 Barker Road (constructed by the same builder at around the same time) - The raked verandah roof appears to be slightly wider than would be expected of the original (now extending beyond the edge of the parapet wall at the western end). <u>Wall materials and finishes to the main facade</u> - Painted brick (Baker Road façade originally tuck-pointed). - Two rendered and painted stringcourses, one at window sill height and the other at door head height. - Rock-faced stone plinth along the Bedford Avenue frontage. <u>Other detailing to main facade</u> - Glazed entrance door (not original) with traditional moulded architraves. Highlights and sidelights, fitted with plain textured glass (probably originally stained glass). - Triple casement window with highlights to the front room. - Rendered, rectangular window sill. - Plain square timber posts and metal balustrade to the verandah (not original). - Concrete verandah floor. Note: a sketch of the house based on an original drawing dated 1996, shows a rusticated rendered panel and stucco bracket at the top of the northern face of the parapet wall. Both of these would be consistent with the original style of the place, but the accuracy of the sketch has not been verified for the purpose of this report. <u>Streetscape setting</u> - Lot width approximately 7.3m. - House set back approximately 4.3m from the Barker Road frontage. - Zero set back from the Bedford Avenue frontage. - House set back approximately 1m along the eastern side of the house. - Front yard enclosed by timber picket fence, with a painted brick plinth. <u>General Condition</u> (as viewed from the street) Fair Note: there appears to be some subsidence at the NW corner of the house.
References	<i>Plan of Subiaco Shewing all Subdivisions and Deposited Plan Nos</i>, published by G W Harris in c.1896-1897, SROWA series235_cons3868_item354. - Western Australian Post Office Directories, 1890s-1949 (slwa.wa.gov.au) (information provided by the City of Subiaco, April 2026) - City of Subiaco Rate Books (information provided by the City of Subiaco, April 2026, covering selected years in the period c.1903 through to the early 1930s, noting that not all years are available in the SROWA collection) <i>Who Built Subiaco? – The builders who lived and/or worked in Subiaco in the period c.1895-1940, a private research paper prepared by Annette green (copy held in the City of Subiaco Local History Collection)</i>

	• Electoral Rolls (scanned copies of selected years available at ancestry.com.au) • WA Online Births, Deaths and Marriages Index (https://www.wa.gov.au/organisation/departments-of-justice/online-index-search-tool) • Various newspaper notices and advertisements relating to this property and/or the occupants of the house (trove.nal.gov.au), including: <i>The West Australian</i>, 11 June 1904, p 4 <i>The West Australian</i>, 22 October 1915, p 31 • Metropolitan Water Board Plan No 170, dated 2 June 1954, SROWA-series634_cons4156_item0170 (https://mapping.sro.wa.gov.au/#/) • “Drawing: House corner Bedford Avenue and Barker Road, Peter Harper”, 2008 redraw of an original drawing dated October 1994. From the City of Subiaco’s collection of Peter Harper’s drawings local buildings. (https://collections.wa.net.au/items/bf31c3f0-144e-45f0-ace2-a77e4c7846f0) • Historical aerial photographs, as available for selected years in the period 1948-2022, Map Viewer Plus (landgate.wa.gov.au) Note: Biographical information has been based on readily available information from a range of online sources. 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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5.2 82-132 BARKER ROAD

<i>Name</i>	House, 82 Barker Road, Subiaco		
<i>Address</i>	82 Barker Road, Subiaco (Lots 39 & 40, DP 864)		
<i>Other</i>	'St Bathans' (name used for the property in newspaper notices in 1907-1914)		
<i>Place No.</i>	-		
<i>Heritage Listings</i>	-		
<i>Place Type</i>	Individual building		
<i>Photograph</i> (Greenward Consulting, May 2026)			
<i>Construction date</i>	c.1905	<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>
<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 windows to one of the front rooms.		
<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>	This property is located within the area laid out as Perth Suburban Lot (PSL) 211 in the 1880s. In the 1890s, Subiaco's population increased significantly due to an economic depression in the eastern states and the discovery of gold in Western Australia. During this period Subiaco's original 4-5 acre Perth Suburban Lots were progressively subdivided for residential development. This gradually attracted settlement and, from around the turn of the century, the more elevated lots near Kings Park and the tram lines were developed with the private homes of skilled tradesmen, white collar workers and professional men, as well as with rental properties owned by developers/investors. In c.1894, Perth Suburban Lot 211 was subdivided as Deposited Plan 864, which included 42 residential lots with frontages to Broome Road (Hay Street), Perth Street (part Churchill Avenue), Barker Road, and Coghlan Road. Research undertaken for a detailed assessment of 96 Barker Road in 2014, determined that land in DP 684 began to sell quickly, with many of the lots being bought in groups. However, it was another decade before Lots 33 to 42, facing Barker Road, began to be developed, with houses being built at 72 Barker Road (corner Coghlan Road, now redeveloped), 82, 86, 90 and 96 Barker Road in c.1905-1906. Entries in the Subiaco Rate Books of 1905 identified the owner of Lots 38-40 as Walter Lay (builder). Lay was born in Victoria, but had moved to Western Australia by 1900. In the Electoral Rolls of 1903 he was listed as a builder of West Leederville and towards the end of that year he was advertising a newly built residence for sale in Subiaco. Lay had settled in Subiaco by 1906 and was involved in a considerable amount of residential development in this suburb through until his retirement in the late 1940s. Lots 38-40 of Deposited Plan 864, had been developed with the houses subsequently known as 82 and 86 Barker Road by 1906, and it seems likely that Lay had built both of these as speculative developments. Entries in the Subiaco Rate Books identified Richard Gorthorpe (sic, Gawthorpe), manager/accountant, as the owner/occupier of 82 Barker Road in 1907, but it had been occupied by Ritchie Eagle (mechanical engineer) by October of that year. Ritchie Eagle and Edith Blanche Iles were married in Perth in 1904 and they had at least one child, Gwenda, in 1910. They appear to have rented 82 Barker Road for a few years, but had purchased it prior to 1912, when it was advertised for sale: <i>ATTRACTIVE MODERN BRICK VILLA. - CH. SOMMERS has been favoured with instructions from R. Eagle, Esq., who has been transferred to Victoria, to SELL, as above Lot 49 of Perth Sub. Lot 211, having a frontage of 51ft. to Barker-road- by depth of 130ft., upon which. is erected a particularly attractive Brick Villa Residence, containing 5 large rooms, vestibule, bathroom, pantry, washhouse (with copper and troughs), etc. The grounds are nicely laid out with croquet lawn, flower garden, and fruit trees and vines in bearing. The situation is an ideal one, being only three minutes' walk from, King's Park and Hay-street tram, and seven minutes from the Leederville Railway Station. Inspection is confidently invited.</i> The property then had a high turn-over of occupants through until at least the mid-twentieth century and it seems likely that it was primarily used as a rental property. Some of the occupants during this period included: – c.1912-1913: William Raymond Read (chemist)
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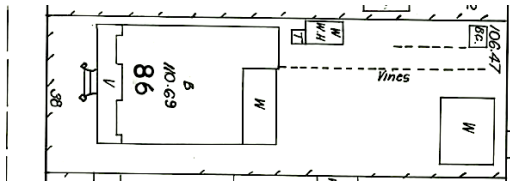
	William and Florence Read were living here by June 1912, when they announced the birth of twin daughters. – c.1914-1917: John Henry Prior Gulley (draper) John Gulley and Ethel Taylor had married in 1907 and lived in Subiaco for most, if not all, of their married lives. Other rental properties occupied by the family in this immediate vicinity included 113 Barker Road, c.1911, and 89 Barker Road c.1912-1913. – c.1918-1920: Oscar Seth Burge (businessman) – c.1921-1922: Charles N Turner (occupation not determined) – c.1923-1930: Mrs Mary Elizabeth Douglas (widow) Mary may have been taking in boarders during this period (see below). – c.1925-1928: Robert Ernest Hutchinson (inspector) Robert Ernest Hutchison, Detective -Inspector, WA Government Railways, died here in August 1928, aged 60 years. – c.1931-1932: Arthur Dyson (teacher) – c.1933: listed as vacant in the Post Office Directory – c.1934-1939: Mrs Ada Ward – c.1940-1941: Mrs Ethel Moloney – c.1942-mid 1950s: William Frederick Napier Stuart (painter) Historical aerial photographs indicate that the house has been extended to the rear in various stages since the 1970s, with major new additions being undertaken in c.2002.
	 Metropolitan Sewerage Plan, Part Sheet 171, State Records Office of Western Australia (revised 1954)
<i>Physical Description</i> (Based on a streetscape inspection in May 2026)	<u>Architectural style</u> 82 Barker 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. <u>Plan form at the street frontage</u> • Asymmetrical façade with a verandah extending across the main frontage and returning partway along the eastern side. • Shallow projecting bay to the eastern section of the front façade (under the gable). <u>Roof form and materials</u> • Hipped-gable roof clad with corrugated metal sheeting. • Prominent gable, finished with rough-cast render and decorative timber battens detailed as a series of ‘columns’ and ‘arches’. • Small gablets to the ends of the north-south ridgeline.

	• Large, painted brick (originally face brick) chimneys with a raised brick panel to each side, corbelled caps and terracotta pots. • Dropped, raked roof to the return verandah. <u>Wall materials and finishes to the main facade</u> • Painted brick (originally tuck-pointed). <u>Other detailing to main facade</u> • Parapet wall along the western boundary. • Pair of narrow, full height double hung windows with timber kick-plates to the front room under the gable. • Wide opening with a timber framed door and sidelights to the other front room Note: based on the style of the place, this may have originally been detailed to match the windows to the other front room. • Single full height double hung window with timber kick-plate facing south at the end of the return verandah. • Main entrance facing east at the end of the return verandah. This has a five-panel door, sidelights and highlights, featuring stained glass panels. • Turned timber posts to the verandah. • Timber verandah floor. <u>Streetscape setting</u> • Lot width approximately 15m. • House set back approximately 3.5m from the Barker Road frontage. • House set back approximately 6m to the eastern boundary; zero setback to the western boundary. • Front yard enclosed by a scalloped picket fence. • Detached carport at the south- eastern corner of the lot. <u>General Condition</u> (as viewed from the street) Good
References	• <i>Plan of Subiaco Shewing all Subdivisions and Deposited Plan Nos</i>, published by G W Harris in c.1896-1897, SROWA series235_cons3868_item354. • <i>Heritage Assessment of Residence, 96 Barker Subiaco</i>, prepared for the City of Subiaco by Hocking Heritage Studio, May 2014. • Western Australian Post Office Directories, 1890s-1949 (slwa.wa.gov.au) (information provided by the City of Subiaco, April 2026) • City of Subiaco Rate Books (information provided by the City of Subiaco, April 2026, covering selected years in the period c.1903 through to the early 1930s, noting that not all years are available in the SROWA collection) • <i>Who Built Subiaco? The builders who lived and/or worked in Subiaco in the period c1895-1940</i>, a private research paper prepared by Annette Green (copy held in the City of Subiaco Local History Collection) • Electoral Rolls (scanned copies of selected years available at ancestry.com.au)

	• WA Online Births, Deaths and Marriages Index (https://www.wa.gov.au/organisation/departments-of-justice/online-index-search-tool) • Various newspaper notices and advertisements relating to this property and/or the occupants of the house (trove.nal.gov.au), including: <i>The West Australian</i>, 18 October 1907, p 4 <i>The West Australian</i>, 13 February 1912, p 3 • Metropolitan Water Board Plan No 171, as revised March 1954, SROWA-series634_cons4156_item0171 (https://mapping.sro.wa.gov.au/#/) • Historical aerial photographs, as available for selected years in the period 1948-2022, Map Viewer Plus (landgate.wa.gov.au) Note: Biographical information has been based on readily available information from a range of online sources. 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, 86 Barker Road, Subiaco		
<i>Address</i>	86 Barker Road, Subiaco (Lot 38, DP 864)		
<i>Other</i>	'Ivanhoe' (name used for the property in newspaper notices in 1907, 1910 and 1911)		
<i>Place No.</i>	-		
<i>Heritage Listings</i>	-		
<i>Place Type</i>	Individual building		
<i>Photograph</i> (Greenward Consulting, May 2026)			
<i>Construction date</i>	c.1905	<i>Architectural style</i> Federation Queen Anne	
<i>Construction materials</i>	<i>Walls</i> Brick – Tuck-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 detailing of the building is largely intact and/or sympathetically restored. The only major alteration to the main façade has been the extension of the verandah as part of the construction of a carport along the eastern setback.		
<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		

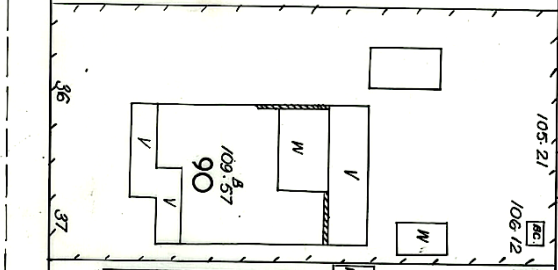
<i>Historical Notes and Associations</i>	This property is located within the area laid out as Perth Suburban Lot (PSL) 211 in the 1880s. In the 1890s, Subiaco's population increased significantly due to an economic depression in the eastern states and the discovery of gold in Western Australia. During this period Subiaco's original 4-5 acre Perth Suburban Lots were progressively subdivided for residential development. This gradually attracted settlement and, from around the turn of the century, the more elevated lots near Kings Park and the tram lines were developed with the private homes of skilled tradesmen, white collar workers and professional men, as well as with rental properties owned by developers/investors. In c.1894, Perth Suburban Lot 211 was subdivided as Deposited Plan 864, which included 42 residential lots with frontages to Broome Road (Hay Street), Perth Street (part Churchill Avenue), Barker Road, and Coghlan Road. Research undertaken for a detailed assessment of 96 Barker Road in 2014, determined that land in DP 684 began to sell quickly, with many of the lots being bought in groups. However, it was another decade before Lots 33 to 42, facing Barker Road, began to be developed, with the houses at 72 Barker Road (corner Coghlan Road, now redeveloped), 82, 86, 90 and 96 Barker Road all being built in c.1905-1906. Entries in the Subiaco Rate Books of 1905 identified the owner of Lots 38-40 as Walter Lay (builder). Lay was born in Victoria, but had moved to Western Australia by 1900. In the Electoral Rolls of 1903 he was listed as a builder of West Leederville and towards the end of that year he was advertising a newly built residence for sale in Subiaco. Lay had settled in Subiaco by 1906 and was involved in a considerable amount of residential development in this suburb through until his retirement in the late 1940s. Lots 38-40 of Deposited Plan 864, had been developed with the houses subsequently known as 82 and 86 Barker Road by 1906, and it seems likely that Lay had built both of these as speculative developments. The first known owner/occupant of 86 Barker Road was Ernest Marshall. Ernest Halliday Marshall (c.1880-1942)(traveller) and Beatrice Ellen Johnson (c.1879-?) were married in Perth in May 1906 had at least 2 children while living in this house: Harold Norwood (1907) and Dorothy Nell (1910). The Marshall family remained here until 1915, when the house was advertised for sale: <i>BARKER-RD., SUBIACO.-Portion of Perth Sub Lot 211 and being Lot 38 and part of Lot 37, D.P., 864.... With a modern 5 roomed brick residence, and vestibule, and all conveniences. The property is in a choice position, being two doors from Coghlan-road, handy to tram and five minutes from West Leederville Station.</i> It was then purchased by the Daff family who retained ownership until late 1931, and lived here in c.1916-1917 and c.1920-1927. Arthur Daff (butcher, later farmer) and Lizzie McAtamney were married in Boulder in 1912 and this initially appears to have been their city residence while Arthur continued to operate as a butcher in Boulder. In the 1920s he operated butcher's shops at Subiaco and then West Perth, but had established a farm at Brunswick Junction by c.1930. The next long-term residents were members of the Nicholl family. James Ronald Nicholl (c.1910-1975) and Ida Violette Swaine (c.1908-1993) were married in Subiaco in June 1931, and they had two children, born in 1933 and 1937. 86 Barker Road became their long-term family home in c.1932, and Ida was still
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	listed here in the Electoral Rolls of 1980 (the last volume available online). James was described as a shop assistant in the Electoral Rolls, but in other documents he was described as a business manager. Following the death of his father, Samuel Barber Nicholl, in 1936, James inherited a 1/3 share in the Parisian Dyeing & Cleaning Company. Samuel Nicholl had been the proprietor of the WA branch of this firm from the early twentieth century. It was originally based 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 when James' mother died in 1955. Historical aerial photographs show that the footprint of the house has not significantly changed since the 1950s.
	 Metropolitan Sewerage Plan, Part Sheet 171, State Records Office of Western Australia (revised 1954)
<i>Physical Description</i> (Based on a streetscape inspection in May 2026)	<u>Architectural style</u> 86 Barker 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. <u>Plan form at the street frontage</u> - The symmetrical main façade features a pair of shallow projecting bays, set either side of the main entry. <u>Roof form and materials</u> - Hipped-gable roof clad with corrugated metal sheeting. - Small gable over each of the shallow projecting bays to the main façade. These have matching detailing, with rough cast rendered faces and simple turned timber finials. - Two face brick chimneys with contrasting rendered bases and caps. - Bullnose roof to the verandah. This has been extended to the east as part of a carport along the side setback. <u>Wall materials and finishes to the main facade</u> - Tuck-pointed brick. <u>Other detailing to main facade</u> - Slightly recessed entry at the centre of the main façade, framed by a brick arch. 5-panel entrance door, with traditional moulded architraves, highlights, sidelights, and stained-glass detailing. - Triple casement windows with highlights to each of the front rooms. - Turned timber verandah posts. <u>Streetscape setting</u> - Lot width approximately 10m.

	• House set back approximately 4m from the Barker Road frontage. • House set back approximately 2m set back from eastern boundary; minimal setback to the western boundary. • Front yard enclosed by a scalloped picket fence. • Attached, carport along the eastern side of the house. <u>General Condition</u> (as viewed from the street) Good
References	• <i>Plan of Subiaco Shewing all Subdivisions and Deposited Plan Nos</i>, published by G W Harris in c.1896-1897, SROWA series235_cons3868_item354. • <i>Heritage Assessment of Residence, 96 Barker Subiaco</i>, prepared for the City of Subiaco by Hocking Heritage Studio, May 2014. • Western Australian Post Office Directories, 1890s-1949 (slwa.wa.gov.au) (information provided by the City of Subiaco, April 2026) • City of Subiaco Rate Books (information provided by the City of Subiaco, April 2026, covering selected years in the period c.1903 through to the early 1930s, noting that not all years are available in the SROWA collection). • <i>Who Built Subiaco? The builders who lived and/or worked in Subiaco in the period c1895-1940</i>, a private research paper prepared by Annette Green (copy held in the City of Subiaco Local History Collection) • Electoral Rolls (scanned copies of selected years available at ancestry.com.au) • WA Online Births, Deaths and Marriages Index (https://www.wa.gov.au/organisation/departments-of-justice/online-index-search-tool) • <i>The demographics of Subiaco in 1910</i>, a private research paper prepared by Annette Green (copy held in the City of Subiaco Local History Collection) • Record of the Grant of Probate for Samuel Barber Nicholl of 159 Barker Road, referencing James Ronald Nicholl, business manager, of 86 Barker Road, and his brother Eric Edmund Nicholl, business manager, of 126 Barker Road (ancestry.com.au). • Various newspaper notices and advertisements relating to this property and/or the occupants of the house (trove.nal.gov.au), including: <i>The West Australian</i>, 7 September 1907, p 31 <i>The West Australian</i>, 15 April 1915, p 2 • Metropolitan Water Board Plan No 171, as revised March 1954, SROWA-series634_cons4156_item0171 (https://mapping.sro.wa.gov.au/#/) • Historical aerial photographs, as available for selected years in the period 1948-2022, Map Viewer Plus (landgate.wa.gov.au) Note: Biographical information has been based on readily available information from a range of online sources. 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.

<i>Name</i>	House, 90 Barker Road, Subiaco		
<i>Address</i>	90 Barker Road, Subiaco (Lots 91 & 92, DP 302342 & Lot 36 DP 864)		
<i>Other</i>	'Clio' (name used when the property was advertised for sale in 1909 and in other newspaper items in 1911-1917)		
<i>Place No.</i>	-		
<i>Heritage Listings</i>	-		
<i>Place Type</i>	Individual building		
<i>Photograph</i> (Greenward Consulting, May 2026)			
<i>Construction date</i>	c.1906	<i>Architectural style</i> Federation Queen Anne	
<i>Construction materials</i>	<i>Walls</i> Brick – Painted/Rendered brick	<i>Roof</i> Metal - Corrugated	<i>Other</i> Rendered stringcourse
<i>Use</i>	<i>Current</i> Residential - Single storey with two storey additions at rear	<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/painting of the main façade and the construction of large additions, which are setback along the western side of the original house. However, the original form and scale of the place 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		

<i>Historical Notes and Associations</i>	This property is located within the area laid out as Perth Suburban Lot (PSL) 211 in the 1880s. In the 1890s, Subiaco's population increased significantly due to an economic depression in the eastern states and the discovery of gold in Western Australia. During this period Subiaco's original 4-5 acre Perth Suburban Lots were progressively subdivided for residential development. This gradually attracted settlement and, from around the turn of the century, the more elevated lots near Kings Park and the tram lines were developed with the private homes of skilled tradesmen, white collar workers and professional men, as well as with rental properties owned by developers/investors. In c.1894, PSL 211 was subdivided as Deposited Plan 864, which included 42 residential lots with frontages to Broome Road (Hay Street), Perth Street (part Churchill Avenue), Barker Road, and Coghlan Road. Research undertaken for a detailed assessment of 96 Barker Road in 2014, determined that land in DP 684 began to sell quickly, with many of the lots being bought in groups. However, it was another decade before Lots 33 to 42, facing Barker Road, began to be developed, with the houses at 72 Barker Road (corner Coghlan Road, now redeveloped), 82, 86, 90 and 96 Barker Road all being built in c.1905-1906. Entries in the Subiaco Rate Books of 1907 identified the owner/occupier of this property as J Shierlaw (civil servant, clerk WAGR). James Lennox Shierlaw (c.1864-1945) and Ida Evelyne Maude Walshe (c.1871-1944) were married in Perth in March 1894. The readily available evidence suggests that they were based in the Goldfields districts until c.1905, before living at 90 Barker Road, Subiaco, from c.1906-1909. The house was advertised for sale, as follows, at beginning of 1909: <i>On the PREMISES, 'Clio,' Barker-Rd, SUBIACO (Close to Coghlan-rd). MODERN BRICK VILLA, On Stone Foundation. EBEN. ALLEN and CO. Have been instructed by the owner to SELL, as above, and being Part of Lots 35, 36, 37, and being portion of Perth Suburban Lot 211, having a frontage of 62ft. to [Barker Road], by a depth of 122ft, upon which is erected a substantially-built Villa, containing 5 rooms, pantry, bathroom, and all modern conveniences, including laundry, with copper and troughs erected, shade-house, etc. The above is situated in the best part of Subiaco, being close to King's Park, the tram and train at Leederville Station, and makes a most desirable home.</i> Subsequent occupants included: – c.1911-1917 & 1920: Negus family (owner/occupiers) Edwin William Negus of 90 Barker Road died in August 1912, aged 60 years. Edwin's wife, Eliza, was still living here in 1917, together with three of their adult children. – c.1918-1919: Hatch Henry (produce merchant) – c.1921-1923: Horace Stephen Salom (soldier) – c.1924-1929: Edward Douglass Dent (clerk) – c.1930-1932: Samuel Rosenthal (architect) – c.1933-1939 & early 1950s until at least 1980: members of the Quinn family Patrick William Quinn (retired) died here in December 1936. At that time his wife Helena/Aelena Agnes ('Lena') Quinn; son, James Aloysius Quinn (dentist); daughter Margaret Anne ('Peggy') O'Connell; and son-in-law,
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	Patrick Joseph ('Joe') O'Connell (civil servant), were also listed at this address. They appear to have all moved away for a time after Joe won the lottery in 1939: <i>After an exhaustive search the winner of the first prize of £6,000 in the W.A. Charities lottery, drawn on Saturday morning, has been discovered. He is an unemployed war veteran, Mr. Joe O'Connell, of 90 Barker Road, Subiaco.</i> The place was occupied by others for a few years, but from the early 1950s three of Patrick and Lena's daughters shared the house: ○ Margaret Anne ('Peggy') O'Connell (nee Quinn) (c.1891-1971) (who had been widowed in 1947); ○ Elsie Veronica Markey (nee Quinn) (c.1895-1991) (who appears to have separated from her husband by this time); and ○ May Monica ('Monie') Dwyer (nee Quinn) (c.1904-1991) and her husband, Leo James Patrick Dwyer Margaret remained here until, or near, the end of her life – during which time her occupation was given as librarian. Elise, Monica and Leo were still listed as residents of 90 Barker Road in the Electoral Rolls of 1980 (the last volume available online). Historical aerial photographs show that the place has undergone additions/alterations in a number of stages since the mid twentieth century. The current additions date from the mid-late 1990s.
	 Metropolitan Sewerage Plan, Part Sheet 171, State Records Office of Western Australia (revised 1954)
Physical Description (Based on a streetscape inspection in May 2026)	<u>Architectural style</u> 90 Barker 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. The original detailing has been partly obscured by later alterations. <u>Plan form at the street frontage</u> • Asymmetrical facade. • Projecting wing on the western side. • Abutting verandah extending across the remainder of the frontage. Note: The above plan suggests that the house previously had a stepped verandah, which extended across the full width of the main facade. However, it is possible that this was not an original detail. <u>Roof form and materials</u> • Hipped-gabled roof clad with corrugated metal sheeting.

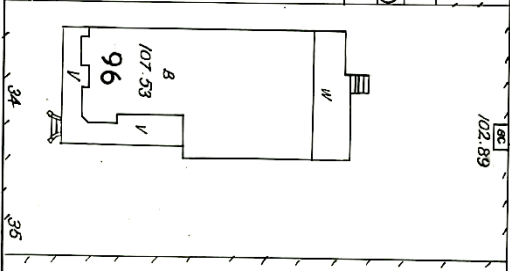
	• Prominent verge gable, finished with a pattern of vertical, horizontal and diagonal battens, and a turned timber finial. • Battened eaves. • Louvred gablets to either end of the main east-west ridgeline. • Painted brick chimney with contrasting rendered base and cap. • Bullnose verandah roof. <u>Wall materials and finishes to the main facade</u> • Painted brick below door head height (originally tuck-pointed). • Plain render above door height (not original) • Rendered stringcourse at window sill height. • Rock-faced stone feature panel below the windows to the projecting bay. <u>Other detailing to main facade</u> • 5-panel entrance door abutting the projecting wing, featuring highlights, sidelights, and stained-glass detailing. • Pair of double hung windows to the projecting wing, over a painted brick sill. • Full height window under the verandah. • Turned timber verandah posts. <u>Streetscape setting</u> • Lot width approximately 18.7m. • House set back approximately 7m from the Barker Road frontage. • House set back approximately 1.2m from the eastern boundary and 6.5m from the original part of the house to the western boundary. • Front yard enclosed by a low rendered brick wall, with tall, rendered brick posts, and metal bar infill panels. • Hard-stand carparking area at the south-western corner of the lot. <u>General Condition</u> (as viewed from the street) Good
References	• <i>Plan of Subiaco Shewing all Subdivisions and Deposited Plan Nos</i>, published by G W Harris in c.1896-1897, SROWA series235_cons3868_item354. • <i>Heritage Assessment of Residence, 96 Barker Subiaco</i>, prepared for the City of Subiaco by Hocking Heritage Studio, May 2014. • Western Australian Post Office Directories, 1890s-1949 (slwa.wa.gov.au) (information provided by the City of Subiaco, April 2026) • City of Subiaco Rate Books (information provided by the City of Subiaco, April 2026, covering selected years in the period c.1903 through to the early 1930s, noting that not all years are available in the SROWA collection). • Electoral Rolls (scanned copies of selected years available at ancestry.com.au) • WA Online Births, Deaths and Marriages Index (https://www.wa.gov.au/organisation/departments-of-justice/online-index-search-tool)

	• <i>The demographics of Subiaco in 1910</i>, a private research paper prepared by Annette Green (copy held in the City of Subiaco Local History Collection) • Various newspaper notices and advertisements relating to this property and/or the occupants of the house (trove.nal.gov.au), including: <i>Mount Barker and Denmark Record</i>, 21 August 1939, p 6 • Metropolitan Water Board Plan No 171, as revised March 1954, SROWA-series634_cons4156_item0171 (https://mapping.sro.wa.gov.au/#/) • Historical aerial photographs, as available for selected years in the period 1948-2022, Map Viewer Plus (landgate.wa.gov.au) Note: Biographical information has been based on readily available information from a range of online sources. 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>	'Ercildoune', 96 Barker Road, Subiaco		
<i>Address</i>	96 Barker Road, Subiaco (Lot 34 DP 864 & Lot 90 DP 302342)		
<i>Other</i>	-		
<i>Place No.</i>	24568		
<i>Heritage Listings</i>	City of Subiaco Heritage List – Considerable significance (level 2) Local Heritage Survey – Considerable significance (level 2)		
<i>Place Type</i>	Individual building		
<i>Photograph</i> (Greenward Consulting, May 2026)			
<i>Construction date</i>	c.1906	<i>Architectural style</i> Federation Free Style	
<i>Construction materials</i>	<i>Walls</i> Brick - Painted brick	<i>Roof</i> Metal - Corrugated	<i>Other</i> Battlemented parapet Rendered stringcourses
<i>Use</i>	<i>Current</i> Residential - Single storey	<i>Original</i> Residential - Single storey	<i>Other</i>
<i>Authenticity</i>	Medium-High: The authenticity of the house within its streetscape setting has been reduced by the painting of the main façade.		
<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 While the brickwork has been painted, the form, scale and detailing of this house continue to make a significant contribution to the heritage values of the area.		

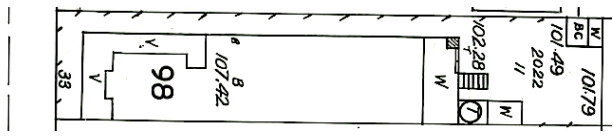
<i>Historical Notes and Associations</i>	The following extract has been taken from the heritage assessment of Residence, 96 Barker Subiaco prepared by Hocking Heritage Studio, May 2014. The land on which this residence is located was originally part of a large landholding of approximately four acres designated as Perth Suburban Lot 211 which was acquired in 1886 by Patrick Hagan (c1835-1891), publican of Fremantle's Victoria Hotel. Hagan was a successful businessman and on his death in 1891 was stated to have an estate of £50,000. Hagan was one of many investors who purchased large landholdings in the areas around central Perth. These large lots were subsequently subdivided and sold to the growing population in Western Australia attracted to the colony by the gold discoveries in the east and hungry for affordable homes. Hagan transferred the parcel to Cecilia Smith, a spinster of Fremantle in 1887 and in 1894 the lots within Perth Suburban Lot 211 were subdivided for sale. The lots of approximately 376 square metres began to sell quickly, many were bought in groups as investment properties. In May 1905, lot 34 and part of lot 35 were transferred to William George Jewell (1870-1940). Jewell was a master plasterer and contractor and is likely to have been the builder of the residence as it was first noted in the Subiaco Municipal Rates Books in 1906. The residence was positioned across the two lots. Jewell owned and occupied the property until 1907 and he seems to have moved regularly to properties around Subiaco in the following years. The plaster detail of the front elevation indicates a level of skill which suggests that Jewell was the designer and constructed this element. Occupants of the residence included the following: – 1906 William G Jewell – 1907-1912 Charles Scrymgour, accountant 'Ercildoune' – 1913 Denis Dinan – 1914 Francis C Barrett, bank clerk – 1915 Francis C Barrett, bank clerk Albert S Spencer – 1916 No entry – 1917 Mrs Miriam Chatman William Coleman – 1918-1919 Stephen S Bickford, Engine Driver Frank Henry Beanery, Commercial Traveller – 1920-1926 Mrs E Hawkins, Dickinson – 1927-1933 Harry E Gough, Clerk – 1934 Vacant – 1935-1941 George Dickinson – 1942 Vacant – 1943 No information – 1944 Vacant – 1945-1946 Ross Thorpe, soldier – 1947-1949 Mrs Jessie Harris
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	The occupants of the residence were generally semi-professional people. One of the earliest residents Charles Scrymgour (1839-1931), an accountant and his wife Maria moved to 96 Barker Road in 1907 where Maria sadly died (at which time Charles was described as an accountant with E S Wigg & Son). Charles stayed on in the house which he named 'Ercildoune', with one of his five daughters. The name Ercildoune is associated with Scotland which may have been Scrymgour's origin. Charles Scrymgour relocated to the house next door at 98 Barker Road in 1913 and stayed on in that smaller property until his death in 1931. An advertisement in 1915 demonstrates the level of affluence which the occupants of the house in the early part of the 20th century would have enjoyed. Furniture of an unusually good character, including bedroom suites, oak dinner wagon, couches, oak chairs, superior carpets and a host of other useful articles, being the contents of a six roomed house situated at 96 Barker Road Subiaco will be auctioned by W.H. Dunn & Co of 55 St Georges Terrace on Monday morning commencing at 11 o'clock in addition to the furniture the firm will also sell a first class Beale U.G. Piano the major portion of the price being payable by monthly instalments of 25s each. The Daily News, 2 October 1915, p. 4. It is presumed that this furniture was owned by Francis Charles Barrett, a bank clerk who lived at the residence in 1914 and 1915. He moved to Claremont in 1916 but died the same year. In 2004, the portion of lot 35 was surveyed and named lot 90 with provision for a right of way on the eastern boundary. The place continues to be used as a private residence. The place was entered on the City of Subiaco Heritage List in August 2014, with the following Statement of Significance: The place is of 'considerable significance' (level 2): • For its demonstration of fine plaster work and unusual battlemented parapet wall; • as a good representative example of the type of housing built for semi-professional people in Subiaco in the early twentieth century; • for its association with the rapid development of Subiaco in the early twentieth century; and • for its potential to provide information on the plaster design and techniques used in the early twentieth century The following additional information has been collated as part of the precinct assessment. At some stage after 1950, 96 Barker Road was adapted as a private hospital/nursing home. A historical photograph shows the place with a sign attached to the fence, which named this as 'Ercildoune Lodge'. Information collated by the Subiaco Museum indicates that this C-class hospital closed in 1988.
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	 Metropolitan Sewerage Plan, Part Sheet 171, State Records Office of Western Australia (revised 1954)
<i>Physical Description</i> (Based on a streetscape inspection in May 2026)	<u>Architectural style</u> 96 Barker Road features detailing derived from the Federation Free style. It was designed to a scale and form generally considered suitable for occupiers such as professional men and office workers. <u>Plan form at the street frontage</u> - Asymmetrical façade featuring a return verandah. <u>Roof form and materials</u> - Hipped-gabled roof clad with corrugated metal sheeting. - Prominent crenelated parapet over the bay window at the SE corner of the main façade. This is set over a deep moulded cornice, below which there is a stucco garland to each of the three faces of the bay. - Verge gable over the shallow window bay towards the western end of the front façade. This features a roughcast face and timber battens, set over a name plate displaying the word 'ERCILDOUNE' in stucco lettering. - Small louvered gablet at the southern end of the main north-south ridgeline, featuring a simple turned timber finial. - Two large, rendered chimneys with projecting caps. - Bull-nosed roof to the return verandah. <u>Wall materials and finishes to the main facade</u> - Painted brick (originally tuck-pointed). - Two rendered stringcourses, one at window sill height and one at door head height. <u>Other detailing to main facade</u> 5-panel entrance door facing east near the northern end of the return verandah. This features traditional moulded architraves, highlights, sidelights and stained-glass detailing. - Three double hung windows to the corner bay window, set over a projecting, moulded sill. - Pair of full height double hung windows with timber kick-plates to the shallow, rectangular bay at the western side of the main façade. - Full height double hung window with timber kick-plate, facing south at the northern end of the return verandah.

	• Timber verandah posts with square and turned sections. • Concrete verandah floor. <u>Streetscape setting</u> • Lot width approximately 10.1. • House set back approximately 5m from the Barker Road frontage. • House set back approximately 7m from the eastern boundary and 1m from the western boundary. • Front yard enclosed by a rendered courtyard wall. • Detached face-brick garage (dating from the late 1990s) near the eastern boundary. <u>General Condition</u> (as viewed from the street) • Good
<i>References</i>	• City of Subiaco Heritage Database, Heritage Place Record – House, 93 Barker Road, Subiaco (https://www.subiaco.wa.gov.au/docs/heritage-database/heritage-place-record-96-barker-road-subiac) (accessed 28 April 2026) • Historical photograph of 96 Barker Road ('Ercildoune Lodge')(undated, prior to the painting of the original face brick walls) (https://collections.wa.net.au/items/89642810-94fe-478c-99fe-b46e45d9830f) • Metropolitan Water Board Plan No 171, as revised March 1954, SROWA-series634_cons4156_item0171 (https://mapping.sro.wa.gov.au/#/) • Historical aerial photographs, as available for selected years in the period 1948-2022, Map Viewer Plus (landgate.wa.gov.au)

<i>Name</i>	House , 98 Barker Road, Subiaco		
<i>Address</i>	98 Barker Road, Subiaco (Lot 33, DP 864)		
<i>Other</i>	Scrymgour Residence (fmr)		
<i>Place No.</i>	24569		
<i>Heritage Listings</i>	Local Heritage Survey – Some significance (level 3)		
<i>Place Type</i>	Individual building		
<i>Photograph</i> (Greenward Consulting, May 2026)			
<i>Construction date</i>	c.1911	<i>Architectural style</i> Federation Queen Anne.	
<i>Construction materials</i>	<i>Walls</i> Brick – tuck-pointed	<i>Roof</i> Metal - Corrugated	<i>Other</i> Rendered and painted stringcourses
<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 is largely intact and/or sympathetically restored.		
<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		
<i>Historical Notes and Associations</i>	This property is located within the area laid out as Perth Suburban Lot (PSL) 211 in the 1880s. In the 1890s, Subiaco's population increased significantly due to an economic depression in the eastern states and the discovery of gold in Western Australia. During this period Subiaco's original 4-5 acre Perth Suburban Lots were progressively subdivided for residential development. This gradually		

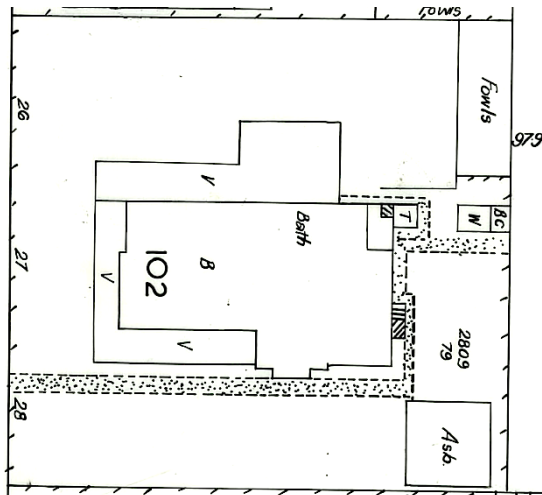
	attracted settlement and, from around the turn of the century, the more elevated lots near Kings Park and the tram lines were developed with the private homes of skilled tradesmen, white collar workers and professional men, as well as with rental properties owned by developers/investors. In c.1894, PSL 211 was subdivided as Deposited Plan 864, which included 42 residential lots with frontages to Broome Road (Hay Street), Perth Street (part Churchill Avenue), Barker Road, and Coghlan Road. Research undertaken for a detailed assessment of 96 Barker Road in 2014, determined that land in DP 684 began to sell quickly, with many of the lots being bought in groups. However, it was another decade before Lots 33 to 42, facing Barker Road, began to be developed, with the houses at 72 Barker Road (corner Coghlan Road, now redeveloped), 82, 86, 90 and 96 Barker Road all being built in c.1905-1906. In c.1912, the owner of 96 Barker Road (Lots 33 & 34), Charles Scrymgour (clerk/accountant), built a new house on Lot 32. Charles Scrymgour (c.1839-1931) and Maria Bawden (c.1837-1907) were married in South Australia in 1863 and they had at least 5 children: Emily Marion (born c.1866); Blanch Winifred (c.1867); Edith Mary (c.1869); Gertrude Joan (c.1872); and Margaret Helen (c.1879). Members of this family moved to WA in 1898 and were living in Barker Road by December 1906 (when the marriage of their youngest daughter was announced). In February of the following year, Maria died at their residence, "Ercildoune", 96 Baker Road, Subiaco. In c.1912 Charles and his daughter, Edith, moved into the newly built, and smaller, house at 98 Barker Road. Charles remained here until the time of his death in 1931, aged 91 years, and Edith was subsequently identified as the primary resident, remaining here until her death in 1952: <i>One of the oldest members of the Congregational Church, Miss Edith Mary Scrymgour (83) died this week at her home in Barker-rd., Subiaco. Miss Scrymgour joined the church 50 years ago. For some years she was an inspector with the Children's Protection Society and later with the Child Welfare Department. She was a keen social worker for the church.</i> Edith, who had trained as a nurse in South Australia in the late 1890s, had been appointed as the inspector for the Children's Protection Society in early 1912. About 3 years later, she took up a position as an inspector for the State Children Department, remaining there until her retirement in 1933. The next long-term residents were members of the Farrar family. William Hebden Farrar (c.1879-1966) (who had previously managed a number of Gascoyne stations for the Brick House Pastoral Company), and Mercia Minilya Grant Farrar (nee Macleod) (c.1901-1978) were listed here in the Electoral Rolls of 1954. Mercia was still listed here in the Electoral Rolls of 1977. Historical aerial photographs indicate that the extent of the residence has remained relatively unchanged since the mid twentieth century.
	 Metropolitan Sewerage Plan, Part Sheet 171, State Records Office of Western Australia (revised 1954)

<i>Physical Description</i> (Based on a streetscape inspection in May 2026)	<u>Architectural style</u> 98 Barker 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. <u>Plan form at the street frontage</u> • Narrow, asymmetrical façade with a verandah extending across the main frontage and returning partway along the western side. • Shallow rectangular bay window to the centre of the front façade. • Parapet wall along the eastern boundary. <u>Roof form and materials</u> • Gable-hipped roof clad with corrugated metal sheeting. • Prominent verge gable, finished with rough-cast render and vertical timber battens. • Two face brick chimneys with contrasting rendered caps. • Bullnosed roof to the return verandah. <u>Wall materials and finishes to the main facade</u> • Tuck-pointed brick. • Two rendered and stringcourses, one at window sill height and the other at door-head height. <u>Other detailing to main facade</u> • Double-hung window to the rectangular bay window at the centre of the front façade. This has a simple rendered sill, set over a decorative, rendered, under-sill panel. • Entrance door facing west, near the northern end of the return verandah. • Small casement window facing west, partway along the return verandah. • Timber verandah posts with turned and square sections. Note: a photograph dated 1977 shows that the house originally had a deep arched valance set with square timber balusters. • Timber verandah floor. <u>Streetscape setting</u> • Lot width approximately 7.2m. • House set back approximately 1.6m from the Barker Road frontage. • Side set back of approximately 2.3m to the western side of the return verandah; zero setback on the eastern side of the house. • Front yard unfenced. • Hard-stand carparking area at the south western corner of the lot. <u>General Condition</u> (as viewed from the street) Good
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References	• <i>Local Heritage Survey of the Triangle Precinct, 2020-2021</i>, prepared for the City of Subiaco by Hocking Heritage and Architecture (adopted 22 June 2021)- Place Record for 98 Barker Road • <i>Plan of Subiaco Shewing all Subdivisions and Deposited Plan Nos</i>, published by G W Harris in c.1896-1897, SROWA series235_cons3868_item354. • Western Australian Post Office Directories, 1890s-1949 (slwa.wa.gov.au) (information provided by the City of Subiaco, April 2026) • City of Subiaco Rate Books (information provided by the City of Subiaco, April 2026, covering selected years in the period c.1903 through to the early 1930s, noting that not all years are available in the SROWA collection). • Electoral Rolls (scanned copies of selected years available at ancestry.com.au) • WA Online Births, Deaths and Marriages Index (https://www.wa.gov.au/organisation/departments-of-justice/online-index-search-tool) • <i>The demographics of Subiaco in 1910</i>, a private research paper prepared by Annette Green (copy held in the City of Subiaco Local History Collection) • Various newspaper notices and advertisements relating to this property and/or the occupants of the house (trove.nal.gov.au), including: <i>The Daily News</i>, 14 March 1912, p 5 <i>The West Australian</i>, 8 December 1920, p 6 <i>The Daily News</i>, 3 March 1931, p 1 <i>The West Australian</i>, 7 November 1933, p 4 <i>The Daily News</i>, 2 May 1952, p 3 • Metropolitan Water Board Plan No 171, as revised March 1954, SROWA-series634_cons4156_item0171 (https://mapping.sro.wa.gov.au/#/) • Historical aerial photographs, as available for selected years in the period 1948-2022, Map Viewer Plus (landgate.wa.gov.au) • Photograph of the house, dated 1977 (https://collections.wa.net.au/items/ceab240d-e3ed-4a9e-8f5c-7df34cf69540) Note: Biographical information has been based on readily available information from a range of online sources. 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, 102 Barker Road, Subiaco		
<i>Address</i>	102 Barker Road, Subiaco (Lots 27 & 28 DP 1921)		
<i>Other</i>	'Birnam Wood' (name given for 102 Barker Road in a newspaper advertisement in December 1920) "Carrino" (name given for 102 Barker Road in newspaper items in 1932 & 1936) "Woodstock Hospital" (mid-twentieth century)		
<i>Place No.</i>	-		
<i>Heritage Listings</i>	-		
<i>Place Type</i>	Individual building		
<i>Photograph</i> (Greenward Consulting, May 2026)			
<i>Construction date</i>	c.1920	<i>Architectural style</i> Federation Bungalow	
<i>Construction materials</i>	<i>Walls</i> Brick - Painted brick	<i>Roof</i> Tile - Terracotta	<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-High: The authenticity of the house within its streetscape setting has been reduced by the painting of part of the main façade. However, the original style and detailing can still be readily understood.		
<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 While the brickwork has been painted, the form, scale and detailing of this house continue to make a significant contribution to the heritage values of the area.		

<i>Historical Notes and Associations</i>	This property is located within the area laid out as Perth Suburban Lot (PSL) 210 in the 1880s. In the 1890s, Subiaco's population increased significantly due to an economic depression in the eastern states and the discovery of gold in Western Australia. During this period Subiaco's original 4-5 acre Perth Suburban Lots were progressively subdivided for residential development. This gradually attracted settlement and, from around the turn of the century, the more elevated lots near Kings Park and the tram lines were developed with the private homes of skilled tradesmen, white collar workers and professional men, as well as with rental properties owned by developers/investors. PSL 210 had been subdivided into 8 lots by the mid 1890s, 4 with frontages to Broome Road (Hay Street) and 4 to Barker Road (DP 1040). By the early twentieth century, part of PSL 210 had been re-subdivided into 28 lots with frontages to Broome Road (Hay Street), Perth Street (part Churchill Avenue) and Barker Road (DP 1921). Development had commenced along this section of Barker Road by 1902, when houses were located on Lots 23, 24 & 25 (the properties now known as 122 and 118 and 114 Barker Road). However, entries in the Subiaco Rate Books and the Post Office Directories show that Lots 26, 27 & 28 remained vacant until c.1920, when they were developed as a single property. In December 1920, it was announced that D D Rankin, 'matriculation specialist' had relocated "Birnam Wood", 102 Barker Road. Donald Hamilton Dominic Rankin, BA (tutor) and Margaret Marion Morton, who were married in Kalgoorlie in 1915, lived at 102 Barker Road until 1927. In February of that year, it was announced that the house had been purchased by Mr Bolton and the contents were offered for sale by Rankin in April. At that time it was reported that Rankin had been on the staff of the Perth High School for 12 years, serving as the school's master of English, history and mathematics, but had relocated to Melbourne. Leonard Burlington ('Len') Bolton, was the managing director of Bolton's Ltd, which had its origins in a coach building business that had been established by his father in 1888. In the late 1920s this firm was manufacturing both horse drawn and motor vehicles, and in 1936, they opened a large new motor building factory in West Perth. In 1941 additional machinery was installed to undertake the productions of smoke bombs for the war effort. In addition to his business activities, Bolton served as the President of the Chamber of Manufacturers in 1926-1931; and as MLC for the Metropolitan Province from February 1932 to March 1948. Leonard Burlington Bolton (c.1879-1948) and Florence Gertrude Henderson (c.1882-1947) had married in West Perth in 1904 and had three children in the period 1905-1918. Florence died at 102 Barker Road in December 1947. In March of the following year, the Hon Leonard Burlington Bolton, MLC, died while on a visit to Melbourne. Leonard and Florence's youngest child, Milton Cedric Cardwell Bolton (motor body builder), was living at 102 Barker Road with his wife, Yvonne Ethel Lincoln Bolton (nee Trobridge) in the late 1940s and into the 1950s, but they had moved to Floreat by the early 1960s. The Metropolitan Sewerage Plan dated 1954, shows that the house continued to be set in spacious grounds until the early post-WWII era, with an asbestos shed /garage at the NE corner of the site and a large chicken pen at the NW corner. By
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	this time, an addition had been constructed along the western side of the house which included a side verandah with additional room(s) at the rear. The readily available evidence suggests that the place was adapted as a private hospital prior to 1958, when Eileen Elizabeth Hasler Wimbush (nee Short) (nurse) was living here, together with her husband, Clifford Richmond Wimbush (cement worker). On plans for the extension of the building to occupy the SW corner of the site, dated 1960, Eileen (who had registered as a nurse in NSW in 1937) was named as Matron Wimbush and the place was specifically referred to as Woodstock Hospital. Eileen and Clifford appear to have moved here in the mid 1950s, as in the Electoral Rolls of 1952 they were listed as storekeepers of Nannup. By 1963 they had moved to Guildford. 102 Barker Road returned to use as a private residence at some stage prior to 1985, when additions and upgrades were proposed. By this time the SW corner of the site portion appears to have been adapted as a separate residence (108 Barker Road).
	 Metropolitan Sewerage Plan, Part Sheet 171, State Records Office of Western Australia (revised 1954)
<i>Physical Description</i> (Based on a streetscape inspection in May 2026)	<u>Architectural style</u> 102 Barker Road features detailing derived from the Federation Bungalow style. It was designed to a scale and form generally considered suitable for occupiers such as professional men and senior office workers. <u>Plan form at the street frontage</u> • Asymmetrical front façade, with a shallow rectangular bay on the eastern side. • Verandah extending across the front facade and returning partway along the eastern side of the house. • Projecting, rectangular window bay facing east, at the northern end of the return verandah. <u>Roof form and materials</u> • Hipped-gabled roof clad with terracotta tiles. • Rams-horn, terracotta finials to intersecting planes of the ridgeline, and to the gable ends. • Exposed rafters.

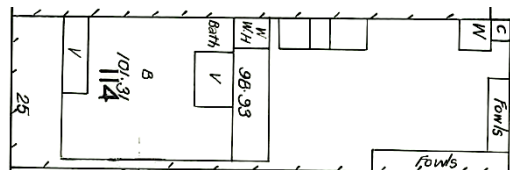
	- Prominent verge gable, with a roughcast rendered face. This features a weatherboard apex panel, carved to imitate shingles, and set over curved timber brackets. - Matching gable over the east-facing window bay. - Painted brick chimneys with corbelled caps. - Tiled verandah roof, extending in a shallower pitch from the main roof line. <u>Wall materials and finishes to the main facade</u> - Painted brick (originally tuck-pointed brick). - Two rendered stringcourses, one at window sill height and the other at door-head height. <u>Other detailing to main facade</u> - Main entrance facing east, along the side verandah. This features highlights, half height side lights, and stained-glass detailing. - Pair of double hung windows facing south at the SW corner (to the room under the verge gable). Matching pair of windows facing east. - Round feature window with stained glass detailing facing south (to the room under the verge gable). - Triple double-hung window to the other front room. - Four double hung windows to the east-facing window bay (2 to the front and one to each side). - Bull-nose, raked window sills, over decorative under-sill panels. - Paired, square timber verandah posts, framed by carved brackets, and linked by balustraded timber panels at the top and bottom. - Timber verandah floor. <u>Streetscape setting</u> - Lot width approximately 22.4m. - House set back approximately 5.3 from the Barker Road frontage. - House set back approximately 8m from the eastern boundary; minimal setback to the western boundary. - Front yard enclosed by stepped wall covered by vines. - Flat roofed carport at the SE corner of the site (dating from c.1980s). <u>General Condition</u> (as viewed from the street) Good
References	<i>Plan of Subiaco Shewing all Subdivisions and Deposited Plan Nos</i>, published by G W Harris in c.1896-1897, SROWA series235_cons3868_item354. - Western Australian Post Office Directories, 1890s-1949 (slwa.wa.gov.au) (information provided by the City of Subiaco, April 2026) - City of Subiaco Rate Books (information provided by the City of Subiaco, April 2026, covering selected years in the period c.1903 through to the early 1930s, noting that not all years are available in the SROWA collection). - Electoral Rolls (scanned copies of selected years available at ancestry.com.au)

	• WA Online Births, Deaths and Marriages Index (https://www.wa.gov.au/organisation/departments-of-justice/online-index-search-tool) • <i>Parliament of Western Australia -Members Biographical Register: Hon Leonard Bolton</i> (https://www.parliament.wa.gov.au/) • Various newspaper notices and advertisements relating to this property and/or the occupants of the house (trove.nal.gov.au), including: <i>The West Australian</i>, 4 December 1920, p 12 <i>The West Australian</i>, 4 January 1927, p 4 <i>The West Australian</i>, 25 February 1927, p 2 <i>The West Australian</i>, 26 January 1932, p 10 • Metropolitan Water Board Plan No 171, as revised March 1954, SROWA-series634_cons4156_item0171 (https://mapping.sro.wa.gov.au/#/) • Historical plans for extensions and other alterations, dated 1960, 1967, 1985 and 1986, copies provided by the City of Subiaco, 26 May 2026. • Historical aerial photographs, as available for selected years in the period 1948-2022, Map Viewer Plus (landgate.wa.gov.au) Note: Biographical information has been based on readily available information from a range of online sources. 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, 108 Barker Road
<i>Address</i>	108 Barker Road, Subiaco (Lot 26 DP 1921)
<i>Other</i>	104/108 Barker Road
<i>Place No.</i>	-
<i>Heritage Listings</i>	-
<i>Place Type</i>	Individual building
<i>Photograph</i> (Greenward Consulting, May 2026)	
<i>Construction date</i>	2026
<i>Contributory Significance</i>	No contribution to the assessed heritage values of the study area
<i>Historical Notes and Associations</i>	This property is located within the area laid out as Perth Suburban Lot (PSL) 210 in the 1880s. In the 1890s, Subiaco's population increased significantly due to an economic depression in the eastern states and the discovery of gold in Western Australia. During this period Subiaco's original 4-5 acre Perth Suburban Lots were progressively subdivided for residential development. This gradually attracted settlement and, from around the turn of the century, the more elevated lots near Kings Park and the tram lines were developed with the private homes of skilled tradesmen, white collar workers and professional men, as well as with rental properties owned by developers/investors. By the early twentieth century, part of PSL 210 had been subdivided into 28 lots with frontages to Broome Road (Hay Street), Perth Street (part Churchill Avenue) and Barker Road (DP 1921). Development had commenced along this section of Barker Road by 1902, but Lots 26, 27 & 28 remained vacant until c.1920, when they were developed as a single property (102 Barker Road).

	Historical aerial photographs show that a major extension was constructed on the western side of 102 Barker Road in the late 1950s (occupying Lot 26). This appears to have been associated with the adaptation of the place as a nursing home during that decade. This portion of the site was later occupied as a separate residence (108 Barker Road), which was demolished in c.2025.
<i>References</i>	• Historical research undertaken for 102 Barker Road, Subiaco, as part of the Barker-Bedford Road Heritage Area Assessment (see separate Place Record) • Metropolitan Water Board Plan No 171, as revised March 1954, SROWA-series634_cons4156_item0171 (https://mapping.sro.wa.gov.au/#/) • Historical aerial photographs, as available for selected years in the period 1948-2022, Map Viewer Plus (landgate.wa.gov.au)

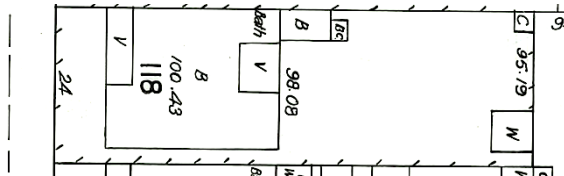
<i>Name</i>	House, 114 Barker Road, Subiaco		
<i>Address</i>	114 Barker Road, Subiaco (Lot 25 DP 1921)		
<i>Other</i>	-		
<i>Place No.</i>	24036		
<i>Heritage Listings</i>	Local Heritage Survey – Some significance (level 3)		
<i>Place Type</i>	Individual building		
<i>Photograph</i> (Greenward Consulting, May 2026)			
<i>Construction date</i>	c.1902	<i>Architectural style</i> Federation Queen Anne	
<i>Construction materials</i>	<i>Walls</i> Brick – Tuck-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>	High: The original external detailing of the building is largely intact and/or sympathetically restored.		
<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		
<i>Historical Notes and Associations</i>	This property is located within the area laid out as Perth Suburban Lot (PSL) 210 in the 1880s. In the 1890s, Subiaco's population increased significantly due to an economic depression in the eastern states and the discovery of gold in Western Australia. During this period Subiaco's original 4-5 acre Perth Suburban Lots were progressively subdivided for residential development. This gradually attracted settlement and, from around the turn of the century, the more		

	elevated lots near Kings Park and the tram lines were developed with the private homes of skilled tradesmen, white collar workers and professional men, as well as with rental properties owned by developers/investors. PSL 210 had been subdivided into 8 lots by the mid 1890s, 4 with frontages to Broome Road (Hay Street) and 4 to Barker Road (DP 1040). By the early twentieth century, part of PSL 210 had been re-subdivided into 28 lots with frontages to Broome Road (Hay Street), Perth Street (part Churchill Avenue) and Barker Road (DP 1921). Development had commenced along this section of Barker Road by 1902, when houses were located on Lots 23, 24 & 25 (the properties now known as 122 and 118 and 114 Barker Road). Entries in the Subiaco Rate Books of 1903 identified the owner of these three lots as Ernest Basan. Ernest Thomas Anderson Basan (c1872-1958) was a financier/money lender, who developed his own villa residence at 159 Barker Road in c.1902. During the same period, he appears to have developed rental properties on several nearby sites, including 114, 118, 122, 173 and 175 Barker Road. 114 Barker Road appears to have been primarily used as a rental property until at least the mid twentieth century: – c.1903-1910: Alfred Alexander Mills (civil servant / clerk) – c.1911: Leslie M Atkins (occupation not determined) – c.1913-1914: James Allan Orr (plumber) – c.1915: Malcom Eric Paterson (accountant) – c.1916: W Butcher (owner/occupier) – c.1917-1918: Mrs Bertha McCulloch (owner/occupier) – c.1919-1920: John Hughes (mercator) – c.1921-1927: William Carne (clerk) 1927: Property advertised for sale for £875. – c.1928: Annie Grant (business proprietress) – c.1929: John Smith Graham (manager) – c.1930-1932: Vera Ewing – c.1933: E H E Thomsett (occupation not determined) – c.1934: Listed as vacant in the Post Office Directory – c.1935-1939: Michael Victor McIlvenny (plumber) – c.1939-1940: Mrs Eliza Greig (A V Grieg owner) – c.1942-1949: Edward James Cox (carpenter) Historical aerial photographs show that the rear additions have been undertaken (and replaced) in various stages since the mid-twentieth century.
	 Metropolitan Sewerage Plan, Part Sheet 171, State Records Office of Western Australia (revised 1954)

<i>Physical Description</i> (Based on a streetscape inspection in May 2026)	<u>Architectural style</u> 114 Barker Road features restrained 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. <u>Plan form at the street frontage</u> • Asymmetrical facade. • Projecting wing on the eastern side. • Abutting verandah extending across the remainder of the frontage. <u>Roof form and materials</u> • Hipped-gabled roof clad with corrugated metal sheeting. • Prominent verge gable, with a face brick face. This features a circular, louvred gable vent; timber gable boards with scalloped detailing to the upper edge and decorative carved ends; and a turned timber finial. • Face brick chimney with contrasting rendered cap and base. • Bullnose verandah roof. <u>Wall materials and finishes to the main facade</u> • Tuck-pointed, Flemish bond brickwork. • One rendered and painted stringcourse at window sill level. <u>Other detailing to main facade</u> • 4-panel entrance door, abutting the projecting wing. This features traditional moulded architraves, highlights, narrow sidelights and stained-glass detailing. • Triple double hung window to the projecting wing, with a wide central panel flanked by narrow sidelights. It seems likely that this originally had decorative turned timber mullions (comparable to the other front window) • Triple double hung window to the front room on the western side of the main entry. This has a wide central panel flanked by narrow sidelights, separated by decorative turned timber mullions. • Plain, rectangular window sills integrated within the stringcourse. • Raked window awning with carved timber brackets to the projecting wing (this matches the detailing to 118 Barker Road). • Turned timber verandah posts with iron lace brackets and frieze. • Timber verandah floor. <u>Streetscape setting</u> • Lot width approximately 11.2m. • House set back approximately 3.0m from the Barker Road frontage. • Minimal setback on eastern side, zero setback on western side. • Front yard enclosed by a timber picket fence.
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	<u>General Condition</u> (as viewed from the street) Good
References	• <i>Plan of Subiaco Shewing all Subdivisions and Deposited Plan Nos</i>, published by G W Harris in c.1896-1897, SROWA series235_cons3868_item354. • <i>Heritage Assessment of the proposed Park Street Heritage Area</i>, prepared for the City of Subiaco by Greenward Consulting, 2023. • <i>Local Heritage Survey of the Triangle Precinct, 2020-2021</i>, prepared for the City of Subiaco by Hocking Heritage and Architecture (adopted 22 June 2021)- Place Record for 114 Barker Road. • Western Australian Post Office Directories, 1890s-1949 (slwa.wa.gov.au) (information provided by the City of Subiaco, April 2026) • City of Subiaco Rate Books (information provided by the City of Subiaco, April 2026, covering selected years in the period c.1903 through to the early 1930s, noting that not all years are available in the SROWA collection). • Electoral Rolls (scanned copies of selected years available at ancestry.com.au) • WA Online Births, Deaths and Marriages Index (https://www.wa.gov.au/organisation/departments-of-justice/online-index-search-tool) • Various newspaper notices and advertisements relating to this property and/or the owners/occupants of the house (trove.nal.gov.au) • Metropolitan Water Board Plan No 171, as revised March 1954, SROWA-series634_cons4156_item0171 (https://mapping.sro.wa.gov.au/#/) • Historical aerial photographs, as available for selected years in the period 1948-2022, Map Viewer Plus (landgate.wa.gov.au) Note: Biographical information has been based on readily available information from a range of online sources. 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.

<i>Name</i>	House, 118 Barker Road, Subiaco		
<i>Address</i>	118 Barker Road, Subiaco (Lot 24 DP 1921)		
<i>Other</i>	'Najada' (name given for the house in newspaper notices in 1912-1913)		
<i>Place No.</i>	-		
<i>Heritage Listings</i>	-		
<i>Place Type</i>	Individual building		
<i>Photograph</i> (Greenward Consulting, May 2026)			
<i>Construction date</i>	c.1902	<i>Architectural style</i> Federation Queen Anne (traditional character partly obscured by the rendering of the walls)	
<i>Construction materials</i>	<i>Walls</i> Brick - Rendered	<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-Low: The authenticity of the house within its streetscape setting has been reduced by the rendering of the main façade and the construction of a second floor with a prominent attic window facing the street.		
<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>	This property is located within the area laid out as Perth Suburban Lot (PSL) 210 in the 1880s. In the 1890s, Subiaco's population increased significantly due to an economic depression in the eastern states and the discovery of gold in Western Australia. During this period Subiaco's original 4-5 acre Perth Suburban Lots were progressively subdivided for residential development. This gradually		

	attracted settlement and, from around the turn of the century, the more elevated lots near Kings Park and the tram lines were developed with the private homes of skilled tradesmen, white collar workers and professional men, as well as with rental properties owned by developers/investors. PSL 210 had been subdivided into 8 lots by the mid 1890s, 4 with frontages to Broome Road (Hay Street) and 4 to Barker Road (DP 1040). By the early twentieth century, part of PSL 210 had been re-subdivided into 28 lots with frontages to Broome Road (Hay Street), Perth Street (part Churchill Avenue) and Barker Road (DP 1921). Development had commenced along this section of Barker Road by 1902, when houses were located on Lots 23, 24 & 25 (the properties now known as 122 and 118 and 114 Barker Road). Entries in the Subiaco Rate Books of 1903 identified the owner of these three lots as Ernest Basan. Ernest Thomas Anderson Basan (c1872-1958) was a financier/money lender, who developed his own villa residence at 159 Barker Road in c.1902. During the same period, he appears to have developed rental properties on several nearby sites, including 114, 118, 122, 173 and 175 Barker Road. Based on the readily available evidence, it seems likely that the house on Lot 24 was the property referred to as 'Najada, Barker Road' in November 1902, when a Mrs Ryan was living here – noting that 118 Barker Road was more specifically referred to as 'Najada' in family notices placed in 1912 and 1913. The ownership changed in c.1911, but 118 Barker Road appears to have been primarily used as a rental property until the early 1920s, with at least 7 different occupants during this period. Entries in the Rate Books indicate that 118 Barker Road changed hands again in c.1918, when Herbert Reed was identified as the new owner. Herbert James Reed (c.1892-1969) and Elizabeth May Oats (c.1896-1994) were married in Subiaco in August 1920 and were living at 118 Barker Road when they announced the birth of their first child in June 1921. Later newspaper notices suggest the family eventually grew to 8 children. In the 1920s the Electoral Rolls identified Herbert as a bootmaker, but this was later amended to linesman. The family occupied 118 Barker Road for many years, but also lived away for some periods, such as in the 1940s, when they were identified as residents of Tambellup (possibly relating to Herbert's work). Elizabeth May Reed was still listed here in the Electoral Rolls in 1980 (the last volume available online). Historical aerial photographs show that rear additions/alterations have undertaken in various stages since the mid-twentieth century. Major additions, including a second storey were constructed in c.2000.
	 Metropolitan Sewerage Plan, Part Sheet 171, State Records Office of Western Australia (revised 1954)
<i>Physical Description</i> (Based on a streetscape	<u>Architectural style</u> 118 Barker Road features restrained 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.

inspection in May 2026)	<u>Plan form at the street frontage</u> • Asymmetrical facade. • Projecting wing on the eastern side. • Abutting verandah extending across the remainder of the frontage. <u>Roof form and materials</u> • Hipped-gabled roof clad with corrugated metal sheeting. Prominent verge gable, featuring a rough-cast rendered face, vertical timber battens and turned timber finial. Note: An undated historical photograph shows that the gable detailing has remained relatively unchanged, although the former gable boards previously included decorative curved ends. • Bullnose verandah roof. <u>Wall materials and finishes to the main facade</u> • Rendered brickwork. An undated historical photograph shows that 118 Barker Road originally had a face brick façade in Flemish bond (matching the brickwork to 114 Barker Road). There was also a rendered and painted stringcourse at window sill height and another over the window to the projecting wing. <u>Other detailing to main facade</u> • 5-panel entrance door, abutting the projecting wing. This features traditional moulded architraves, highlights, narrow sidelights and stained-glass detailing. • Triple double hung windows to the two front rooms. Both of these have a wide central panel flanked by narrow sidelights, over a plain rectangular sill. Based on the surviving detailing, these may have originally had decorative mullions (comparable to the remaining example to 114 Barker Road). • Raked window awning with carved timber brackets to the projecting wing (this matches the detailing to 114 Barker Road). • Square timber verandah posts with a frieze of turned timber balustrettes. An undated historical photograph shows that 118 Barker Road previously had turned timber posts with a similar frieze to the current one. The current verandah has reinstated the general form of this original verandah (which appears to have been replaced in an unsympathetic style at around the same time that the front walls were rendered) • Tiled verandah floor. • Roof form altered to accommodate the c.2000 second story additions. <u>Streetscape setting</u> • Lot width approximately 11.2m. • House set back approximately 3.0m from the Barker Road frontage. • Minimal side setback on the eastern side, zero setback on western side. • Front yard enclosed by stone plinth and post wall with metal spear infill panels.
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	<u>General Condition</u> (as viewed from the street) Good
References	• <i>Plan of Subiaco Shewing all Subdivisions and Deposited Plan Nos</i>, published by G W Harris in c.1896-1897, SROWA series235_cons3868_item354. • <i>Heritage Assessment of the proposed Park Street Heritage Area</i>, prepared for the City of Subiaco by Greenward Consulting, 2023. • Western Australian Post Office Directories, 1890s-1949 (slwa.wa.gov.au) (information provided by the City of Subiaco, April 2026) • City of Subiaco Rate Books (information provided by the City of Subiaco, April 2026, covering selected years in the period c.1903 through to the early 1930s, noting that not all years are available in the SROWA collection). • Electoral Rolls (scanned copies of selected years available at ancestry.com.au) • WA Online Births, Deaths and Marriages Index (https://www.wa.gov.au/organisation/departments-of-justice/online-index-search-tool) • Various newspaper notices and advertisements relating to this property and/or the owners/occupants of the house (trove.nal.gov.au), including: <i>The West Australian</i>, 22 November 1902, p 8 <i>The West Australian</i>, 31 December 1912, p 1 • Metropolitan Water Board Plan No 171, as revised March 1954, SROWA-series634_cons4156_item0171 (https://mapping.sro.wa.gov.au/#/) • Historical photograph of 118 Barker Road (undated) (prior to the rendering of the front walls) (https://collections.wa.net.au/items/ba144bbf-26eb-4b15-b901-dae8e8a7ad52) • Historical photograph of 118 Barker Road (undated) (after to the rendering of the front walls) (https://collections.wa.net.au/items/0449784a-1d90-4acb-b82d-1355c91c694d) • Historical aerial photographs, as available for selected years in the period 1948-2022, Map Viewer Plus (landgate.wa.gov.au) Note: Biographical information has been based on readily available information from a range of online sources. 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.

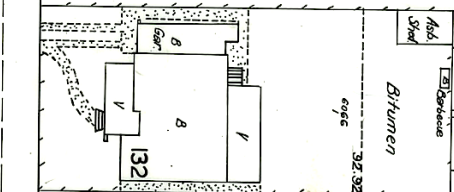
<i>Name</i>	House, 122 Barker Road, Subiaco
<i>Address</i>	122 Barker Road, Subiaco (Lot 23 DP 1921)
<i>Other</i>	-
<i>Place No.</i>	-
<i>Heritage Listings</i>	-
<i>Place Type</i>	Individual building
<i>Photograph</i> (Greenward Consulting, May 2026)	
<i>Construction date</i>	c.1902 Roofline reconstructed in a different style, and façade heavily modified, in the 1970s.
<i>Contributory Significance</i>	No contribution to the assessed heritage values of the study area
<i>Historical Notes and Associations</i>	This property is located within the area laid out as Perth Suburban Lot (PSL) 210 in the 1880s. In the 1890s, Subiaco's population increased significantly due to an economic depression in the eastern states and the discovery of gold in Western Australia. During this period Subiaco's original 4-5 acre Perth Suburban Lots were progressively subdivided for residential development. This gradually attracted settlement and, from around the turn of the century, the more elevated lots near Kings Park and the tram lines were developed with the private homes of skilled tradesmen, white collar workers and professional men, as well as with rental properties owned by developers/investors. PSL 210 had been subdivided into 8 lots by the mid 1890s, 4 with frontages to Broome Road (Hay Street) and 4 to Barker Road (DP 1040). By the early twentieth century, part of PSL 210 had been re-subdivided into 28 lots with frontages to Broome Road (Hay Street), Perth Street (part Churchill Avenue) and Barker Road (DP 1921). Development had commenced along this section of Barker Road by

	1902, when houses were located on Lots 23, 24 & 25 (the properties now known as 122 and 118 and 114 Barker Road). Entries in the Subiaco Rate Books of 1903 identified the owner of these three lots as Ernest Basan. Ernest Thomas Anderson Basan (c1872-1958) was a financier/money lender, who developed his own villa residence at 159 Barker Road in c.1902. During the same period, he appears to have developed rental properties on several nearby sites, including 114, 118, 122, 173 and 175 Barker Road. Based on the readily available evidence, 114, 118 and 112 were built to the same floor plan but with some variations to the facade detailing. 122 Barker Road had a high turn-over of occupants until the early 1920s, when it was occupied by Theophilus Shelbourne Nicholas (blacksmith) and his wife, Julia, who remained here until the 1950s. Historical aerial photographs suggest that the reconstruction of the roof in a different style was part of a major redesign of the place in the 1970s.
References	• <i>Plan of Subiaco Shewing all Subdivisions and Deposited Plan Nos</i>, published by G W Harris in c.1896-1897, SROWA series235_cons3868_item354. • <i>Heritage Assessment of the proposed Park Street Heritage Area</i>, prepared for the City of Subiaco by Greenward Consulting, 2023. • Western Australian Post Office Directories, 1890s-1949 (slwa.wa.gov.au) (information provided by the City of Subiaco, April 2026) • City of Subiaco Rate Books (information provided by the City of Subiaco, April 2026, covering selected years in the period c.1903 through to the early 1930s, noting that not all years are available in the SROWA collection). • Metropolitan Water Board Plan No 171, as revised March 1954, SROWA-series634_cons4156_item0171 (https://mapping.sro.wa.gov.au/#/) • Historical aerial photographs, as available for selected years in the period 1948-2022, Map Viewer Plus (landgate.wa.gov.au) Note: Biographical information has been based on readily available information from a range of online sources. 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.

<i>Name</i>	House, 126 Barker Road
<i>Address</i>	126 Barker Road, Subiaco (Lot 23 DP 1921)
<i>Other</i>	-
<i>Place No.</i>	-
<i>Heritage Listings</i>	-
<i>Place Type</i>	Individual building
<i>Photograph</i> (Greenward Consulting, May 2026)	
<i>Construction date</i>	2026
<i>Contributory Significance</i>	No contribution to the assessed heritage values of the study area
<i>Historical Notes and Associations</i>	This property is located within the area laid out as Perth Suburban Lot (PSL) 210 in the 1880s. In the 1890s, Subiaco's population increased significantly due to an economic depression in the eastern states and the discovery of gold in Western Australia. During this period Subiaco's original 4-5 acre Perth Suburban Lots were progressively subdivided for residential development. This gradually attracted settlement and, from around the turn of the century, the more elevated lots near Kings Park and the tram lines were developed with the private homes of skilled tradesmen, white collar workers and professional men, as well as with rental properties owned by developers/investors. PSL 210 had been subdivided into 8 lots by the mid 1890s, 4 with frontages to Broome Road (Hay Street) and 4 to Barker Road (DP 1040).). It had been re-subdivided by the early twentieth century, creating smaller residential lots with frontages to Hay Street, Perth Street (part Churchill Avenue) and Barker Road. A house had been built at 126 Barker Road by c.1904 and used for many years as a

	rental property. The readily available evidence shows that the site was redeveloped in the 1930s and again in 2025/2026.
<i>References</i>	• <i>Plan of Subiaco Shewing all Subdivisions and Deposited Plan Nos</i>, published by G W Harris in c.1896-1897, SROWA series235_cons3868_item354. • Western Australian Post Office Directories, 1890s-1949 (slwa.wa.gov.au) (information provided by the City of Subiaco, April 2026) • City of Subiaco Rate Books (information provided by the City of Subiaco, April 2026, covering selected years in the period c.1903 through to the early 1930s, noting that not all years are available in the SROWA collection). • Metropolitan Water Board Plan No 171, as revised March 1954, SROWA-series634_cons4156_item0171 (https://mapping.sro.wa.gov.au/#/) • Historical aerial photographs, as available for selected years in the period 1948-2022, Map Viewer Plus (landgate.wa.gov.au)

<i>Name</i>	House, 132 Barker Road, Subiaco		
<i>Address</i>	132 Barker Road, Subiaco (Lot 203 DP 31318)		
<i>Other</i>	-		
<i>Place No.</i>	-		
<i>Heritage Listings</i>	-		
<i>Place Type</i>	Individual building		
<i>Photograph</i> (Greenward Consulting, May 2026)			
<i>Construction date</i>	c.1935	<i>Architectural style</i> Interwar California Bungalow	
<i>Construction materials</i>	<i>Walls</i> Brick - Face brick (skirt) Brick – Rendered brick	<i>Roof</i> Tile - Clay	<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 is largely intact and/or sympathetically restored.		
<i>Integrity</i>	High: The place continues to be used for its original purpose		
<i>Contributory Significance</i>	This place does not contribute to an understanding of the development of the proposed Barker Road-Bedford Avenue Heritage Area in c.1901-1920. It is, however, a good representative example of infill housing /redevelopment of the mid-late Inter-War era. It is therefore recommended that consideration be given to including this place on the Local Heritage Survey as a place of Some Significance.		

<i>Historical Notes and Associations</i>	This property is located within the area laid out as Perth Suburban Lot (PSL) 210 in the 1880s. In the 1890s, Subiaco's population increased significantly due to an economic depression in the eastern states and the discovery of gold in Western Australia. During this period Subiaco's original 4-5 acre Perth Suburban Lots were progressively subdivided for residential development. This gradually attracted settlement and, from around the turn of the century, the more elevated lots near Kings Park and the tram lines were developed with the private homes of skilled tradesmen, white collar workers and professional men, as well as with rental properties owned by developers/investors. PSL 210 had been subdivided into 8 lots by the mid 1890s, 4 with frontages to Broome Road (Hay Street) and 4 to Barker Road (DP 1040). It had been re-subdivided by the early twentieth century, creating smaller residential lots with frontages to Hay Street, Perth Street (part Churchill Avenue) and Barker Road. Development had commenced along the Barker Road frontage by 1902. A house had been built at 132 Barker Road by c.1904 and this appears to have been primarily used as a rental property. Based on the style of the current house, the site was redeveloped in the 1930s and it seems likely that this was the 'new house' that was incorrectly listed as 128 Barker Road in the Post Office Directories in 1935 (noting that 128 was not identified before or after this year, and that 132 Barker Road is adjacent to the property known as 126 Barker Road). The first known occupants were Edward Ernest ('Ted') Trickey (butcher) and Myrtle May Trickey, who were listed as residents of 132 Barker Road in the Electoral Rolls of 1936. Edward Ernest Trickey (c.1906-2000) and Myrtle May Evans were married in North Perth in 1926 and had at least 2 children (born in c.1927 and 1930). In 1931, Edward was listed in the Electoral Rolls as a 'storekeeper' of Maylands, but by the time the family had moved to Subiaco, Edward's profession had changed to 'butcher'. Newspaper advertisements and entries in the Post Office Directories confirm that E. E. Trickey was the proprietor of a butcher's shop at 64 Hay Street, Subiaco, from c.1936 until at least the early 1950s. Edward and Myrtle (nee Evans) were divorced in 1947, and Edward remained at 132 Barker Road after he re-married to Myrtle Ida Homan (c.1912-1979) in 1949. This couple were still listed at 132 Barker Road in the Electoral Rolls of 1980 (the last volume available online). Historical aerial photographs show that major rear additions were constructed in c.2011.
	 Metropolitan Sewerage Plan, Part Sheet 171, State Records Office of Western Australia (revised 1954)
<i>Physical Description</i> (Based on a streetscape inspection in May 2026)	<u>Architectural style</u> 132 Barker Road features detailing derived from the Interwar California Bungalow style. <u>Plan form at the street frontage</u> Stepped façade, with a recessed entry at the centre and a projecting wing at the eastern end.

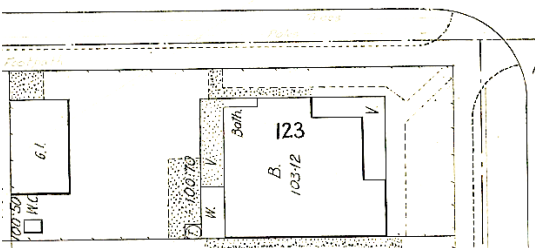
	• Prominent front porch. <u>Roof form and materials</u> • Hipped-gabled roof clad with autumn-tone clay tiles. • Prominent verge gable at the front face of the entry porch. This has a rendered face with 3 small, vertical, face brick, feature panels. • Rams-horn finials to the gable and to the intersecting points of the ridgelines • Battened eaves. <u>Wall materials and finishes to the main facade</u> • Tuck-pointed brick skirt below window sill height. • Textured rendered brick above the face brick skirt. • Rock-faced stone plinth. <u>Other detailing to main facade</u> • Distinctive porch detailing, including: - Wide arch, defined by contrasting tuck-pointed brick edging. - Rendered masonry balustrade, with contrasting brick capping. Note: the physical evidence suggests that the balustrade originally included some additional contrasting, face brick detailing. - Rendered masonry posts, with angled ‘buttressing’ to the outer sides. Note: the physical evidence suggests that these originally included some contrasting, face brick detailing. - Tiled finish to floor (not original). • Double entrance doors with leadlight glazing, set in a recessed area adjacent to the projecting wing. • Triple casement windows with art deco style leadlight glazing and raked, face brick, sills. The window to the projecting wing has a contrasting, vertical brick lintel. The window to the porch has a boxed timber frame, sitting forward from the wall. • Attached garage with a stepped parapet, integrated as part of the original design of the house. <u>Streetscape setting</u> • Lot width approximately 16.8m. • House set back approximately 5.2m from the Barker Road frontage. • Zero setback from the garage to the western boundary; narrow path along the eastern side of the house. • Front yard enclosed by a low picket fence. • Hard-stand carparking area in front of the garage. <u>General Condition</u> (as viewed from the street) Good
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<i>References</i>	• <i>Plan of Subiaco Shewing all Subdivisions and Deposited Plan Nos</i>, published by G W Harris in c.1896-1897, SROWA series235_cons3868_item354. • <i>Heritage Assessment of the proposed Park Street Heritage Area</i>, prepared for the City of Subiaco by Greenward Consulting, 2023. • Western Australian Post Office Directories, 1890s-1949 (slwa.wa.gov.au) (information provided by the City of Subiaco, April 2026) • City of Subiaco Rate Books (information provided by the City of Subiaco, April 2026, covering selected years in the period c.1903 through to the early 1930s, noting that not all years are available in the SROWA collection). • Metropolitan Water Board Plan No 171, as revised March 1954, SROWA-series634_cons4156_item0171 (https://mapping.sro.wa.gov.au/#/) • Historical aerial photographs, as available for selected years in the period 1948-2022, Map Viewer Plus (landgate.wa.gov.au) Note: Biographical information has been based on readily available information from a range of online sources. 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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5.3 1-19 BEDFORD AVENUE

<i>Name</i>	House, 1 Bedford Avenue, Subiaco		
<i>Address</i>	1 Bedford Avenue, Subiaco (Lot 27, DP 214) (corner Barker Road)		
<i>Other</i>	'Grantley' (name given for the house in advertisements placed in 1911 and 1913) Originally known as 123 Barker Road, Subiaco		
<i>Place No.</i>	24037		
<i>Heritage Listings</i>	Local Heritage Survey – Some significance (level 3)		
<i>Place Type</i>	Individual building		
<i>Photograph</i> (Greenward Consulting, May 2026)			
<i>Construction date</i>	c.1904	<i>Architectural style</i> Federation Queen Anne (traditional character partly obscured by later additions/alterations)	
<i>Construction materials</i>	<i>Walls</i> Brick - Tuckpointed brick Brick - Rendered	<i>Roof</i> Metal - Corrugated	<i>Other</i> Rendered and painted stringcourse
<i>Use</i>	<i>Current</i> Residential - Two storey	<i>Original</i> Residential - Single storey	<i>Other</i>
<i>Authenticity</i>	Moderate: Alterations include major changes to the roofline as part of two-storey additions, and the partial rendering of original tuck-pointed brickwork. However, the original form and detailing to the main facades can still be readily understood.		
<i>Integrity</i>	High: The site continues to be used for residential purposes		

<i>Contributory Significance</i>	Some contribution to the assessed heritage values of the study area
<i>Historical Notes and Associations</i>	This property is located within the area laid out as Perth Suburban Lots (PSL) 218 and 219 in the 1880s. In the 1890s, Subiaco's population increased significantly due to an economic depression in the eastern states and the discovery of gold in Western Australia. During this period Subiaco's original 4-5 acre Perth Suburban Lots were progressively subdivided for residential development. This gradually attracted settlement and, from around the turn of the century, the more elevated lots near Kings Park and the tram lines were developed with the private homes of skilled tradesmen, white collar workers and professional men, as well as with rental properties owned by developers/investors. A plan dated c.1896-1897 shows that PSL 218 and 219 had been subdivided into 52 residential lots by the mid 1890s (Deposited Plan 214). This subdivision was located between Barker and Bagot Roads, was bisected by Salisbury Avenue (now part of Park Street), and had frontages to Ivy Street (now part Olive Street) and Mable Street (now part Bedford Avenue). The house on Lot 27, DP 214 (SW corner Bagot Road and Bedford Avenue) had been built by 1905, when Lemuel Arthur Waldron was identified as the owner/occupant. Newspaper advertisements confirm that that Waldron was undertaking speculative residential development in Subiaco by 1901 (when he was advertising a newly built house in Barker Road, near Olive Street). In June 1904 he placed an advertisement for a house in Mabel Street (Bedford Avenue), which also indicated the extent of his involvement in the local housing market: <i>BUY Direct from Builder. Seven roomed House, etc., £600, Mabel-st., Subiaco. L. A. WALDRON has sold 17 houses in this locality. Best workman ship and material.</i> Advertisements suggest that Waldron was particularly active along the eastern end of Barker Road as a builder/developer in the early 1900s and some of the houses believed to have been constructed by him in this immediate area include 73 Barker Road (c.1902), 1 Bedford Avenue (c.1904), 18 Bedford Avenue (c.1904), 111 Barker Road (c.1904), and 115 Barker Road (c.1905). Further research would need to be undertaken to confirm if Waldron also built 107 Barker Road in c.1905. Typically, the places advertised were 5 to 7 room brick houses, valued at between £450-£625, which equates to a good quality brick villa of the early twentieth century. During this period Waldron also placed numerous advertisements for houses and shops for rent, and dealt in new and used furniture. He continued to live and work in WA until c.1913. Waldron lived at 123 Barker Road (now known as 1 Bedford Avenue) for about a year before it was purchased by a local real estate agent, Thomas Tate. Charlotte and Thomas Tate were still living here in 1912, but in November of that year it was offered for sale: <i>VERY PRETTY HOME AT SUBIACO. 6 Rooms, wide hall, e.l., large d. room with fitted mirrors and mantel, verandah room and all other conveniences, nice garden, lawns, shrubs, vines, gas stove, etc., in perfect order; only £950 and splendid terms. Apply on premises, 123 BARKER-ROAD.</i> The house was advertised for sale again in late 1913, mid-late 1914 and late 1918:

	<i>COMMODIOUS BRICK RESIDENCE, Corner Barker-rd, and Bedford-ave., SUBIACO. ROBERTSON BROS., LTD. (in conjunction with Joseph Charles), have been instructed by the owner, who has gone on the land, to SELL as above, Lot 27 of Perth Sub Lot 218, 51ft. To Bedford-ave. by 132ft. along Barker- rd., Subiaco. Improvements comprise a very superior BRICK VILLA containing 6 large, lofty rooms, and every modern conveniences; grounds tastefully laid out in lawns and garden. A most attractive home. conveniently situated between Hay-street tram and King's Park.</i> It was then occupied by members of the Templeton family as their long-term family home. Francis Robert John ('Frank') Templeton (c1883-1950) and Hilda Rider (c1885-1966) were married in Perth in 1910 and had at least one child, Esmee Marjorie, in 1912. Hilda was still listed at 123 Barker Road in the Electoral Rolls in the mid 1960s. Numerous newspaper items in the 1920s and 30s identified F R J Templeton as a partner in the firm, L A Woolf, Templeton & Co, Public Accountants, and he continued to work as a chartered accountant until at least the late 1940s. He also served as a director on various companies, including two formed in 1929: J T Brooker, general storekeepers and drapers (together with J T Brooker), and Jowletts Ltd , boot vendors and general providers (together with H Templeton). By this time Templeton was apparently quite wealthy, as in 1926, it was reported that F R J Templeton of Subiaco had purchased a two-storey building in Murray Street, Perth, for £28, 500 (which was believed to have been the highest per foot figure paid for a property in that street). Historical aerial photographs show that large, two-storey, additions were constructed at the rear in c.2021-2022. This included the addition of prominent new gable elements to the original roofline, facing Bedford Avenue and Barker Road.
	 Metropolitan Sewerage Plan, Part Sheet 185, State Records Office of Western Australia (revised 1955)
<i>Physical Description</i> (Based on a streetscape inspection in May 2026)	<u>Architectural style</u> 1 Bedford Avenue 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. <u>Plan form at the street frontage</u> - Asymmetrical façade with a return verandah facing the street intersection. - Projecting bay at the southern end of the Bedford Street (east) elevation. Former projecting wing partway along the Barker Road (north) elevation, now extended to the west along the same alignment. <u>Roof form and materials</u> - Hipped-gabled roof clad with corrugated metal sheeting.

	- Prominent verge gable over each of the original projecting wings. These are finished with a flush panel face, overlaid with a simple decorative pattern of timber battens. - Main roofline modified by the insertion of modern (c.2022) gables/attic windows facing north, east and south. - Rendered chimneys with projecting raked caps. - Bullnose roof to the return verandah. <u>Wall materials and finishes to the main facade</u> - Roughcast render above door head height. - Tuckpointed brick between window sill and door head height. - Rendered plinth below a rendered stringcourse at window sill height (the physical evidence indicates that the lower section was originally tuckpointed brick). - Original north facing wing fully rendered (a later modification) <u>Other detailing to main facade</u> - Entrance door, with highlights and narrow sidelights, located adjacent to the projecting wing on the eastern side of the house. Door and glazing modified. - Triple casement window with highlights to the east facing wing. - Raked window awning, with a carved timber valance, to the east facing wing. - Single double hung window facing east under the verandah. - Single double hung window facing north under the verandah. - Projecting moulded sills. - Modified window facing east, at the western end of the return verandah (possibly originally French doors). - Turned timber verandah posts, with a frieze of turned timber balustrettes. - Concrete verandah floor. <u>Streetscape setting</u> - Lot width approximately 15.5m. - House set back approximately 5m from the Bedford Avenue frontage and 2.7m from the Barker Road frontage. - Minimal setback from the southern boundary. - Front yard enclosed by a rendered post and plinth masonry wall, with metal spear infill panels. Increasing to a tall boundary wall to the rear yard along Barker Road. - Double garage at the rear of the site, along Barker Road, <u>General Condition</u> (as viewed from the street) Good
References	<i>Local Heritage Survey of the Triangle Precinct, 2020-2021</i>, prepared for the City of Subiaco by Hocking Heritage and Architecture (adopted 22 June 2021) - Place Record for 123 Barker Road (1 Bedford Avenue).

	• <i>Plan of Subiaco Shewing all Subdivisions and Deposited Plan Nos</i>, published by G W Harris in c.1896-1897, SROWA series235_cons3868_item354. • <i>Heritage Assessment of the proposed Park Street Heritage Area</i>, prepared for the City of Subiaco by Greenward Consulting, 2023. • Western Australian Post Office Directories, 1890s-1949 (slwa.wa.gov.au) (information provided by the City of Subiaco, April 2026) • City of Subiaco Rate Books (information provided by the City of Subiaco, April 2026, covering selected years in the period c.1903 through to the early 1930s, noting that not all years are available in the SROWA collection). • Electoral Rolls (scanned copies of selected years available at ancestry.com.au) • WA Online Births, Deaths and Marriages Index (https://www.wa.gov.au/organisation/departments-of-justice/online-index-search-tool) • Various newspaper notices and advertisements relating to this property and/or the owners/occupants of the house (trove.nal.gov.au), including: <i>The West Australian</i>, 11 June 1904, p 4 <i>The West Australian</i>, 5 November 1912, p 3 <i>The West Australian</i>, 9 September 1913, p 3 <i>The West Australian</i>, 2 June 1914, p 2 <i>The West Australian</i>, 19 October 1918, p 2 <i>Western Mail</i>, 11 March 1926, p 3 • Metropolitan Water Board Plan No 185, as revised March 1955, SROWA-series634_cons4156_item0185 (https://mapping.sro.wa.gov.au/#/) • Historical aerial photographs, as available for selected years in the period 1948-2022, Map Viewer Plus (landgate.wa.gov.au) Note: Biographical information has been based on readily available information from a range of online sources. 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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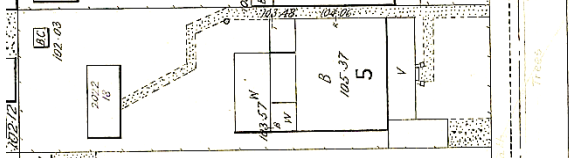
<i>Name</i>	House, 3 Bedford Avenue, Subiaco		
<i>Address</i>	3 Bedford Avenue, Subiaco (Lot 28, DP 214)		
<i>Other</i>	'Lauriston' (name given for this property in newspaper notices placed in 1912 and 1916)		
<i>Place No.</i>	24059		
<i>Heritage Listings</i>	Local Heritage Survey – Some significance (level 3)		
<i>Place Type</i>	Individual building		
<i>Photograph</i> (Greenward Consulting, May 2026)			
<i>Construction date</i>	c.1910	<i>Architectural style</i> Federation Queen Anne	
<i>Construction materials</i>	<i>Walls</i> Brick - Tuckpointed brick	<i>Roof</i> Metal - Corrugated	<i>Other</i> Rendered and painted stringcourses
<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 is largely intact and/or sympathetically restored. The major alteration to the streetscape setting is the prominent and decorative carport to the SE corner of the site.		
<i>Integrity</i>	High: The site continues to be used for residential purposes		
<i>Contributory Significance</i>	Considerable contribution to the assessed heritage values of the study area		

<i>Historical Notes and Associations</i>	This property is located within the area laid out as Perth Suburban Lots (PSL) 218 and 219 in the 1880s. In the 1890s, Subiaco's population increased significantly due to an economic depression in the eastern states and the discovery of gold in Western Australia. During this period Subiaco's original 4-5 acre Perth Suburban Lots were progressively subdivided for residential development. This gradually attracted settlement and, from around the turn of the century, the more elevated lots near Kings Park and the tram lines were developed with the private homes of skilled tradesmen, white collar workers and professional men, as well as with rental properties owned by developers/investors. A plan dated c.1896-1897 shows that PSL 218 and 219 had been subdivided into 52 residential lots by the mid 1890s (Deposited Plan 214). This subdivision was located between Barker and Bagot Roads, was bisected by Salisbury Avenue (now part of Park Street), and had frontages to Ivy Street (now part Olive Street) and Mable Street (now part Bedford Avenue). The readily available evidence indicates that 3 Bedford Avenue was developed in c.1910, at which time the Rate Books identified L Young as the owner/occupier. Lucie (aka Lucy) Young's husband, Charles Thomas Edward Young (contractor/carpenter) had died at Subiaco in 1908. Lucie lived at 3 Bedford Avenue on and off in c.1910-1915, after which the property was sold. The house was then owned and occupied by the family of Victor Fanshawe Box (teacher) until 1921, when it was again offered for sale: <i>SUBIACO, 3 Bedford-ave., near Park: 4 Rooms, kitchen, brick, verandah front, side, and back, lawns front and back, all usual conveniences, £850. Apply at house.</i> This was followed by a turnover of occupants before 3 Bedford Avenue became the long-term family home of Daisy Constance Sadlier (nee Foster) (c.1888-1953), who purchased it in c.1928. Daisy's husband, Egbert George Harold Sadlier, had died at Subiaco in January 1927, aged 39 years. This couple had three children born in NSW in c.1914-1917: Marjorie, Geoffrey and Clifford. Daisy remained at 23 Bedford Avenue until her death in 1953 and during this period she shared the house with her children before they married. Daisy's sister, Amy Foster, also lived here for many years, as did her brother, Raymond William Foster. Historical aerial photographs show that the house was extended to the rear in c.1980, with further additions in c.2000. These have retained the original roof line and building footprint, as viewed from the street. The carport at the front of the site also dates from around the turn of this century.
	

inspection in May 2026)	<u>Plan form at the street frontage</u> - Asymmetrical facade with a verandah extending across the front façade and returning partway along the northern side. - Parapet wall along the southern side of the house. <u>Roof form and materials</u> - Hipped roof clad with corrugated metal sheeting. - Bullnose roof to the return verandah. - Tuck-pointed brick chimney with contrasting rendered detailing, including a decorative string and slimline cap. Curved chimney pot. <u>Wall materials and finishes to the main facade</u> - Tuck-pointed brick. - Rendered and painted stringcourse at window sill height. <u>Other detailing to main facade</u> - Entrance door facing north, along the side verandah. - Single, full height, double hung window with timber kick-plates to each of the front rooms and facing east at the end of the return verandah. - Turned timber verandah posts, each featuring carved brackets, under a decorative carved timber panel. Simple valance of square timber balustrettes. - Concrete verandah floor <u>Streetscape setting</u> - Lot width approximately 12.2m. - House set back approximately 5.5m from the Bedford Avenue frontage. - House set back approximately 1.5m setback from the northern boundary; zero setback to the southern boundary. - Front yard enclosed by stone posts with metal spear infill panels. - Carport at the SE corner of the block. Designed with posts and frieze trim to match the verandah. <u>General Condition</u> (as viewed from the street) Good
References	<i>Plan of Subiaco Shewing all Subdivisions and Deposited Plan Nos</i>, published by G W Harris in c.1896-1897, SROWA series235_cons3868_item354. <i>Heritage Assessment of the proposed Park Street Heritage Area</i>, prepared for the City of Subiaco by Greenward Consulting, 2023. <i>Local Heritage Survey of the Triangle Precinct, 2020-2021</i>, prepared for the City of Subiaco by Hocking Heritage and Architecture (adopted 22 June 2021) - Place Record for 3 Bedford Avenue. - Western Australian Post Office Directories, 1890s-1949 (slwa.wa.gov.au) (information provided by the City of Subiaco, April 2026) - City of Subiaco Rate Books (information provided by the City of Subiaco, April 2026, covering selected years in the period c.1903 through to the early 1930s, noting that not all years are available in the SROWA collection).

	• Electoral Rolls (scanned copies of selected years available at ancestry.com.au) • WA Online Births, Deaths and Marriages Index (https://www.wa.gov.au/organisation/departments-of-justice/online-index-search-tool) • Various newspaper notices and advertisements relating to this property and/or the owners/occupants of the house (trove.nal.gov.au), including: <i>The West Australian</i>, 9 May 1912, p 3 <i>The West Australian</i>, 7 October 1916, p 3 <i>The West Australian</i>, 23 December 1921, p 4 • Metropolitan Water Board Plan No 185, as revised March 1954, SROWA-series634_cons4156_item0185 (https://mapping.sro.wa.gov.au/#/) • Historical aerial photographs, as available for selected years in the period 1948-2022, Map Viewer Plus (landgate.wa.gov.au) Note: Biographical information has been based on readily available information from a range of online sources. 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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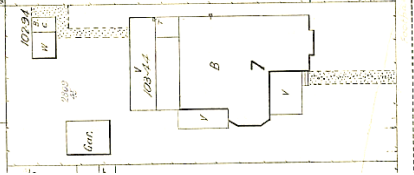
<i>Name</i>	House, 5 Bedford Avenue, Subiaco		
<i>Address</i>	5 Bedford Avenue, Subiaco (Lot 29, DP 214)		
<i>Other</i>	-		
<i>Place No.</i>	-		
<i>Heritage Listings</i>	-		
<i>Place Type</i>	Individual building		
<i>Photograph</i> (Greenward Consulting, May 2026)			
<i>Construction date</i>	c.1912	<i>Architectural style</i> Federation Queen Anne	
<i>Construction materials</i>	<i>Walls</i> Brick - Tuckpointed brick	<i>Roof</i> Metal - Corrugated	<i>Other</i> Rendered and painted stringcourses
<i>Use</i>	<i>Current</i> Residential - Single storey	<i>Original</i> Residential - Single storey	<i>Other</i> Two storey addition at rear.
<i>Authenticity</i>	High: The original external detailing of the building is largely intact and/or sympathetically restored.		
<i>Integrity</i>	High: The site continues to be used for residential purposes		
<i>Contributory Significance</i>	Considerable contribution to the assessed heritage values of the study area		
<i>Historical Notes and Associations</i>	This property is located within the area laid out as Perth Suburban Lots (PSL) 218 and 219 in the 1880s. In the 1890s, Subiaco's population increased significantly due to an economic depression in the eastern states and the discovery of gold in Western Australia. During this period Subiaco's original 4-5 acre Perth Suburban		

	Lots were progressively subdivided for residential development. This gradually attracted settlement and, from around the turn of the century, the more elevated lots near Kings Park and the tram lines were developed with the private homes of skilled tradesmen, white collar workers and professional men, as well as with rental properties owned by developers/investors. A plan dated c.1896-1897 shows that PSL 218 and 219 had been subdivided into 52 residential lots by the mid 1890s (Deposited Plan 214). This subdivision was located between Barker and Bagot Roads, was bisected by Salisbury Avenue (now part of Park Street), and had frontages to Ivy Street (now part Olive Street) and Mable Street (now part Bedford Avenue). Information from the Subiaco Rate Books shows that 5 Bedford Avenue was constructed for Archibald Miller in c.1912-1913 – at which time he was a reporter on the staff of <i>The West Australian</i>. Archibald William Miller and Kate Lyla Simpson had married in Claremont in 1910, and appear to have left Western Australia in c.1916-1917. The property was advertised for sale as follows in December 1916: <i>SUBIACO, West Perth end, near King's Park-road, select locality: A pretty home in Brick, of 4 rooms, vestibule, bathroom, washhouse, copper and troughs, large hall, tiled hearths and grates, casement windows on to 8ft. verandah, electric light and gas; lawns, vines, made paths. etc. A Really Desirable Home. PRICE £625 (cost owner nearly £700). Deposit £125, balance exceptionally easy terms. Apply JUDGE, SMITH, and CO., 5 William-street; or Owner, No. 5 Bedford-avenue Subiaco.</i> It then had two different owner/occupiers - Hubert Baldwin Gill (doctor), and Gabriel Burns (occupation not confirmed) - before becoming the long-term home of the McKenzie family. Hugh Newcomen McKenzie (c.1893-1979) (clerk) and Joyce Gwendoline Shelton Earp (c.1900-1983) were married in Perth in 1919 and had at least two children, Euen (c.1921) and Rodney (1923). Hugh and Joyce settled at 5 Bedford Avenue in c.1921 and continued to live here until c.1948. By 1949 they had moved to Dalkeith. Historical aerial photographs show that the house was extended to the rear in various stages, with these earlier works being replaced by large new rear additions in c.2017. These have retained the original roof line and building footprint, as viewed from the street.
	 Metropolitan Sewerage Plan, Part Sheet 185, State Records Office of Western Australia (revised 1955)
Physical Description (Based on a streetscape inspection in May 2026)	<u>Architectural style</u> 5 Bedford Avenue 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. <u>Plan form at the street frontage</u> Simple symmetrical façade.

	<u>Roof form and materials</u> • Hipped roof clad with corrugated metal sheeting. • Louvred gablets at the ends of the north-south ridgeline. • Tuck-pointed brick chimney with contrasting rendered detailing, including a decorative string and slimline cap. Curved chimney pot. • Bullnose verandah roof. <u>Wall materials and finishes to the main facade</u> • Tuck-pointed brick. • Two rendered and painted stringcourses, one at window sill height and the other at door head height. <u>Other detailing to main facade</u> • Centrally located 5-panel entrance door, with traditional moulded architraves, highlights, sidelights. Stained glass detailing to the top panes of the door and to the sidelights. • Triple casement window with highlights to each of the front rooms. • Projecting, moulded window sills over decorative rendered under-sill panels. • Turned timber verandah posts. • Timber verandah floor. <u>Streetscape setting</u> • Lot width approximately 12.2m. • House set back approximately 6.3m from the Bedford Avenue frontage. • Narrow side setbacks. • Front yard enclosed by low post and plinth rendered masonry wall, with flat-topped timber picket infill panels. • Hard-stand carparking area at the SE corner of the block. <u>General Condition</u> (as viewed from the street) Good
References	• <i>Plan of Subiaco Shewing all Subdivisions and Deposited Plan Nos</i>, published by G W Harris in c.1896-1897, SROWA series235_cons3868_item354. • <i>Heritage Assessment of the proposed Park Street Heritage Area</i>, prepared for the City of Subiaco by Greenward Consulting, 2023. • Western Australian Post Office Directories, 1890s-1949 (slwa.wa.gov.au) (information provided by the City of Subiaco, April 2026) • City of Subiaco Rate Books (information provided by the City of Subiaco, April 2026, covering selected years in the period c.1903 through to the early 1930s, noting that not all years are available in the SROWA collection). • Electoral Rolls (scanned copies of selected years available at ancestry.com.au) • WA Online Births, Deaths and Marriages Index (https://www.wa.gov.au/organisation/departments-of-justice/online-index-search-tool) • Various newspaper notices and advertisements relating to this property and/or the owners/occupants of the house (trove.nal.gov.au), including:

	<i>The West Australian</i>, 16 December 1916, p 4 • Metropolitan Water Board Plan No 185, as revised March 1954, SROWA-series634_cons4156_item0185 (https://mapping.sro.wa.gov.au/#/) • Historical aerial photographs, as available for selected years in the period 1948-2022, Map Viewer Plus (landgate.wa.gov.au) Note: Biographical information has been based on readily available information from a range of online sources. 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, 7 Bedford Avenue, Subiaco		
<i>Address</i>	7 Bedford Avenue, Subiaco (Lot 30, DP 214 & Lot 150 DP 302203)		
<i>Other</i>	Originally Lot 30 and Part Lot 31, DP 214		
<i>Place No.</i>	-		
<i>Heritage Listings</i>	-		
<i>Place Type</i>	Individual building		
<i>Photograph</i> (Greenward Consulting, May 2026)			
<i>Construction date</i>	c.1917	<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 - Tuckpointed 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-high: The original external detailing of the building appears to be largely intact and/or sympathetically restored. The major alteration to the main façade has been the rendering of part of the tuck-pointed brick skirt.		
<i>Integrity</i>	High: The site continues to be used for residential purposes		

Contributory Significance	Considerable contribution to the assessed heritage values of the study area
<i>Historical Notes and Associations</i>	This property is located within the area laid out as Perth Suburban Lots (PSL) 218 and 219 in the 1880s. In the 1890s, Subiaco's population increased significantly due to an economic depression in the eastern states and the discovery of gold in Western Australia. During this period Subiaco's original 4-5 acre Perth Suburban Lots were progressively subdivided for residential development. This gradually attracted settlement and, from around the turn of the century, the more elevated lots near Kings Park and the tram lines were developed with the private homes of skilled tradesmen, white collar workers and professional men, as well as with rental properties owned by developers/investors. A plan dated c.1896-1897 shows that PSL 218 and 219 had been subdivided into 52 residential lots by the mid 1890s (Deposited Plan 214). This subdivision was located between Barker and Bagot Roads, was bisected by Salisbury Avenue (now part of Park Street), and had frontages to Ivy Street (now part Olive Street) and Mable Street (now part Bedford Avenue). The first known owner of 7 Bedford Avenue was Claude Unmack, a solicitor, who worked in partnership with his father, Alfred, and brother, Wallace. Claude Unmack (c.1889-1940) and Laura Donaldson (c.1892-1964) were married in West Perth in April 1917 and settled at 7 Bedford Avenue at around that time. They advertised the house for sale, as follows, in 1924: <i>A BEAUTIFUL SUBIACO RESIDENCE HASSEN and CO. have received instructions from the owner to SELL by PUBLIC AUCTION the desirable property situated 7 Bedford-ave, Subiaco. The land is portion of Perth Sub. Lot 218 and being Lot 30 and part of Lot 31 on deposited plan 214, having a frontage to Bedford-ave., of approximately 54ft., with a depth of 132ft.The House is well and substantially built of brick and of modern design, containing entrance hall, music room, exceptionally large dining-room, 3 bedrooms, splendid kitchen with gas and wood stoves. Special sleeping-out verandahs. Motor garage and usual outside offices. The decorations throughout are executed on modern lines and the grounds are beautifully laid out.</i> It continued to be advertised until mid 1925, when Claude Unmack finally advised that the property had been withdrawn from sale. The readily available evidence indicates that it had been purchased by Nelson D'Raine, a butcher, who lived here with his wife, Isobel, until c.1932. Subsequent occupants included Edward Victor Hepworth (clerk) and his wife Kathleen (who lived here in c.1933-1940), followed by Colin Hugh Boyd Norman (civil servant) and his wife, Ethel (who lived here in c.1941-1949). Historical aerial photographs show that the house has been extended to the rear in various stages since the mid-twentieth century. These works have retained the original roof line and building footprint, as viewed from the street.
	 Metropolitan Sewerage Plan, Part Sheet 185, State Records Office of Western Australia (revised 1955)

<i>Physical Description</i> (Based on a streetscape inspection in May 2026)	<u>Architectural style</u> Based on the detailing visible from the street, this house does not clearly illustrate any of the key architectural styles of the period, although it does use materials and finishes common in the early inter-war period. It was designed to a scale and form generally considered suitable for occupiers such as professional men, senior office workers, and skilled tradesmen. Note: The following description has been limited by the dense garden planting which restricts public views to sections of the main façade. <u>Plan form at the street frontage</u> • Asymmetrical façade with two projecting wings. • Rectangular wing at the northern end of the main (east) façade. • Splay-sided wing at the eastern end of the side (south) façade. • Deep entry porch at the SE corner. <u>Roof form and materials</u> • Hipped-gabled roof clad with corrugated metal sheeting. • Prominent verge gable, finished with rough-cast timber and vertical timber battens. • Tall chimney with textured render to the sides and simple, contrasting brick detailing to the cap. • Raked verandah roof continuing at a shallower pitch from the main roof line. <u>Wall materials and finishes to the main facade</u> • Tuck pointed brick to the lower half of the east and south elevations. Note: this has been rendered to the east facing wing. • Rough-cast render to the upper half of the east and south elevations. • Slightly projecting, face-brick, course separating the upper and lower sections of the wall. <u>Other detailing to main facade</u> • The main entrance, which abuts the east-facing wing, has an inter-war style, high-waisted, door with highlights and a single sidelight. The lead-light detailing to the upper part of the door, sidelight and highlights has timber framed square panels of textured glass, each featuring a central circle of clear glass. • The window to the east-facing wing is not clearly visible from the street, but appears to include three vertically proportioned windows separated by wide mullions. The opening is set under a simple raked window awning. • A small, double casement windows is located along the western side of the verandah. This features square panes of textured glass, and the opening is framed by a deep, smooth rendered lintel panel and a wide, smooth rendered, raked sill. • A similar window sill can be seen on the northern side of the verandah, but this feature is not clearly visible from the street. • The windows to the splay-sided wing are double hung, with small panes of textured glass.
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	• Verandah roof supported by rendered columns set on low, rough-cast rendered, square posts with contrasting brick capping. • Rough-cast rendered masonry verandah balustrade with contrasting face-brick cap. <u>Streetscape setting</u> • Lot width approximately 16.5m. • House set back approximately 8m from the Bedford Avenue frontage. • House set back approximately 1.2m setback to the house from the northern boundary and 2.7m from the southern boundary. • Front yard enclosed by a timber picket fence. • Hard-stand carparking area on the southern side of the block. Carport set back from the street, adjacent to the house. <u>General Condition</u> (as viewed from the street) Good
<i>References</i>	• <i>Plan of Subiaco Shewing all Subdivisions and Deposited Plan Nos</i>, published by G W Harris in c.1896-1897, SROWA series235_cons3868_item354. • <i>Heritage Assessment of the proposed Park Street Heritage Area</i>, prepared for the City of Subiaco by Greenward Consulting, 2023. • Western Australian Post Office Directories, 1890s-1949 (slwa.wa.gov.au) (information provided by the City of Subiaco, April 2026) • City of Subiaco Rate Books (information provided by the City of Subiaco, April 2026, covering selected years in the period c.1903 through to the early 1930s, noting that not all years are available in the SROWA collection). • Electoral Rolls (scanned copies of selected years available at ancestry.com.au) • WA Online Births, Deaths and Marriages Index (https://www.wa.gov.au/organisation/departments-of-justice/online-index-search-tool) • Various newspaper notices and advertisements relating to this property and/or the owners/occupants of the house (trove.nal.gov.au), including: <i>The West Australian</i>, 2 May 1924, p 2 <i>The West Australian</i>, 1 June 1925, p 9 • Metropolitan Water Board Plan No 185, as revised March 1954, SROWA-series634_cons4156_item0185 (https://mapping.sro.wa.gov.au/#/) • Historical aerial photographs, as available for selected years in the period 1948-2022, Map Viewer Plus (landgate.wa.gov.au) Note: Biographical information has been based on readily available information from a range of online sources. 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.

<i>Name</i>	House, 9 Bedford Avenue, Subiaco		
<i>Address</i>	9 Bedford Avenue, Subiaco (Lot 32, DP 214 & Lot 151 DP 302203) (corner Park Street)		
<i>Other</i>	Originally Lot 32 and Part Lot 31, DP 214		
<i>Place No.</i>	24061		
<i>Heritage Listings</i>	Local Heritage Survey – Some significance (level 3)		
<i>Place Type</i>	Individual building		
<i>Photograph</i> (Greenward Consulting, May 2026)			
<i>Construction date</i>	c.1920	<i>Architectural style</i> Federation Bungalow	
<i>Construction materials</i>	<i>Walls</i> Brick - Tuckpointed brick Brick – roughcast render	<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>	High: The original external detailing of the building is largely intact and/or sympathetically restored		
<i>Integrity</i>	High: The site continues to be used for residential purposes		
<i>Contributory Significance</i>	Considerable contribution to the assessed heritage values of the study area		
<i>Historical Notes and Associations</i>	This property is located within the area laid out as Perth Suburban Lots (PSL) 218 and 219 in the 1880s. In the 1890s, Subiaco's population increased significantly due to an economic depression in the eastern states and the discovery of gold in		

	Western Australia. During this period Subiaco's original 4-5 acre Perth Suburban Lots were progressively subdivided for residential development. This gradually attracted settlement and, from around the turn of the century, the more elevated lots near Kings Park and the tram lines were developed with the private homes of skilled tradesmen, white collar workers and professional men, as well as with rental properties owned by developers/investors. A plan dated c.1896-1897 shows that PSL 218 and 219 had been subdivided into 52 residential lots by the mid 1890s (Deposited Plan 214). This subdivision was located between Barker and Bagot Roads, was bisected by Salisbury Avenue (now part of Park Street), and had frontages to Ivy Street (now part Olive Street) and Mable Street (now part Bedford Avenue). From the readily available information, 9 Bedford Avenue was built in c.1920 for Wemyss Manley Guthrie (c.1877-1953) (accountant) and his wife Annie (nee Hutchison) (c.1876-1960). This couple had married in 1907 and had two children: Alison (1908) and Hugh (1910). Prior to settling in Subiaco, they had lived in mining towns in regional Western Australia. By the late 1920s, advertisements confirm that Wemyss had an office in Perth, where he was operating his business as 'W M Guthrie, Public Accountants' (later 'W M Guthrie, Chartered Accountants') – a firm that was still in business in the early 1950s. This appears to have been a financial success, as in 1938, it was announced that Annie and Alison had left for a trip to England that was expected to last for about a year. In the early 1930s Alison obtained her Diploma of Education and joined the staff of St Margaret's School in Melbourne, but had returned to live with her parents by 1936. Annie and Alison were still listed at 9 Bedford Avenue in the Electoral Rolls in the late 1950s, but Alison moved to Claremont after Annie's death in 1960. Historical aerial photographs show that that major extensions were constructed at the rear of the lot in the early 1990s. These additions have not had a significant impact on the understanding of the form and extent of the original residence.
	

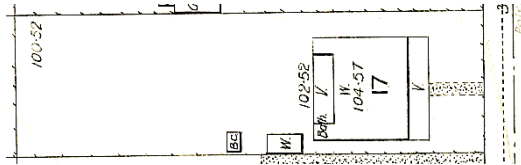
	- Projecting bay offset from the centre along the Bedford Avenue (east) elevation. <u>Roof form and materials</u> - Hipped-gabled roof clad with clay tiles. - Prominent gable rising above the main roofline over the projecting eastern bay. This has a textured rendered face, vertical timber battens set over carved timber brackets, and a ram's horn finial. - Rendered chimneys with stepped caps, and open-sided, flat-topped, masonry pots. - Raked verandah roof extending in a continuous line from the main roof. <u>Wall materials and finishes to the main facade</u> - Tuck-pointed brick plinth. - Projecting rendered stringcourse at window sill height. - Textured rendered walls above the stringcourse. <u>Other detailing to main facade</u> - Main entrance facing south, at the western end of the return verandah. This features a high-waisted, interwar style, 4 panel door, traditional moulded architraves, highlights and sidelights, with stained glass detailing. - Triple casement window on the eastern side of the main room at the SE corner, and double casement window on the southern side, both with stained glass panes to the highlights. - Plain raked window sills integrated with the stringcourse. - French doors opening onto the front verandah from the room at the NE corner. - Paired, square verandah posts with scribed detailing and elongated timber brackets. - Timber verandah floor. <u>Streetscape setting</u> - Lot width approximately 20m. - House set back approximately 8m from the Bedford Avenue frontage and 6m from the Park Street frontage. - House set back approximately 1.8m from northern boundary. - Front yard enclosed by a face brick plinth and post fence with metal spear infill panels. <u>General Condition</u> (as viewed from the street) Good
References	<i>Plan of Subiaco Shewing all Subdivisions and Deposited Plan Nos</i>, published by G W Harris in c.1896-1897, SROWA series235_cons3868_item354. <i>Heritage Assessment of the proposed Park Street Heritage Area</i>, prepared for the City of Subiaco by Greenward Consulting, 2023.

	• <i>Local Heritage Survey of the Triangle Precinct, 2020-2021</i>, prepared for the City of Subiaco by Hocking Heritage and Architecture (adopted 22 June 2021) - Place Record for 9 Bedford Avenue. • Western Australian Post Office Directories, 1890s-1949 (slwa.wa.gov.au) (information provided by the City of Subiaco, April 2026) • City of Subiaco Rate Books (information provided by the City of Subiaco, April 2026, covering selected years in the period c.1903 through to the early 1930s, noting that not all years are available in the SROWA collection). • Electoral Rolls (scanned copies of selected years available at ancestry.com.au) • WA Online Births, Deaths and Marriages Index (https://www.wa.gov.au/organisation/departments-of-justice/online-index-search-tool) • Various newspaper notices and advertisements relating to this property and/or the owners/occupants of the house (trove.nal.gov.au), including: <i>The West Australian</i>, 12 February 1938, p 10 • Metropolitan Water Board Plan No 185, as revised March 1954, SROWA-series634_cons4156_item0185 (https://mapping.sro.wa.gov.au/#/) • Historical aerial photographs, as available for selected years in the period 1948-2022, Map Viewer Plus (landgate.wa.gov.au) Note: Biographical information has been based on readily available information from a range of online sources. 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, 15 Bedford Avenue, Subiaco
<i>Address</i>	15 Bedford Avenue, Subiaco (Lot 34, 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, May 2026)	
<i>Construction date</i>	c.2016-2017
<i>Contributory Significance</i>	No contribution to the assessed heritage values of the study area
<i>Historical Notes and Associations</i>	This property is located within the area laid out as Perth Suburban Lots (PSL) 218 and 219 in the 1880s. In the 1890s, Subiaco's population increased significantly due to an economic depression in the eastern states and the discovery of gold in Western Australia. During this period Subiaco's original 4-5 acre Perth Suburban Lots were progressively subdivided for residential development. This gradually attracted settlement and, from around the turn of the century, the more elevated lots near Kings Park and the tram lines were developed with the private homes of skilled tradesmen, white collar workers and professional men, as well as with rental properties owned by developers/investors. A plan dated c.1896-1897 shows that PSL 218 and 219 had been subdivided into 52 residential lots by the mid 1890s (Deposited Plan 214). This subdivision was located between Barker and Bagot Roads, was bisected by Salisbury Avenue (now part of Park Street), and had frontages to Ivy Street (now part Olive Street) and Mable Street (now part Bedford Avenue).

	A house had been developed on Lot 34, DP 214 (15 Bedford Avenue) by 1903. Historical aerial photographs show that the site was fully redeveloped in c.2016-2017.
<i>References</i>	• <i>Heritage Assessment of the proposed Park Street Heritage Area</i>, prepared for the City of Subiaco by Greenward Consulting, 2023. • City of Subiaco Rate Books (information provided by the City of Subiaco, April 2026, covering selected years in the period c.1903 through to the early 1930s, noting that not all years are available in the SROWA collection). • Historical aerial photographs, as available for selected years in the period 1948-2022, Map Viewer Plus (landgate.wa.gov.au)

<i>Name</i>	House, 17 Bedford Avenue, Subiaco
<i>Address</i>	17 Bedford Avenue, Subiaco (Lot 35, DP 214)
<i>Other</i>	
<i>Place No.</i>	-
<i>Heritage Listings</i>	-
<i>Place Type</i>	Individual building
<i>Photograph</i> (Greenward Consulting, May 2026)	
<i>Construction date</i>	c.1903 (traditional, early twentieth century, obscured by modern alterations/additions).
<i>Contributory Significance</i>	No contribution to the assessed heritage values of the study area
<i>Historical Notes and Associations</i>	This property is located within the area laid out as Perth Suburban Lots (PSL) 218 and 219 in the 1880s. In the 1890s, Subiaco's population increased significantly due to an economic depression in the eastern states and the discovery of gold in Western Australia. During this period Subiaco's original 4-5 acre Perth Suburban Lots were progressively subdivided for residential development. This gradually attracted settlement and, from around the turn of the century, the more elevated lots near Kings Park and the tram lines were developed with the private homes of skilled tradesmen, white collar workers and professional men, as well as with rental properties owned by developers/investors. A plan dated c.1896-1897 shows that PSL 218 and 219 had been subdivided into 52 residential lots by the mid 1890s (Deposited Plan 214). This subdivision was located between Barker and Bagot Roads, was bisected by Salisbury Avenue (now part of Park Street), and had frontages to Ivy Street (now part Olive Street) and Mable Street (now part Bedford Avenue).

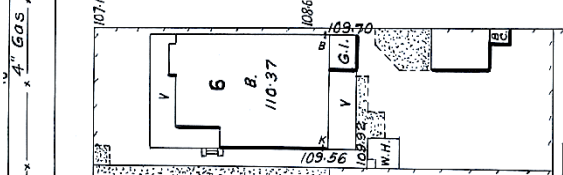
	A house has been built on this site by 1903, when the City of Subiaco Rate Books identified John Maddison as the owner/occupier. The readily available evidence indicates that this was a modest timber cottage that was primarily used as rental accommodation until at least the early 1930s. In the modern era, the façade has been extensively altered, including an extension into part of the front verandah, a new entrance door and front window.
	 Metropolitan Sewerage Plan, Part Sheet 185, State Records Office of Western Australia (revised 1955)
References	• <i>Heritage Assessment of the proposed Park Street Heritage Area</i>, prepared for the City of Subiaco by Greenward Consulting, 2023. • Western Australian Post Office Directories, 1890s-1949 (slwa.wa.gov.au) (information provided by the City of Subiaco, April 2026) • City of Subiaco Rate Books (information provided by the City of Subiaco, April 2026, covering selected years in the period c.1903 through to the early 1930s, noting that not all years are available in the SROWA collection). • Metropolitan Water Board Plan No 185, as revised March 1954, SROWA-series634_cons4156_item0185 (https://mapping.sro.wa.gov.au/#/) • Historical aerial photographs, as available for selected years in the period 1948-2022, Map Viewer Plus (landgate.wa.gov.au)

<i>Name</i>	House, 19 Bedford Avenue, Subiaco
<i>Address</i>	19 Bedford Avenue, Subiaco (Lot 36, DP 214)
<i>Other</i>	
<i>Place No.</i>	-
<i>Heritage Listings</i>	-
<i>Place Type</i>	Individual building
<i>Photograph</i> (Greenward Consulting, May 2026)	
<i>Construction date</i>	Late 1980s
<i>Contributory Significance</i>	No contribution to the assessed heritage values of the study area
<i>Historical Notes and Associations</i>	This property is located within the area laid out as Perth Suburban Lots (PSL) 218 and 219 in the 1880s. In the 1890s, Subiaco's population increased significantly due to an economic depression in the eastern states and the discovery of gold in Western Australia. During this period Subiaco's original 4-5 acre Perth Suburban Lots were progressively subdivided for residential development. This gradually attracted settlement and, from around the turn of the century, the more elevated lots near Kings Park and the tram lines were developed with the private homes of skilled tradesmen, white collar workers and professional men, as well as with rental properties owned by developers/investors. A plan dated c.1896-1897 shows that PSL 218 and 219 had been subdivided into 52 residential lots by the mid 1890s (Deposited Plan 214). This subdivision was located between Barker and Bagot Roads, was bisected by Salisbury Avenue (now part of Park Street), and had frontages to Ivy Street (now part Olive Street) and Mable Street (now part Bedford Avenue).

	A house had been developed on Lot 36, DP 214 (19 Bedford Avenue) by 1903. Historical aerial photographs show that the site was fully redeveloped in the late 1980s.
<i>References</i>	• <i>Heritage Assessment of the proposed Park Street Heritage Area</i>, prepared for the City of Subiaco by Greenward Consulting, 2023. • City of Subiaco Rate Books (information provided by the City of Subiaco, April 2026, covering selected years in the period c.1903 through to the early 1930s, noting that not all years are available in the SROWA collection). • Historical aerial photographs, as available for selected years in the period 1948-2022, Map Viewer Plus (landgate.wa.gov.au)

5.4 6-20 BEDFORD AVENUE

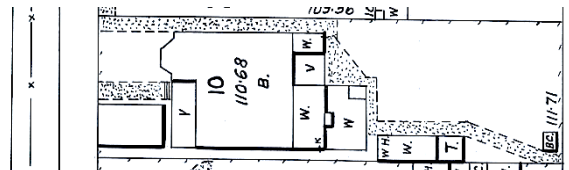
<i>Name</i>	House, 6 Bedford Avenue, Subiaco		
<i>Address</i>	6 Bedford Avenue, Subiaco (Lot 49, DP 214)		
<i>Other</i>			
<i>Place No.</i>	24060		
<i>Heritage Listings</i>	Local Heritage Survey – Some significance (level 3)		
<i>Place Type</i>	Individual building		
<i>Photograph</i> (Greenward Consulting, May 2026)			
<i>Construction date</i>	c.1906	<i>Architectural style</i> Federation Queen Anne	
<i>Construction materials</i>	<i>Walls</i> Brick - Tuckpointed brick	<i>Roof</i> Metal - Corrugated	<i>Other</i> Rendered and painted stringcourses
<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 is largely intact and/or sympathetically restored		
<i>Integrity</i>	High: The site continues to be used for residential purposes		
<i>Contributory Significance</i>	Considerable contribution to the assessed heritage values of the study area		

<i>Historical Notes and Associations</i>	This property is located within the area laid out as Perth Suburban Lots (PSL) 218 and 219 in the 1880s. In the 1890s, Subiaco's population increased significantly due to an economic depression in the eastern states and the discovery of gold in Western Australia. During this period Subiaco's original 4-5 acre Perth Suburban Lots were progressively subdivided for residential development. This gradually attracted settlement and, from around the turn of the century, the more elevated lots near Kings Park and the tram lines were developed with the private homes of skilled tradesmen, white collar workers and professional men, as well as with rental properties owned by developers/investors. A plan dated c.1896-1897 shows that PSL 218 and 219 had been subdivided into 52 residential lots by the mid 1890s (Deposited Plan 214). This subdivision was located between Barker and Bagot Roads, was bisected by Salisbury Avenue (now part of Park Street), and had frontages to Ivy Street (now part Olive Street) and Mable Street (now part Bedford Avenue). Based on the readily available evidence, 6 Bedford Avenue was built in c.1906 and occupied as the long-term family home of newlyweds, Archibald Charles Mackie (c1878-1959) and Margaret Helen Mackie (nee Scrymgour) (c1880-1960): <i>MACKIE-SCRYMGOUR.-On November 21, at Trinity Church. Perth, by Rev. W. H. Lewis, S Archibald Charles, eldest son of Archibald Mackie, Adelaide, to Margaret Helen, youngest daughter of Charles Scrymgour, Barker-road, Subiaco. At home, Bedford-avenue, Subiaco, December 20 and 21.</i> Archibald and Margaret remained here until c.1935 and no evidence has been found to suggest that they had any children during this period. Newspaper items indicate that A C Mackie (who was described as a warehouseman in the Electoral Rolls) was employed by D & W Murray Ltd, (warehousemen and wholesale drapers) and occupied the position of warehouse manager for their WA Branch. By the late 1930s Archibald and Margaret were living in Wembley, and the house in Bedford Avenue had at least three different occupants through to the end of the 1940s. Historical aerial photographs show that additions have been developed at the rear of the house in various stages, but that the footprint of the main part of the original building remains unchanged.
	 Metropolitan Sewerage Plan, Part Sheet 170, State Records Office of Western Australia (revised 1954)
<i>Physical Description</i> (Based on a streetscape inspection in May 2026)	<u>Architectural style</u> 6 Bedford Avenue 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. <u>Plan form at the street frontage</u> Asymmetrical façade, featuring a verandah that extends across the main frontage and returns partway along the southern side.

	- Shallow rectangular window bay to the room on the northern side of the main façade. <u>Roof form and materials</u> - Hipped-gabled roof clad with corrugated metal sheeting. - Decorative gable set over the front window bay, and extending above the verandah roof. This is the primary decorative element of the façade. It projects forward from the window bay, over paired timber brackets and is framed by scribed gable boards. The face features a distinctive stucco radial design. - Small louvered gablet at the end of the east-west ridgeline. - Face brick chimneys with contrasting rendered caps and bases. - Bullnose roof to the verandah. <u>Wall materials and finishes to the main facade</u> - Tuckpointed brick walls. - Two rendered and painted stringcourses, one at around 900mm above the verandah floor, and the other at around 1.8m. - Rendered cornice panel over the verandah roof. <u>Other detailing to main facade</u> - Entrance door facing west at the eastern end of the return verandah. This features a four-panel door, traditional moulded architraves, highlights, sidelights and stained-glass detailing. - Full height double hung windows with timber kick-plates (based on historical photograph and restricted views from the street). - Turned timber verandah posts with carved timber brackets and a simple valance of square timber balustrettes. Note: the brackets and valance have been added since the mid 1980s. - Rendered steps at the southern end of the front verandah, aligning with the return along the southern side. - Concrete verandah floor. <u>Streetscape setting</u> - Lot width approximately 12.2m. - House set back approximately 4.8m from the Bedford Avenue frontage. - House set back approximately 1m setback from the southern boundary; minimal setback to the northern boundary. - Front yard enclosed by a low, rendered masonry, plinth and post wall, with flat picket infill panels. <u>General Condition</u> (as viewed from the street) Good
References	<i>Plan of Subiaco Shewing all Subdivisions and Deposited Plan Nos</i>, published by G W Harris in c.1896-1897, SROWA series235_cons3868_item354. <i>Heritage Assessment of the proposed Park Street Heritage Area</i>, prepared for the City of Subiaco by Greenward Consulting, 2023.

	• <i>Local Heritage Survey of the Triangle Precinct, 2020-2021</i>, prepared for the City of Subiaco by Hocking Heritage and Architecture (adopted 22 June 2021) - Place Record for 6 Bedford Avenue. • Western Australian Post Office Directories, 1890s-1949 (slwa.wa.gov.au) (information provided by the City of Subiaco, April 2026) • City of Subiaco Rate Books (information provided by the City of Subiaco, April 2026, covering selected years in the period c.1903 through to the early 1930s, noting that not all years are available in the SROWA collection). • Electoral Rolls (scanned copies of selected years available at ancestry.com.au) • WA Online Births, Deaths and Marriages Index (https://www.wa.gov.au/organisation/departments-of-justice/online-index-search-tool) • Various newspaper notices and advertisements relating to this property and/or the owners/occupants of the house (trove.nal.gov.au), including: <i>The West Australian</i>, 13 December 1906, p 1 <i>Western Mail</i>, 23 August 1934, p 50 • Metropolitan Water Board Plan No 170, dated 2 June 1954, SROWA-series634_cons4156_item0170 (https://mapping.sro.wa.gov.au/#/) • Photograph of 6 Bedford Avenue, Subiaco, dated 1985 (https://collections.wa.net.au/items/3ad127a3-c72c-4ea5-ad87-e1f9b3263950) • Historical aerial photographs, as available for selected years in the period 1948-2022, Map Viewer Plus (landgate.wa.gov.au) Note: Biographical information has been based on readily available information from a range of online sources. 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, 10 Bedford Avenue, Subiaco		
<i>Address</i>	10 Bedford Avenue, Subiaco (Lot 48, DP 214)		
<i>Other</i>	'Blinman' (name given for the house in birth notices in 1906 and 1911)		
<i>Place No.</i>	24062		
<i>Heritage Listings</i>	Local Heritage Survey – Some significance (level 3)		
<i>Place Type</i>	Individual building		
<i>Photograph</i> (Greenward Consulting, May 2026)			
<i>Construction date</i>	c.1902	<i>Architectural style</i> Federation Queen Anne	
<i>Construction materials</i>	<i>Walls</i> Brick - Tuckpointed brick	<i>Roof</i> Metal - Corrugated	<i>Other</i> Contrasting rendered and painted detailing
<i>Use</i>	<i>Current</i> Residential - Single storey Two storey rear additions	<i>Original</i> Residential - Single storey	<i>Other</i>
<i>Authenticity</i>	Moderate-High: The original external detailing of the original building is largely intact and/or sympathetically restored. Alterations impacting on the streetscape presentation include the c.2004 two-storey rear additions (which are visible behind the north-south ridgeline) and a prominent carport at the SW corner of the lot. However, the original design and scale of the original house can still be readily understood.		
<i>Integrity</i>	High: The site continues to be used for residential purposes		

Contributory Significance	Considerable contribution to the assessed heritage values of the study area
<i>Historical Notes and Associations</i>	This property is located within the area laid out as Perth Suburban Lots (PSL) 218 and 219 in the 1880s. In the 1890s, Subiaco's population increased significantly due to an economic depression in the eastern states and the discovery of gold in Western Australia. During this period Subiaco's original 4-5 acre Perth Suburban Lots were progressively subdivided for residential development. This gradually attracted settlement and, from around the turn of the century, the more elevated lots near Kings Park and the tram lines were developed with the private homes of skilled tradesmen, white collar workers and professional men, as well as with rental properties owned by developers/investors. A plan dated c.1896-1897 shows that PSL 218 and 219 had been subdivided into 52 residential lots by the mid 1890s (Deposited Plan 214). This subdivision was located between Barker and Bagot Roads, was bisected by Salisbury Avenue (now part of Park Street), and had frontages to Ivy Street (now part Olive Street) and Mable Street (now part Bedford Avenue). Based on the readily available evidence, this house was designed by Frederick William Upton, architect, on behalf of Isaac Brown Jones in 1902: <i>TENDERS invited for ERECTION of Brick Cottage, Mabel-street, Subiaco, for J. B. Jones, Esq. Close Friday, 17th., FRED. W. UPTON, Architect.</i> While the first initial of the client does not match, it seems likely that this was a simple transcription error, as the Subiaco Rates Books and Electoral Rolls indicate that 10 Bedford Avenue had been established as the long-term family home of Isaac Brown Jones by 1903. The architect, F W Upton, placed numerous notices calling for tenders for houses in Subiaco from c.1901, but only a few of these have been specifically identified. One other example from the early-mid nineteenth century is located at 90 Coghlan Road (corner Barker Road). Isaac Brown Jones (c.1861-1937) and Edith Millington (c.1872-1943) were married in Perth in 1902 and subsequently had 2 children: Ena Caroline (1906) and Esmond Millington (1911). Isaac was a tea merchant and managing director of Robert Jones and Co. Ltd, which operated in Leederville from at least 1898 until the early 1940s. This appears to have been developed as a successful business as, in 1925, it was reported that Edith and Ena had spent nine weeks on holiday in Ceylon and India, while in 1930, it was reported that they had just returned from a trip "round the world". Ena Cox (nee Brown) returned to live with her parents the early 1930s and remained at 10 Bedford Avenue until the mid 1950s. Historical aerial photographs show that major rear extensions were constructed in c.2004, including an upper level that extends up to the north-south ridgeline of the original house.
	 Metropolitan Sewerage Plan, Part Sheet 170, State Records Office of Western Australia (revised 1954)

<i>Physical Description</i> (Based on a streetscape inspection in May 2026)	<u>Architectural style</u> 10 Bedford Avenue 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. <u>Plan form at the street frontage</u> • Asymmetrical façade. • Projecting wing with a prominent, splay-sided, bay window on the northern side. • Half-width front verandah abutting the projecting wing. <u>Roof form and materials</u> • Hipped roof clad with corrugated metal sheeting. • Bullnose roof to the verandah. • Battened eaves. • Large, carved timber brackets to the eaves. <u>Wall materials and finishes to the main facade</u> • Tuck-pointed brick walls. • Three rendered and painted stringcourses, set at window sill height, mid window height and window head height. • Large splayed and rendered panel over each window. <u>Other detailing to main facade</u> • Centrally located entrance door, abutting the projecting wing. This features traditional moulded architraves, highlights, sidelights, and stained-glass detailing. • Single double hung window to each face of the bay window. Note: On a photograph of the house dated 1977, there is a window awning wrapping around this bay. The cladding may have been modified by that time, but the large timber brackets are of a traditional design and appear to be an original detail. • Pair of double-hung windows to the other front room (under the verandah). • Projecting, moulded and rendered window sills, set over shaped, rendered under-sill panels. • Turned timber verandah posts with carved timber brackets. • Scalloped detail to the face of the verandah beam. Ornate detailing is visible in this area on the 1977 & 1985 photographs. • Concrete verandah floor. • Modern, stone and block verandah steps aligning with the main entrance. The 1977 & 1985 photographs show plain concrete steps in this location. <u>Streetscape setting</u> • Lot width approximately 12.2m. • House set back approximately 4.5m from the Bedford Avenue frontage.
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	- House set back approximately 1m setback to the northern boundary; minimal setback to the southern boundary. - Front yard enclosed by a timber picket fence. - Hipped-roofed carport at the SW corner of the site. This is a modern carport, but a structure has been located in this position since at least the mid-twentieth century. The 1977 & 1985 photographs show what appears to be a brick garage in this location. <u>General Condition</u> (as viewed from the street) Good
References	<i>Plan of Subiaco Shewing all Subdivisions and Deposited Plan Nos</i>, published by G W Harris in c.1896-1897, SROWA series235_cons3868_item354. <i>Heritage Assessment of the proposed Park Street Heritage Area</i>, prepared for the City of Subiaco by Greenward Consulting, 2023. <i>Local Heritage Survey of the Triangle Precinct, 2020-2021</i>, prepared for the City of Subiaco by Hocking Heritage and Architecture (adopted 22 June 2021) - Place Record for 10 Bedford Avenue. - Western Australian Post Office Directories, 1890s-1949 (slwa.wa.gov.au) (information provided by the City of Subiaco, April 2026) - City of Subiaco Rate Books (information provided by the City of Subiaco, April 2026, covering selected years in the period c.1903 through to the early 1930s, noting that not all years are available in the SROWA collection). - Electoral Rolls (scanned copies of selected years available at ancestry.com.au) - WA Online Births, Deaths and Marriages Index (https://www.wa.gov.au/organisation/departments-of-justice/online-index-search-tool) - Various newspaper notices and advertisements relating to this property and/or the owners/occupants of the house (trove.nal.gov.au), including: <i>The West Australian</i>, 11 October 1902, p 5 <i>The West Australian</i>, 29 November 1906, p 1 <i>Western Mail</i>, 4 November 1911, p 31 <i>The Daily News</i>, 23 February 1925, p 7 <i>The West Australian</i>, 24 June 1930, p 5 - Metropolitan Water Board Plan No 170, dated 2 June 1954, SROWA-series634_cons4156_item0170 (https://mapping.sro.wa.gov.au/#/) - Photograph of 10 Bedford Road, Subiaco, dated 1977 (https://collections.wa.net.au/items/1cd0b3c6-799e-48db-86ac-05c03df9a625) - Photograph of 10 Bedford Road, Subiaco, dated 1985 (https://collections.wa.net.au/items/cf585ce0-6ff0-42e5-8721-39e7de88b5d0) - Historical aerial photographs, as available for selected years in the period 1948-2022, Map Viewer Plus (landgate.wa.gov.au)

	Note: Biographical information has been based on readily available information from a range of online sources. 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, 14 Bedford Avenue, Subiaco		
<i>Address</i>	14 Bedford Avenue, Subiaco (Lot 47, DP 214) (corner Park Street)		
<i>Other</i>	'St Aubyn' (name used for the property in newspaper advertisements placed in 1904, 1905 & 1907)		
<i>Place No.</i>	26864		
<i>Heritage Listings</i>	Local Heritage Survey – Some significance (level 3)		
<i>Place Type</i>	Individual building		
<i>Photograph</i> (Greenward Consulting, May 2026)			
<i>Construction date</i>	c.1902	<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 and painted stringcourses
<i>Use</i>	<i>Current</i> Residential - Single storey	<i>Original</i> Residential - Single storey	<i>Other</i>
<i>Authenticity</i>	Moderate-High: The original external detailing of the building is largely intact and/or sympathetically restored. However, the authenticity has been diminished by the painting of the original tuck-pointed brickwork.		
<i>Integrity</i>	High: The site continues to be used for residential purposes		
<i>Contributory Significance</i>	Some contribution to the assessed heritage values of the study area		
<i>Historical Notes and Associations</i>	This property is located within the area laid out as Perth Suburban Lots (PSL) 218 and 219 in the 1880s. In the 1890s, Subiaco's population increased significantly due to an economic depression in the eastern states and the discovery of gold in		

	Western Australia. During this period Subiaco's original 4-5 acre Perth Suburban Lots were progressively subdivided for residential development. This gradually attracted settlement and, from around the turn of the century, the more elevated lots near Kings Park and the tram lines were developed with the private homes of skilled tradesmen, white collar workers and professional men, as well as with rental properties owned by developers/investors. A plan dated c.1896-1897 shows that PSL 218 and 219 had been subdivided into 52 residential lots by the mid 1890s (Deposited Plan 214). This subdivision was located between Barker and Bagot Roads, was bisected by Salisbury Avenue (now part of Park Street), and had frontages to Ivy Street (now part Olive Street) and Mable Street (now part Bedford Avenue). Entries in the Rate Books indicate that a house had been built on this site by 1903 when the owner/occupier was identified as "Joyce". However, nobody of that name was listed as a resident of Mabel Street in the Post Office Directories of that period, and no further information has been confirmed regarding this person. Over the next few years occupants included James Barrie (storeman); James Chesters (estate agent and developer); and Barnett Fienberg (draper). By 1907, 14 Bedford Avenue had been purchased by the Freney family. Alice Mary Kavanagh (c.1880-1960) and Martin Richard Freney (c.1876-1963) were married in Perth in August 1906 and they had occupied 14 Bedford Avenue by 1908 (when they were advertising for a girl to undertake light housework). Martin (who had various occupations over the years, including commercial traveller, agent & pastoralist) was listed as a resident of Broome in the Electoral Rolls of 1916, but the family maintained their city residence in Bedford Avenue until c.1918. The house then had at least 3 different occupants, before being advertised for sale in February 1924: <i>MODERN BRICK RESIDENCE, Corner Bedford-ave. and Park-st-, SUBIACO. ROBERTSON BROS. Ltd. have been instructed by the Owner, who is leaving the State, to SELL as above : Lot 47 of Perth Sub Lot 218, having a frontage of 40 ft. to Bedford -ave. by depth of 132ft. along Park-st, with a HANDSOME BRICK, RESIDENCE, containing four spacious main-rooms, breakfast room, kitchen, maid's room, bathroom, pantry, detached: laundry with c and t. fitted, large shed suitable for conversion into motor garage; e.l. and gas stove installed. This house is most conveniently, situated, only three minutes from Hay-st. tram or King's Park. The property has recently been renovated and is ready for immediate possession. This is an exceptional opportunity to secure a very ATTRACTIVE HOME at a reasonable price.</i> It then became the long-term home of Mary Ann Linthorne, a widow, who shared the house with some of her daughters from c.1925 until her death in January 1941, aged 88 years. By October of that year the house had been sold and there was a turnover of occupants through the remainder of the 1940s. Historical aerial photographs show that the house was extended to the rear in 2003, replacing earlier additions and adding a carport at the rear boundary (off Park Street). These additions have not had a significant impact on the understanding of the form and extent of the original residence.
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FINAL DRAFT Heritage Assessment of the proposed Barker Road, Bedford Avenue & Park Street Heritage Area
(September 2026)

	<u>Streetscape setting</u> • Lot width approximately 12m. • House set back approximately 8.5m from the Bedford Avenue frontage. • House setback approximately 1.2m from the northern boundary; minimal setback from the southern (Park Street) boundary. • Front yard enclosed by a scalloped picket fence. <u>General Condition</u> (as viewed from the street) Good
References	• <i>Plan of Subiaco Shewing all Subdivisions and Deposited Plan Nos</i>, published by G W Harris in c.1896-1897, SROWA series235_cons3868_item354. • <i>Heritage Assessment of the proposed Park Street Heritage Area</i>, prepared for the City of Subiaco by Greenward Consulting, 2023. • <i>Local Heritage Survey of the Triangle Precinct, 2020-2021</i>, prepared for the City of Subiaco by Hocking Heritage and Architecture (adopted 22 June 2021) - Place Record for 14 Bedford Avenue. • Western Australian Post Office Directories, 1890s-1949 (slwa.wa.gov.au) (information provided by the City of Subiaco, April 2026) • City of Subiaco Rate Books (information provided by the City of Subiaco, April 2026, covering selected years in the period c.1903 through to the early 1930s, noting that not all years are available in the SROWA collection). • Electoral Rolls (scanned copies of selected years available at ancestry.com.au) • WA Online Births, Deaths and Marriages Index (https://www.wa.gov.au/organisation/departments-of-justice/online-index-search-tool) • Various newspaper notices and advertisements relating to this property and/or the owners/occupants of the house (trove.nal.gov.au), including: <i>Sunday Times</i>, 24 February 1924, p 13 <i>The West Australian</i>, 28 January 1941, p 1 <i>The West Australian</i>, 25 October 1941, p 2 • Metropolitan Water Board Plan No 170, dated 2 June 1954, SROWA-series634_cons4156_item0170 (https://mapping.sro.wa.gov.au/#/) • Historical aerial photographs, as available for selected years in the period 1948-2022, Map Viewer Plus (landgate.wa.gov.au) Note: Biographical information has been based on readily available information from a range of online sources. 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.

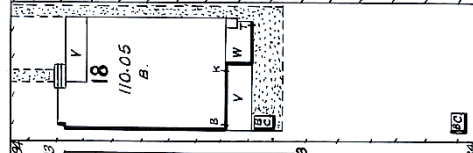
<i>Name</i>	House, 16 Bedford Avenue, Subiaco
<i>Address</i>	16 Bedford Avenue, Subiaco (Lot 45, DP 214) (corner Park Street)
<i>Other</i>	-
<i>Place No.</i>	-
<i>Heritage Listings</i>	-
<i>Place Type</i>	Individual building
<i>Photograph</i> (Greenward Consulting, May 2026)	
<i>Construction date</i>	Under construction 2026
<i>Contributory Significance</i>	No contribution to the assessed heritage values of the study area
<i>Historical Notes and Associations</i>	This property is located within the area laid out as Perth Suburban Lots (PSL) 218 and 219 in the 1880s. In the 1890s, Subiaco's population increased significantly due to an economic depression in the eastern states and the discovery of gold in Western Australia. During this period Subiaco's original 4-5 acre Perth Suburban Lots were progressively subdivided for residential development. This gradually attracted settlement and, from around the turn of the century, the more elevated lots near Kings Park and the tram lines were developed with the private homes of skilled tradesmen, white collar workers and professional men, as well as with rental properties owned by developers/investors. A plan dated c.1896-1897 shows that PSL 218 and 219 had been subdivided into 52 residential lots by the mid 1890s (Deposited Plan 214). This subdivision was located between Barker and Bagot Roads, was bisected by Salisbury Avenue (now part of Park Street), and had frontages to Ivy Street (now part Olive Street) and Mable Street (now part Bedford Avenue).

	Entries in the Rate Books indicate that a house had been built on Lot 45, DP 214, by 1903. Historical Aerial photographs show that the site was fully redeveloped in c.2025.
<i>References</i>	• <i>Heritage Assessment of the proposed Park Street Heritage Area</i>, prepared for the City of Subiaco by Greenward Consulting, 2023. • City of Subiaco Rate Books (information provided by the City of Subiaco, April 2026, covering selected years in the period c.1903 through to the early 1930s, noting that not all years are available in the SROWA collection). • Historical aerial photographs, as available for selected years in the period 1948-2022, Map Viewer Plus (landgate.wa.gov.au)

<i>Name</i>	House, 18 Bedford Avenue, Subiaco		
<i>Address</i>	18 Bedford Avenue, Subiaco (Lot 44, DP 214)		
<i>Other</i>	-		
<i>Place No.</i>	26865		
<i>Heritage Listings</i>	City of Subiaco Heritage List – Considerable significance (level 2) Local Heritage Survey – Considerable significance (level 2)		
<i>Place Type</i>	Individual building		
<i>Photograph</i> (Greenward Consulting, May 2026)			
<i>Construction date</i>	c.1904	<i>Architectural style</i> Federation Queen Anne	
<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 Two story addition at rear	<i>Original</i> Residential - Single storey	<i>Other</i>
<i>Authenticity</i>	Moderate: The original architectural character of the building can still be readily understood. However, its authenticity has been diminished by the rendering of the main facade.		
<i>Integrity</i>	High: The site continues to be used for residential purposes		
<i>Contributory Significance</i>	Some contribution to the assessed heritage values of the study area		
<i>Historical Notes and Associations</i>	This property is located within the area laid out as Perth Suburban Lots (PSL) 218 and 219 in the 1880s. In the 1890s, Subiaco's population increased significantly due to an economic depression in the eastern states and the discovery of gold in		

	Western Australia. During this period Subiaco's original 4-5 acre Perth Suburban Lots were progressively subdivided for residential development. This gradually attracted settlement and, from around the turn of the century, the more elevated lots near Kings Park and the tram lines were developed with the private homes of skilled tradesmen, white collar workers and professional men, as well as with rental properties owned by developers/investors. A plan dated c.1896-1897 shows that PSL 218 and 219 had been subdivided into 52 residential lots by the mid 1890s (Deposited Plan 214). This subdivision was located between Barker and Bagot Roads, was bisected by Salisbury Avenue (now part of Park Street), and had frontages to Ivy Street (now part Olive Street) and Mable Street (now part Bedford Avenue). The readily available evidence suggests that 18 Bedford Avenue was probably built by a local builder, Lemuel Arthur Waldron, in c.1904 (noting that the available Rate Books later identified him as the owner of this property). Newspaper advertisements confirm that that Waldron was undertaking speculative residential development in Subiaco by 1901 (when he was advertising a newly built house in Barker Road, near Olive Street). In June 1904 he placed an advertisement for a house in Mabel Street (Bedford Avenue), which also indicted the extent of his involvement in the local housing market: <i>BUY Direct from Builder. Seven roomed House, etc., £600, Mabel-st., Subiaco. L. A. WALDRON has sold 17 houses in this locality. Best workman ship and material.</i> Advertisements suggest that Waldron was particularly active along the eastern end of Barker Road as a builder/developer in the early 1900s and some of the houses believed to have been constructed by him in this immediate area include 73 Barker Road (c.1902), 1 Bedford Avenue (c.1904), 18 Bedford Avenue (c.1904), 111 Barker Road (c.1904), and 115 Barker Road (c.1905). Further research would need to be undertaken to confirm if Waldron also built 107 Barker Road in c.1905. Typically, the places advertised were 5 to 7 room brick houses, valued at between £450-£625, which equates to a good quality brick villa of the early twentieth century. During this period Waldron also placed numerous advertisements for houses and shops for rent, and dealt in new and used furniture. He continued to live and work in WA until c.1913. Waldron rented 18 Bedford Street out until c.1910, when it was advertised for sale: <i>MODERN Residence, close to Thomas-st. and Park, 7 rooms, conveniences, electric light, well built, £600, terms. L. A. Waldron, 18 Bedford-avenue, Subiaco.</i> It was then purchased by the William Thomas Morck (butcher/drover) and Leah Mork who appear to have occupied it as an occasional city residence, while also living/working in remote regional areas. The first long-term occupants of 18 Bedford Avenue were members of the Nash family. Richard Harry ('Dick') Nash (c.1890-1951) and Ruby Piper (c.1893-1979) were married in Boulder in 1913 and had 6 children in the period 1914-1924 (two of whom died on active service during WWII). The readily available information indicates that Richard Nash purchased 18 Bedford Avenue in c.1918 and that the family settled here in c.1919/1920. Ruby was still living here in the late 1970s, at
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	which time she was sharing the house with two of her children, William and Keith. Richard was prominent in union and ALP politics throughout his time in Subiaco: <i>Richard Harry Nash was born on 2 July 1890 in Ascot Vale, Victoria, [and moved to Kalgoorlie with his parents in 1897] After attending Lake View State School near Boulder, he trained as a junior mechanic, but in 1904 joined the staff of the Kalgoorlie Miner. In 1910 he again changed his occupation when he found employment on the Kalgoorlie tramways. Nash was a founding member of the Kalgoorlie Tramways Employees' Union, and when, three years later, he moved to Perth, he joined the local tramways union. Soon he was serving as a delegate to the Metropolitan District Council of the Labor Party (Western Australian branch) holding between 1917 and 1943 the positions of trustee, treasurer, president and secretary. Sometime in 1921 or 1922 he became secretary of the Perth Tramways Employees' Union. Nash also served as acting general secretary of the state ALP in 1939, and was vice-president of the Western Australian branch from 1941 until 1943. He was a member of the Subiaco Municipal Council (1929–32, 1935–44) In the federal election of August 1943, Nash, an endorsed ALP candidate, was successful [and went on to serve as a Senator for Western Australia until his death in 1951].</i> Historical aerial photographs of the place show that the house has been extended to the rear in a number of phases. The addition of a second storey to the rear of the property took place in 2011/2012. The place was adopted on the City of Subiaco Heritage List in April 2025 with the following Statement of Significance: The place has cultural heritage significance: • As a good representative example of the many 4-5 room brick homes which were built in Subiaco during the early twentieth century to meet the needs and aspirations of middle-class residents such as public servants, senior office workers, small business owners, skilled tradesmen and single/widowed women of private means. • As a good representative example of the application of materials and detailing which were derived from the Federation Queen Anne style, but which were applied in a more restrained manner that suited the budgets and expectations of the middle classes in Subiaco during the early twentieth century. • For its aesthetic contribution to a largely intact group of early twentieth century houses. • For its association with the rapid development of Subiaco in the early 20th century and the small scale development by local builders of many residential properties. • The place had a long association with Senator in the Western Australian parliament between 1943 and 1948 Richard (Dick) Nash and his family.
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		Metropolitan Sewerage Plan, Part Sheet 170, State Records Office of Western Australia (revised 1954)
<i>Physical Description</i> (Based on a streetscape inspection in May 2026)	<u>Architectural style</u> 18 Bedford Avenue 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. The traditional architectural character has been partly obscured by the rendering of the brickwork. <u>Plan form at the street frontage</u> • Asymmetrical façade. • Projecting wing with a shallow rectangular window bay on the southern side. • Half-width front verandah abutting the projecting wing. <u>Roof form and materials</u> • Hipped-gabled roof clad with corrugated metal sheeting. • Prominent verge gable, finished with a flush panel face and timber battens in a simple decorative pattern. • Battened eaves. • Painted brick chimney with a rendered, corbelled and raked cap. • Bullnose roof to the verandah. <u>Wall materials and finishes to the main facade</u> • Rendered brick (probably originally tuck-pointed). <u>Other detailing to main facade</u> • Centrally located entrance door, with traditional moulded architraves, highlights, sidelights and stained-glass detailing. • Triple panel windows to both front rooms. Each of these has a central casement and highlights. • Simple moulded window sills over rendered decorative under-sill panels. • Raked window awning to the projecting wing. This has a carved timber valance and plain panelled ends. • Turned timber posts and shallow arched valance panels to the verandah. <u>Streetscape setting</u> • Lot width approximately 12.2m. • House set back approximately 3.6m from the Bedford Road frontage. • House setback approximately 1.2m from the northern boundary; minimal setback to the southern boundary. • Front yard enclosed by scalloped picket fence. <u>General Condition</u> (as viewed from the street) Good	

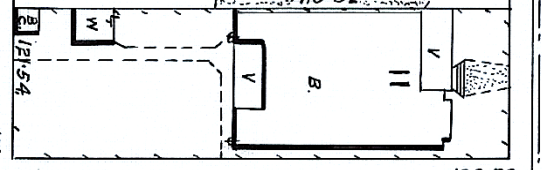
References	• <i>Plan of Subiaco Shewing all Subdivisions and Deposited Plan Nos</i>, published by G W Harris in c.1896-1897, SROWA series235_cons3868_item354. • Heritage Place Record – House, 18 Bedford Avenue, Subiaco, City of Subiaco Heritage Database (https://www.subiaco.wa.gov.au/media/v5qfi2wi/21-50748-heritage-place-record-18-bedford-avenue-subiaco.pdf)(accessed May 2006) • <i>Heritage Assessment of the proposed Park Street Heritage Area</i>, prepared for the City of Subiaco by Greenward Consulting, 2023. • <i>Local Heritage Survey of the Triangle Precinct, 2020-2021</i>, prepared for the City of Subiaco by Hocking Heritage and Architecture (adopted 22 June 2021) - Place Record for 18 Bedford Avenue. • Western Australian Post Office Directories, 1890s-1949 (slwa.wa.gov.au) (information provided by the City of Subiaco, April 2026) • City of Subiaco Rate Books (information provided by the City of Subiaco, April 2026, covering selected years in the period c.1903 through to the early 1930s, noting that not all years are available in the SROWA collection). • <i>Who Built Subiaco? – The builders who lived and/or worked in Subiaco in the period c.1895-1940, a private research paper prepared by Annette Green (copy held in the City of Subiaco Local History Collection)</i> • <i>A Biographical Dictionary of the Australian Senate</i> (online edition) – Richard Harry Nash (https://biography.senate.gov.au/nash-richard-harry/) • Electoral Rolls (scanned copies of selected years available at ancestry.com.au) • WA Online Births, Deaths and Marriages Index (https://www.wa.gov.au/organisation/departments-of-justice/online-index-search-tool) • Various newspaper notices and advertisements relating to this property and/or the owners/occupants of the house (trove.nal.gov.au), including: <i>The West Australian</i>, 11 June 1904, p 4 <i>The West Australian</i>, 4 December 1910, p 5 <i>The Daily News</i>, 12 December 1951, p 1 • Metropolitan Water Board Plan No 170, dated 2 June 1954, SROWA-series634_cons4156_item0170 (https://mapping.sro.wa.gov.au/#/) • Historical aerial photographs, as available for selected years in the period 1948-2022, Map Viewer Plus (landgate.wa.gov.au) Note: Biographical information has been based on readily available information from a range of online sources. 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, 20 Bedford Avenue, Subiaco
<i>Address</i>	20 Bedford Avenue, Subiaco (Lot 4, DP 3125)
<i>Other</i>	Originally laid out as Lot 32, DP 214
<i>Place No.</i>	-
<i>Heritage Listings</i>	-
<i>Place Type</i>	Individual building
<i>Photograph</i> (Greenward Consulting, May 2026)	
<i>Construction date</i>	c.2009
<i>Contributory Significance</i>	No contribution to the assessed heritage values of the study area
<i>Historical Notes and Associations</i>	This property is located within the area laid out as Perth Suburban Lots (PSL) 218 and 219 in the 1880s. In the 1890s, Subiaco's population increased significantly due to an economic depression in the eastern states and the discovery of gold in Western Australia. During this period Subiaco's original 4-5 acre Perth Suburban Lots were progressively subdivided for residential development. This gradually attracted settlement and, from around the turn of the century, the more elevated lots near Kings Park and the tram lines were developed with the private homes of skilled tradesmen, white collar workers and professional men, as well as with rental properties owned by developers/investors. A plan dated c.1896-1897 shows that PSL 218 and 219 had been subdivided into 52 residential lots by the mid 1890s (Deposited Plan 214). This subdivision was located between Barker and Bagot Roads, was bisected by Salisbury Avenue (now part of Park Street), and had frontages to Ivy Street (now part Olive Street) and Mable Street (now part Bedford Avenue).

	Entries in the Subiaco Rate Books indicate that this site was not developed until c.1928. Historical aerial photographs show that it was fully redeveloped in c.2009.
<i>References</i>	• <i>Heritage Assessment of the proposed Park Street Heritage Area</i>, prepared for the City of Subiaco by Greenward Consulting, 2023. • City of Subiaco Rate Books (information provided by the City of Subiaco, April 2026, covering selected years in the period c.1903 through to the early 1930s, noting that not all years are available in the SROWA collection). • Historical aerial photographs, as available for selected years in the period 1948-2022, Map Viewer Plus (landgate.wa.gov.au)

5.5 11-33 PARK STREET

<i>Name</i>	House, 11 Park Street, Subiaco		
<i>Address</i>	11 Park Street, Subiaco (Lot 10, DP 1173)		
<i>Other</i>	-		
<i>Place No.</i>	-		
<i>Heritage Listings</i>	-		
<i>Place Type</i>	Individual building		
<i>Photograph</i> (Greenward Consulting, September 2026)			
<i>Construction date</i>	c.1901	<i>Architectural style</i> Federation Queen Anne	
<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>	Moderate: The original architectural character of the building can still be readily understood. However, its authenticity has been diminished by the rendering of the main facade.		
<i>Integrity</i>	High: The site continues to be used for residential purposes		
<i>Contributory Significance</i>	Some contribution to the assessed heritage values of the study area		

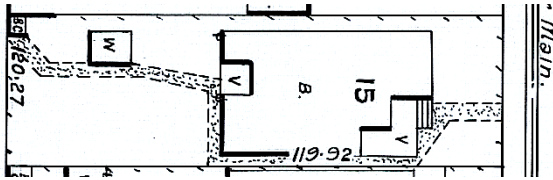
<i>Historical Notes and Associations</i>	This property is located within the area laid out as Perth Suburban Lot (PSL) 217 in the 1880s. In the 1890s, Subiaco's population increased significantly due to an economic depression in the eastern states and the discovery of gold in Western Australia. During this period Subiaco's original 4-5 acre Perth Suburban Lots were progressively subdivided for residential development. This gradually attracted settlement and, from around the turn of the century, the more elevated lots near Kings Park and the tram lines were developed with the private homes of skilled tradesmen, white collar workers and professional men, as well as with rental properties owned by developers/investors. A plan dated c.1896-1897 shows that the central part of PSL 217 had been subdivided into 23 residential lots by the mid 1890s, with the subdivision registered as Deposited Plan 1173. This included frontages to Coghlan Road and Tischler (Park) Street – which was originally a dead-end street running between Coghlan Road and the eastern boundary of PSL 218. Based on the readily available evidence, a house had been built on Lot 10 by 1902. Fanny Warne (c.1844-1921) and Charles Tilloston (c.1840-1909) were married in Victoria in c.1867 and they had at least 11 children in the period c.1867-1890 (9 of whom survived childhood). Charles (a plasterer), Fanny, and some of their children, had moved into this section of Park Street (then known as Tischler Street) by 1902. In the Rate Books of 1904, Charles Tilloston was more specifically identified as the owner/occupier of Lot 10 (11 Park Street). Charles and Fanny lived at 11 Park Street for the rest of their lives and one of their daughters, Mary Emma Louise Tillotson, remained here until c.1925. The house then had at least two short-term occupants before it became the home of Michael Patrick McGinty (police officer). McGinty, who was a widower with four children (born in c.1915-1921), lived here in c.1928-1939, after which the family moved into a newly built Workers Homes Board house in Daglish. The next known occupant was John Raymond Harvey (plumber), who lived here during the 1940s, before he married and moved to Collie. Based on an analysis of historical aerial photographs, the house appears to have been extended towards the rear, and a garage added on the eastern side of the main frontage, during the 1980s. The footprint of the main part of the original building remains relatively unchanged.
	 Metropolitan Sewerage Plan, Part Sheet 170, State Records Office of Western Australia (revised 1954)
<i>Physical Description</i> (Based on a streetscape inspection in May 2026)	<u>Architectural style</u> 11 Park Street 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. The traditional architectural character has been partly obscured by the rendering of the brickwork. <u>Plan form at the street frontage</u> Asymmetrical façade.

	• Projecting wing with a shallow rectangular window bay on the eastern side. • Half-width front verandah abutting the projecting wing. • Parapet wall along the western boundary. • c.1980s single garage added to the eastern side of the house. <u>Roof form and materials</u> • Hipped-gabled roof clad with corrugated metal sheeting. • Prominent verge gable, finished with a plain, rough-cast rendered face. • Turned timber finial (replaced in a traditional style since 2012). • Battened eaves. • Small louvered gablet at the end of the north-south ridgeline. • Rendered brick chimney with a corbelled cap. • Bullnose roof to the verandah. <u>Wall materials and finishes to the main facade</u> • Rendered brick walls (based on other similar houses this was probably originally tuck-pointed brick with contrasting rendered detailing). <u>Other detailing to main facade</u> • Centrally located entrance door (not original), with highlights and a single sidelight. • Pair of double hung windows under the verandah and to the projecting window bay. • Moulded window sills over rendered decorative under-sill panels (continuous under the paired windows). • Raked window awning to the projecting wing (reconstructed in a traditional style since 2012). • Square timber posts and arched, battened, valance panels to the verandah. • Steps at the eastern end of the front verandah, aligning with the entry door (modern tiled finish). • Modern tiled finish to the verandah floor. <u>Streetscape setting</u> • Lot width approximately 12m (including the original 10m wide lot plus a former side lane). • House set back approximately 3.5m from the Park Street frontage. • House set back approximately 2m from the eastern boundary (with the modern garage extending across the former side laneway); zero setback to the western boundary. • Front yard enclosed by a low, picket fence. <u>General Condition</u> (as viewed from the street) Good
References	• <i>Plan of Subiaco Shewing all Subdivisions and Deposited Plan Nos</i>, published by G W Harris in c.1896-1897, SROWA series235_cons3868_item354.

	• Western Australian Post Office Directories, 1890s-1949 (slwa.wa.gov.au) (information provided by the City of Subiaco, April 2026) • City of Subiaco Rate Books (information provided by the City of Subiaco, August 2026, covering selected years in the period 1904 through to 1919, noting that not all years are available in the SROWA collection). • Electoral Rolls (scanned copies of selected years available at ancestry.com.au) • WA Online Births, Deaths and Marriages Index (https://www.wa.gov.au/organisation/departments-of-justice/online-index-search-tool) • Various newspaper notices relating to the occupants of this house (trove.nal.gov.au) • Metropolitan Water Board Plan No 170, as revised 1954, SROWA-series634_cons4156_item0170 (https://mapping.sro.wa.gov.au/#/) • Historical aerial photographs, as available for selected years in the period 1948-2022, Map Viewer Plus (landgate.wa.gov.au) Note: Biographical information has been based on readily available information from a range of online sources. 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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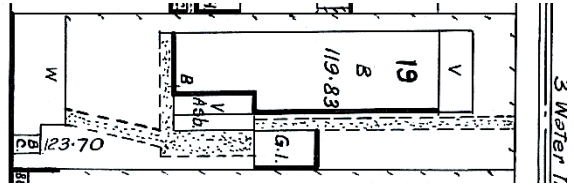
<i>Name</i>	House, 15 Park Street, Subiaco	
<i>Address</i>	15 Park Street, Subiaco (Lot 11, DP 1173)	
<i>Other</i>	-	
<i>Place No.</i>	-	
<i>Heritage Listings</i>	-	
<i>Place Type</i>	Individual building	
<i>Photograph</i> (Greenward Consulting, September 2026)		
<i>Construction date</i>	Site originally developed pre 1901 Extended with a new main façade, or fully redeveloped, c.1920s	<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 1920s-1930s.

<i>Construction materials</i>	<i>Walls</i> Timber- weatherboard Roughcast render	<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 completed in the Inter-War period) is largely intact and/or sympathetically restored		
<i>Integrity</i>	High: The site continues to be used for residential purposes		
<i>Contributory Significance</i>	Considerable contribution to the assessed heritage values of the study area		
<i>Historical Notes and Associations</i>	This property is located within the area laid out as Perth Suburban Lot (PSL) 217 in the 1880s. In the 1890s, Subiaco's population increased significantly due to an economic depression in the eastern states and the discovery of gold in Western Australia. During this period Subiaco's original 4-5 acre Perth Suburban Lots were progressively subdivided for residential development. This gradually attracted settlement and, from around the turn of the century, the more elevated lots near Kings Park and the tram lines were developed with the private homes of skilled tradesmen, white collar workers and professional men, as well as with rental properties owned by developers/investors. A plan dated c.1896-1897 shows that the central part of PSL 217 had been subdivided into 23 residential lots by the mid 1890s, with the subdivision registered as Deposited Plan 1173. This included frontages to Coghlan Road and Tischler (Park) Street – which was originally a dead-end street running between Coghlan Road and the eastern boundary of PSL 218. Based on the readily available evidence, Lot 11, Tischler Street (15 Park Street), had been developed with a 3-roomed jarrah weatherboard cottage at some stage prior to January 1901, when the property was offered for sale. The Drew family were living in Tischler (Park) Street by 1902, and W G Drew (carpenter) was more specifically identified as the owner/occupier of a house on Lot 11 in the Rate Books of 1904. William Griggs Drew (c.1862-1927) and Marion Puryer (died 1910) were married in Victoria in c.1889 and settled in Park Street, Subiaco, in c.1902-1903. William remained here until c.1911, after which the house appears to have been occupied as a rental property until the late 1920s-early 1930s. Occupants during this period included: – c.1912-1916: Boston family George Frederick Boston (railway employee) was charged with deserting his wife, Annie, in 1913, after which Annie appears to have remained at 15 Park Street until c.1916. – c.1917-1919: William Smith (tramway employee) Note: W G Drew was still identified as the owner in the Rate Books of 1919. Ownership after that time has not been researched as part of this study. – 1920: Listed as vacant in the PO Directory – c.1921: Richard Fellows (signwriter) – c.1922: Edward Allen Stanley Tillotson (plasterer)		

	– c.1923: Aubrey Edmund Moore (occupation not determined) – 1924: Frederick Stevens (occupation not determined) – c.1925: Mrs Belinda Brown – c.1925-1927: Richard Joseph Hayes (retired) – c.1928: Herbert Leslie Roberts (fitter) – c.1929-1932: George Smith (police officer) Based on the style of the current main façade, the house appears to have been extended towards the street (or redeveloped) at some stage in the 1920s-early 1930s. It is therefore possible that the property was retained by William Drew until his death in 1927 and enlarged/redeveloped after that time. The first long-term occupants were members of the Beard family. Hubert Edgar Beard (motor driver) (c.1896-1974) and Bertha Alice Jane Bonsfield (c.1898-1965) were married in Subiaco in 1922 and settled at 15 Park Street in the early 1930s. They were still living here in the late 1950s, but had moved into one of the Wandana flats by 1963. Historical aerial photographs show that additions were constructed at the rear of the house in the mid-late 1980s, but that the inter-war era footprint of the main part of the building remains unchanged.
	 Note: this is shown as 'B' (brick), but it is actually a timber framed structure. Metropolitan Sewerage Plan, Part Sheet 170, State Records Office of Western Australia (revised 1954)
<i>Physical Description</i> (Based on a streetscape inspection in May 2026)	<u>Architectural style</u> 15 Park Street 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 1920s to early 1930s – such as the contrasting finishes to the skirt and upper walls of the main façade, the stepped frontage, the corner verandah, and the tapered verandah piers. It was developed to a scale and form generally considered suitable for occupiers such as office workers, retail employees and skilled tradesmen. <u>Plan form at the street frontage</u> • Asymmetrical façade, featuring a projecting wing on the western side and a stepped frontage under the verandah to the north-east corner. <u>Roof form and materials</u> • Hipped-gabled roof clad with corrugated metal sheeting. • Prominent gable extending slightly forward of the wall to the front of the projecting wing. Finished with a plain, roughcast rendered face. • Hipped roof to the verandah. • No extant chimneys.

	<u>Wall materials and finishes to the main facade</u> • Chamfered weatherboard skirt to the main façade. • Roughcast render to the upper part of the main façade. <u>Other detailing to main facade</u> • Main entrance door located at the first setback under the corner verandah. High waisted door, sidelights, highlights and stained glass detailing. • French doors to the second setback under the verandah. • Triple casement windows to the projecting wing. • Tapered rendered plinths topped by square timber posts to the verandah. • Traditional rendered steps at the western end of the front verandah, abutting the projecting wing. • Timber verandah floor. <u>Streetscape setting</u> • Lot width approximately 10m. • House set back approximately 4.5m from the Park Street frontage. • House set back approximately 900mm from both side boundaries. • No front fence. <u>General Condition</u> (as viewed from the street) • Good
References	• <i>Plan of Subiaco Shewing all Subdivisions and Deposited Plan Nos</i>, published by G W Harris in c.1896-1897, SROWA series235_cons3868_item354. • Western Australian Post Office Directories, 1890s-1949 (slwa.wa.gov.au) (information provided by the City of Subiaco, April 2026) • City of Subiaco Rate Books (information provided by the City of Subiaco, August 2026, covering selected years in the period c.1903 through to 1919, noting that not all years are available in the SROWA collection). • Electoral Rolls (scanned copies of selected years available at ancestry.com.au) • WA Online Births, Deaths and Marriages Index (https://www.wa.gov.au/organisation/departments-of-justice/online-index-search-tool) • Various newspaper notices and advertisements relating to this property and/or the owners/occupants of the house (trove.nal.gov.au), including: <i>The West Australian</i>, 19 January 1901, p 2 • Metropolitan Water Board Plan No 170, as revised 1954, SROWA-series634_cons4156_item0170 (https://mapping.sro.wa.gov.au/#/) • Historical aerial photographs, as available for selected years in the period 1948-2022, Map Viewer Plus (landgate.wa.gov.au) Note: Biographical information has been based on readily available information from a range of online sources. 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.

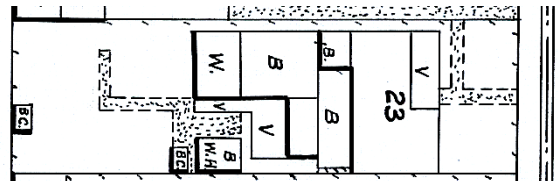
<i>Name</i>	House, 19 Park Street, Subiaco		
<i>Address</i>	19 Park Street, Subiaco (Lot 12, DP 1173)		
<i>Other</i>	-		
<i>Place No.</i>	-		
<i>Heritage Listings</i>	-		
<i>Place Type</i>	Individual building		
<i>Photograph</i> (Greenward Consulting, September 2026)			
<i>Construction date</i>	c.1912	<i>Architectural style</i> Simple, single-fronted, Federation era cottage	
<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>	Moderate-Low: the layout of the main façade has been modified, and the face brickwork has been painted. However the original form and character of the place can still be understood at close inspection.		
<i>Integrity</i>	High: The site continues to be used for residential purposes		
<i>Contributory Significance</i>	Some contribution to the assessed heritage values of the study area		
<i>Historical Notes and Associations</i>	This property is located within the area laid out as Perth Suburban Lot (PSL) 217 in the 1880s. In the 1890s, Subiaco's population increased significantly due to an economic depression in the eastern states and the discovery of gold in Western Australia. During this period Subiaco's original 4-5 acre Perth Suburban Lots were progressively subdivided for residential development. This gradually		

	attracted settlement and, from around the turn of the century, the more elevated lots near Kings Park and the tram lines were developed with the private homes of skilled tradesmen, white collar workers and professional men, as well as with rental properties owned by developers/investors. A plan dated c.1896-1897 shows that the central part of PSL 217 had been subdivided into 23 residential lots by the mid 1890s, with the subdivision registered as Deposited Plan 1173. This included frontages to Coghlan Road and Tischler (Park) Street – which was originally a dead-end street running between Coghlan Road and the eastern boundary of PSL 218. Based on the readily available evidence, Lots 11 and 12 were owned by William Griggs Drew in the early twentieth century, with a house occupying Lot 11 (15 Park Street). Lot 12 remained as vacant land until c.1912-1913, when it was purchased by Rudolph Henry Constandt (pastor, Seventh Day Adventist Church). The site was developed at that time and Constandt lived here until c.1915, after which it became the long-term family home of the extended Dunne and Curtis families. George Wooloughan Dunne (c.1869-1926) and Lucy Ellen Jane ('Lill') Newling (c.1867-1926) were married in Victoria in c.1892 and had four children who survived infancy: Leslie George, Olive Alice, Rupert Charles, and Ruby Violetta. Lucy and George (who was described as a quarryman) had moved to WA by the late 1890s and settled in Park Street in c.1916. Both died in September 1926, after which their eldest daughter, Olive, continued to live here. Olive married Ernest John Curtis (Electricity and Gas Department employee/gas fitter) in Subiaco in 1927 and this was occupied as their family home until at least 1949. By the early 1950s they had moved to Kalamunda. Historical aerial photographs show that additions were constructed part way along the eastern side and at the rear of this house in the 1980s. A carport was added at the north-eastern corner of the site in the mid-late 1990s. Despite these alterations, the original form and scale of the house can still be readily understood from an interpretation of the extant detailing.
	 Metropolitan Sewerage Plan, Part Sheet 170, State Records Office of Western Australia (revised 1954)
<i>Physical Description</i> (Based on a streetscape inspection in May 2026)	<u>Architectural style</u> 19 Park Street was designed as a modest cottage and does not represent any of the major architectural styles defined for the Federation period. It was designed to a scale and form generally considered suitable for occupiers such as junior office workers, retail employees and tradesmen. <u>Plan form at the street frontage</u> The original house was designed as a simple, single fronted cottage with an entry door on the eastern side of the front (northern) façade. Since 1980, additions and alterations have adapted the original entry as a window and created a new porch and entry door along the eastern (side) façade.

	<u>Roof form and materials</u> • Gabled roof clad with corrugated metal sheeting. • Prominent gable extending over the full width of the original façade. This is finished with rough-cast render, vertical timber battens and a turned timber finial. • Face brick chimney with a simple corbelled cap. • Bullnose roof to the front verandah (extending across the full width of the original façade). <u>Wall materials and finishes to the main facade</u> • Painted brick walls (originally face brick). Note: this was a very simple cottage and there is no evidence of any decorative finishes such as tuck-pointing or rendered detailing. <u>Other detailing to main facade</u> • Large vertically proportioned window on the eastern side of the main façade – occupying the position of the original entrance door. • French doors with a large highlight to the centre of the front room (not original detailing). • Turned timber verandah posts and a valance of turned timber balustrettes. • Timber verandah floor. <u>Streetscape setting</u> • Lot width approximately 10m. • House set back approximately 3.3m from the Park Street frontage (to the front of the verandah). • House set back approximately 900mm from both side boundaries. • Modern, single carport at the north-east corner of the street frontage. • No front fence. <u>General Condition</u> (as viewed from the street) Good
References	• <i>Plan of Subiaco Shewing all Subdivisions and Deposited Plan Nos</i>, published by G W Harris in c.1896-1897, SROWA series235_cons3868_item354. • Western Australian Post Office Directories, 1890s-1949 (slwa.wa.gov.au) (information provided by the City of Subiaco, April 2026) • City of Subiaco Rate Books (information provided by the City of Subiaco, August 2026, covering selected years in the period c.1903 through to 1919, noting that not all years are available in the SROWA collection). • Electoral Rolls (scanned copies of selected years available at ancestry.com.au) • WA Online Births, Deaths and Marriages Index (https://www.wa.gov.au/organisation/departments/department-of-justice/online-index-search-tool) • Various newspaper notices and advertisements relating to this property and/or the owners/occupants of the house (trove.nal.gov.au)

	• Metropolitan Water Board Plan No 170, as revised 1954, SROWA-series634_cons4156_item0170 (https://mapping.sro.wa.gov.au/#/) • Historical aerial photographs, as available for selected years in the period 1948-2022, Map Viewer Plus (landgate.wa.gov.au) Note: Biographical information has been based on readily available information from a range of online sources. 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, 23 Park Street, Subiaco		
<i>Address</i>	23 Park Street, Subiaco (Lot 13, DP 1173)		
<i>Other</i>	Known as 25 Park Street until the mid 1920s		
<i>Place No.</i>	24217		
<i>Heritage Listings</i>	Local Heritage Survey – Some significance (level 3)		
<i>Place Type</i>	Individual building		
<i>Photograph</i> (Greenward Consulting, September 2026)			
<i>Construction date</i>	c.1917	<i>Architectural style</i> Very restrained detailing derived from the Federation Queen Anne style	
<i>Construction materials</i>	<i>Walls</i> Brick – Tuck-pointed brick	<i>Roof</i> Metal - Corrugated	<i>Other</i> Rendered and painted string-course
<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 is largely intact and/or sympathetically restored		
<i>Integrity</i>	High: The site continues to be used for residential purposes		
<i>Contributory Significance</i>	Considerable contribution to the assessed heritage values of the study area		
<i>Historical Notes and Associations</i>	This property is located within the area laid out as Perth Suburban Lot (PSL) 217 in the 1880s. In the 1890s, Subiaco's population increased significantly due to an economic depression in the eastern states and the discovery of gold in Western Australia. During this period Subiaco's original 4-5 acre Perth Suburban Lots were progressively subdivided for residential development. This gradually		

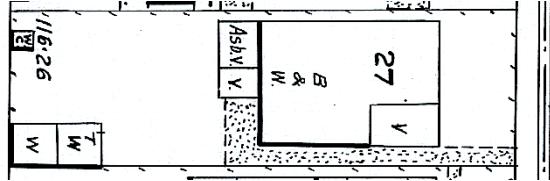
	attracted settlement and, from around the turn of the century, the more elevated lots near Kings Park and the tram lines were developed with the private homes of skilled tradesmen, white collar workers and professional men, as well as with rental properties owned by developers/investors. A plan dated c.1896-1897 shows that the central part of PSL 217 had been subdivided into 23 residential lots by the mid 1890s, with the subdivision registered as Deposited Plan 1173. This included frontages to Coghlan Road and Tischler (Park) Street – which was originally a dead-end street running between Coghlan Road and the eastern boundary of PSL 218. Based on the readily available evidence, Lot 13 was purchased by Charles Robinson in c.1914-1915 and developed with a house in c.1917. In the Electoral Rolls of 1913 and 1915, Charles Robinson (c.1886-1954) (engine driver) was listed as a resident of 27 Park Street (the home of a widow, Mary Johnson). He married Ada Elizabeth Morley (c.1880-1945) in Subiaco in July 1916, and they had two children in the period 1917-1920: Myrtle Mavis and Joyce Alberta. They settled at 23 Park Street in c.1917 and members of the family remained here until the mid-late 1940s. By 1949, Charles was living in Nedlands with his second wife, Florence. Historical aerial photographs and the Metropolitan Sewerage Plan (below) show that additions have been developed at the rear of the house in various stages. The footprint of the original building remains clearly recognisable.
	 Metropolitan Sewerage Plan, Part Sheet 170, State Records Office of Western Australia (revised 1954)
<i>Physical Description</i> (Based on a streetscape inspection in May 2026)	<u>Architectural style</u> 23 Park Street features restrained 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. <u>Plan form at the street frontage</u> • Asymmetrical façade. • Projecting wing on the eastern side. • Half-width front verandah abutting the projecting wing. • Parapet wall along the eastern boundary. <u>Roof form and materials</u> • Hipped-gabled roof clad with corrugated metal sheeting. • Prominent verge gable, finished with a flush face and simple vertical battens. • Face brick chimney with a simple corbelled cap. • Bullnose roof to the verandah. <u>Wall materials and finishes to the main facade</u> • Tuckpointed brick walls. • Rendered and painted stringcourse at window sill height.

	<u>Other detailing to main facade</u> - Centrally located entrance door adjacent to the projecting wing, with highlight only (no sidelights). - Single double hung window under the verandah. - Triple casement window to the projecting window bay. - Simple projecting window sills (integrated within the string-course) - Raked window awning to the projecting wing. - Turned timber posts and curved brackets to the verandah. - Modern brick-paved finish to the verandah floor. <u>Streetscape setting</u> - Lot width approximately 10m. - House set back approximately 5.2m from the Park Street frontage. - House built up to a parapet along the eastern boundary; approximately 700mm setback to the western boundary. - Boundary defined by a court-yard wall in front of the projecting wing. - Open hard stand for parking on the western side of the main frontage. <u>General Condition</u> (as viewed from the street) Generally good (noting some evidence of cracking near the eaves and small areas of fretting mortar to the brickwork)
References	<i>Plan of Subiaco Shewing all Subdivisions and Deposited Plan Nos</i>, published by G W Harris in c.1896-1897, SROWA series235_cons3868_item354. <i>Local Heritage Survey of the Triangle Precinct, 2020-2021</i>, prepared for the City of Subiaco by Hocking Heritage and Architecture (adopted 22 June 2021) - Place Record for 23 Park Street. - Western Australian Post Office Directories, 1890s-1949 (slwa.wa.gov.au) (information provided by the City of Subiaco, April 2026) - City of Subiaco Rate Books (information provided by the City of Subiaco, August 2026, covering selected years in the period c.1903 through to 1919, noting that not all years are available in the SROWA collection). - Electoral Rolls (scanned copies of selected years available at ancestry.com.au) - Various newspaper notices and advertisements relating to this property and/or the owners/occupants of the house (trove.nal.gov.au) - WA Online Births, Deaths and Marriages Index (https://www.wa.gov.au/organisation/departments-of-justice/online-index-search-tool) - Metropolitan Water Board Plan No 170, as revised 1954, SROWA-series634_cons4156_item0170 (https://mapping.sro.wa.gov.au/#/) - Historical aerial photographs, as available for selected years in the period 1948-2022, Map Viewer Plus (landgate.wa.gov.au) Note: Biographical information has been based on readily available information from a range of online sources. 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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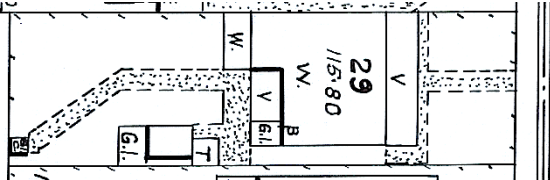
<i>Name</i>	House, 27 Park Street, Subiaco
<i>Address</i>	27 Park Street, Subiaco (Lot 14, DP 1173)
<i>Other</i>	-
<i>Place No.</i>	-
<i>Heritage Listings</i>	-
<i>Place Type</i>	Individual building
<i>Photograph</i> (Greenward Consulting, September 2026)	 The top photograph shows a side view of a white, single-story house with a gabled roof and a corrugated metal roofline. A white picket fence runs along the front of the property, and a large tree is visible behind the house. The bottom photograph shows a front view of the same house, featuring a brick chimney, a white picket fence, and a mailbox with the number 27. A small tree with red flowers is in the foreground.

<i>Construction date</i>	Site originally developed pre 1901 Extended with a new main façade, or fully redeveloped, c.1923	<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 that era.	
<i>Construction materials</i>	<i>Walls</i> Brick- tuckpointed brick Brick - rendered	<i>Roof</i> Metal - Corrugated	<i>Other</i> Side walls weatherboard
<i>Use</i>	<i>Current</i> Residential - Single storey	<i>Original</i> Residential - Single storey	<i>Other</i>
<i>Authenticity</i>	Moderate: The Inter-War era character of the building can still be readily understood. However, its authenticity has been diminished by the rendering of the original tuck-pointed brick to the front of the projecting wing.		
<i>Integrity</i>	High: The site continues to be used for residential purposes		
<i>Contributory Significance</i>	Some contribution to the assessed heritage values of the study area		
<i>Historical Notes and Associations</i>	This property is located within the area laid out as Perth Suburban Lot (PSL) 217 in the 1880s. In the 1890s, Subiaco's population increased significantly due to an economic depression in the eastern states and the discovery of gold in Western Australia. During this period Subiaco's original 4-5 acre Perth Suburban Lots were progressively subdivided for residential development. This gradually attracted settlement and, from around the turn of the century, the more elevated lots near Kings Park and the tram lines were developed with the private homes of skilled tradesmen, white collar workers and professional men, as well as with rental properties owned by developers/investors. A plan dated c.1896-1897 shows that the central part of PSL 217 had been subdivided into 23 residential lots by the mid 1890s, with the subdivision registered as Deposited Plan 1173. This included frontages to Coghlan Road and Tischler (Park) Street – which was originally a dead-end street running between Coghlan Road and the eastern boundary of PSL 218 and the readily available evidence indicates that the site was originally developed in the mid-late 1890s. John Johnson (bootmaker) was identified as a resident of Tischer Street in the Post Office Directories from 1898 and in the Rate Books of 1904 he was more specifically identified as the owner/occupier of a house on Lot 14 (27 Park Street). John Johnson died at 27 Park Street in April 1906 (aged around 66 years) after which his wife, Mary, remained here until the time of her death in June 1922 (aged around 80 years). By 1924 the house had become the long-term family home of members of the Ware family. Francis John (Frank) Ware (c.1874-1929) and Caroline Christina ('Lena') Wulff (c.1881-1954) were married in Kalgoorlie in 1906 and had 6 children in the period c.1907-1919: Edith May, Millie Doris, Mabel Sophie, Frances Joan, John Bowhay and Frank Raymond. Caroline and Francis (a tailor) had settled in Subiaco soon after their marriage and remained here for the rest of their lives:		

	– 186 Park Street (c. 1907-1911) – 32 Coghlan Road (c.1912-1923) – 27 Park Street (c.1924-1954) Their youngest daughter, Frances (c.1912-2004), remained with her parents and, after she married Kenneth Livingstone Whitehorn (c.1905-1986) in 1953, they established 27 Park Street as their family home. Frances and Kenneth were still listed at this address in the Electoral Rolls of 1980 (the last volume available online). Based on the physical evidence, it is possible that the Inter-War style brick façade was added to the original weatherboard cottage by the Ware family in the 1920s. Historical aerial photographs show that additions were built at the rear of the house in the early 2000s, but that the footprint of the main part of the building has remained unchanged since the inter-war era.
	 Metropolitan Sewerage Plan, Part Sheet 170, State Records Office of Western Australia (revised 1954)
<i>Physical Description</i> (Based on a streetscape inspection in May 2026)	<u>Architectural style</u> 27 Park Street 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 1920s to early 1930s – such as the original contrasting wall finishes, prominent verge gable and deep corner porch. <u>Plan form at the street frontage</u> • Asymmetrical façade, featuring a projecting wing on the western side and a deep porch at the north-east corner. <u>Roof form and materials</u> • Hipped-gabled roof clad with corrugated metal sheeting. • Prominent gable set over the projecting wing, with a flush face set with a simple pattern of vertical and horizontal timber battens. • Raked roof to the verandah. • Two rendered chimneys with flat caps (consistent with inter-war era detailing). <u>Wall materials and finishes to the main facade</u> • The main façade was originally finished with tuck-pointed brick to about 1.6m, and roughcast render to the upper part of the walls. The face of the projecting wing is now fully rendered (with a change to the thickness of the render indicating where the original face brick has been concealed). Note: the brickwork was applied to the main façade only and the side walls are clad with square edged weatherboards. <u>Other detailing to main facade</u> • Two double-hung windows to the projecting wing. Separate projecting, smooth rendered sills; continuous raked window awning.

	- Entrance door facing the street at the rear of the corner porch. High-waisted door, single highlight and leadlight panels, consistent with inter-war era detailing. - Vertical battens to the triangular fascia of the verandah. - Square timber verandah posts, scribed at just above the upper level of the tuck-pointed brickwork. - Iron lace brackets to the verandah and front window awning. Note: decorative iron lace is unlikely to be an original feature of an Inter-War era house. <u>Streetscape setting</u> - Lot width approximately 10m. - House set back approximately 5m from the Park Street frontage. - House set back approximately 1m setback from the eastern boundary; minimal setback to the western boundary. - Front yard partly enclosed by a timber picket fence. - Open hard stand for parking on the western side of the main frontage. <u>General Condition</u> (as viewed from the street) Fair-Good: some areas of deteriorated paintwork to timber elements (particularly the west-facing weatherboards)
References	<i>Plan of Subiaco Shewing all Subdivisions and Deposited Plan Nos</i>, published by G W Harris in c.1896-1897, SROWA series235_cons3868_item354. - Western Australian Post Office Directories, 1890s-1949 (slwa.wa.gov.au) (information provided by the City of Subiaco, April 2026) - City of Subiaco Rate Books (information provided by the City of Subiaco, August 2026, covering selected years in the period c.1903 through to 1919, noting that not all years are available in the SROWA collection). - Electoral Rolls (scanned copies of selected years available at ancestry.com.au) - WA Online Births, Deaths and Marriages Index (https://www.wa.gov.au/organisation/departments-of-justice/online-index-search-tool) - Various newspaper notices and advertisements relating to this property and/or the owners/occupants of the house (trove.nal.gov.au) - Metropolitan Water Board Plan No 170, as revised 1954, SROWA-series634_cons4156_item0170 (https://mapping.sro.wa.gov.au/#/) - Historical aerial photographs, as available for selected years in the period 1948-2022, Map Viewer Plus (landgate.wa.gov.au) Note: Biographical information has been based on readily available information from a range of online sources. 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.

<i>Name</i>	House, 29 Park Street, Subiaco		
<i>Address</i>	29 Park Street, Subiaco (Lot 15, DP 1173)		
<i>Other</i>	-		
<i>Place No.</i>	24218		
<i>Heritage Listings</i>	Local Heritage Survey – Some significance (level 3)		
<i>Place Type</i>	Individual building		
<i>Photograph</i> (Greenward Consulting, September 2026)			
<i>Construction date</i>	c.1903	<i>Architectural style</i> Modest, early nineteenth century timber 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 of the building is largely intact and/or sympathetically restored. Note: the carport and front fence obscure public views of the main façade.		
<i>Integrity</i>	High: The site continues to be used for residential purposes		
<i>Contributory Significance</i>	Considerable contribution to the assessed heritage values of the study area		
<i>Historical Notes and Associations</i>	This property is located within the area laid out as Perth Suburban Lot (PSL) 217 in the 1880s. In the 1890s, Subiaco's population increased significantly due to an economic depression in the eastern states and the discovery of gold in Western Australia. During this period Subiaco's original 4-5 acre Perth Suburban Lots		

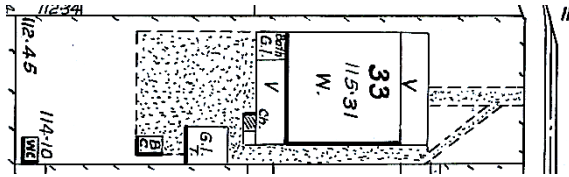
	were progressively subdivided for residential development. This gradually attracted settlement and, from around the turn of the century, the more elevated lots near Kings Park and the tram lines were developed with the private homes of skilled tradesmen, white collar workers and professional men, as well as with rental properties owned by developers/investors. A plan dated c.1896-1897 shows that the central part of PSL 217 had been subdivided into 23 residential lots by the mid 1890s, with the subdivision registered as Deposited Plan 1173. This included frontages to Coghlan Road and Tischler (Park) Street – which was originally a dead-end street running between Coghlan Road and the eastern boundary of PSL 218. Entries in the Rate Books confirm that houses had been built on Lots 15 and 16 (29 and 33 Park Street) by 1904, at which time the owner was identified as Charles Bodine. Neither of these were identified in the Post Office Directories until 1905, which suggests that they were recently built. Charles Bodine (whose occupation was later given as ‘miner’) was identified as the occupant of 29 Park Street in the Rate Books of 1904, but both of the weatherboard cottages appear to have otherwise been used as rental properties until he offered them for sale in 1909: <i>TWO Jarrah Houses, D.F., each 3 rooms and kitchen, water laid on, each 33ft. frontage, close tram, £350 two. 29 Park-st., Subiaco.</i> Ernest Arthur Cross, who was identified as the owner of both properties in the Rate Books of 1910/1911, occupied #33 from around that time, but sold #29 to Thomas Peanaluna. Thomas Alfred Penaluna (c.1871-1951) and Emma Margaret Willey (c.1876-1958) and were married in Victoria in c.1899 and had at least 6 children in the period c.1900-1920: Laura May; Alexander Alfred; George Albert; Ernest Robert; Charles James; and Roy Norman. Thomas (who was described as a painter) and Emma, had settled in Park Street by 1911 and remained here for the rest of their lives. By the early 1960s the house had been occupied by their son, Ernest (c.1914-1980) and his wife, Edna May (nee Worthington) (c.1923-1994). Edna was still listed at this address in the Electoral Rolls of 1980 (the last volume available online). Historical aerial photographs suggest that the house originally had a hipped roof over the front two rooms, with skillion additions at the rear. New rear additions (set under a hipped roof) and a front carport appear to have been constructed in the early 1990s.
	 Metropolitan Sewerage Plan, Part Sheet 170, State Records Office of Western Australia (revised 1954)
<i>Physical Description</i> (Based on a streetscape inspection in May 2026)	<u>Architectural style</u> 29 Park Street was designed as a simple symmetrical, weatherboard cottage and does not represent any of the major architectural styles defined for the period around the turn of the century. It was designed to a scale and form generally considered suitable for occupiers such as junior employees, tradesmen and labourers.

	<u>Plan form at the street frontage</u> • Symmetrical façade. <u>Roof form and materials</u> • Hipped roof clad with corrugated metal sheeting. • Brick chimney with a corbelled cap. • Hipped roof to the verandah. <u>Wall materials and finishes to the main facade</u> • Square-edged weatherboard walls. <u>Other detailing to main facade</u> • Central entrance door (no sidelights). • Double casement window to each of the front rooms. • Chamfered, square timber verandah posts. • Simple raked timber brackets, with intersecting cross pieces. • Timber verandah floor. <u>Streetscape setting</u> • Lot width approximately 10m. • House set back approximately 6.5m from the Park Street frontage. • House set back approximately 1m setback from the eastern boundary; built up to the western boundary. • Front yard enclosed by a tall timber picket fence and gates. • Late twentieth century carport at the north-west corner of the site. This has a hipped roof, square timber posts and plain, raked timber brackets. <u>General Condition</u> (as viewed from the street) Good
References	• <i>Plan of Subiaco Shewing all Subdivisions and Deposited Plan Nos</i>, published by G W Harris in c.1896-1897, SROWA series235_cons3868_item354. • <i>Local Heritage Survey of the Triangle Precinct, 2020-2021</i>, prepared for the City of Subiaco by Hocking Heritage and Architecture (adopted 22 June 2021) - Place Record for 29 Park Street. • Western Australian Post Office Directories, 1890s-1949 (slwa.wa.gov.au) (information provided by the City of Subiaco, April 2026) • City of Subiaco Rate Books (information provided by the City of Subiaco, August 2026, covering selected years in the period c.1903 through to 1919, noting that not all years are available in the SROWA collection). • Electoral Rolls (scanned copies of selected years available at ancestry.com.au) • WA Online Births, Deaths and Marriages Index (https://www.wa.gov.au/organisation/departments-of-justice/online-index-search-tool) • Various newspaper notices and advertisements relating to this property and/or the owners/occupants of the house (trove.nal.gov.au), including: <i>The West Australian</i>, 23 October 1909, p 6

	• Metropolitan Water Board Plan No 170, as revised 1954, SROWA-series634_cons4156_item0170 (https://mapping.sro.wa.gov.au/#/) • Historical aerial photographs, as available for selected years in the period 1948-2022, Map Viewer Plus (landgate.wa.gov.au) Note: Biographical information has been based on readily available information from a range of online sources. 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, 33 Park Street, Subiaco	
<i>Address</i>	33 Park Street, Subiaco (Lot 16, DP 1173)	
<i>Other</i>	-	
<i>Place No.</i>	-	
<i>Heritage Listings</i>	-	
<i>Place Type</i>	Individual building	
<i>Photograph</i> (Greenward Consulting, September 2026)		
<i>Construction date</i>	c.1903	<i>Architectural style</i> Modest, early nineteenth century timber 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>	Moderate: The original external detailing of the building is largely intact and/or sympathetically restored. However, its authenticity has been diminished by alterations to the front windows. The high front fence, carport and carport door are of a distinctive modern style and are prominent elements of the current streetscape. They provide a high degree of privacy to the front yard and obscure public views to the house.		
<i>Integrity</i>	High: The site continues to be used for residential purposes		
<i>Contributory Significance</i>	Some contribution to the assessed heritage values of the study area		
<i>Historical Notes and Associations</i>	This property is located within the area laid out as Perth Suburban Lot (PSL) 217 in the 1880s. In the 1890s, Subiaco's population increased significantly due to an economic depression in the eastern states and the discovery of gold in Western Australia. During this period Subiaco's original 4-5 acre Perth Suburban Lots were progressively subdivided for residential development. This gradually attracted settlement and, from around the turn of the century, the more elevated lots near Kings Park and the tram lines were developed with the private homes of skilled tradesmen, white collar workers and professional men, as well as with rental properties owned by developers/investors. A plan dated c.1896-1897 shows that the central part of PSL 217 had been subdivided into 23 residential lots by the mid 1890s, with the subdivision registered as Deposited Plan 1173. This included frontages to Coghlan Road and Tischler (Park) Street – which was originally a dead-end street running between Coghlan Road and the eastern boundary of PSL 218. Entries in the Rate Books confirm that houses had been built on Lots 15 and 16 (29 and 33 Park Street) by 1904, at which time the owner was identified as Charles Bodine. Neither of these were identified in the Post Office Directories until 1905, which suggests that they were recently built. Charles Bodine (whose occupation was later given as 'miner') was identified as the occupant of 29 Park Street in the Rate Books of 1904, but both of the weatherboard cottages appear to have otherwise been used as rental properties until he offered them for sale in 1909: <i>TWO Jarrah Houses, D.F., each 3 rooms and kitchen, water laid on, each 33ft. frontage, close tram, £350 two. 29 Park-st., Subiaco.</i> Ernest Arthur Cross (painter)(c.1869-1937), who was identified as the owner of both properties in the Rate Books of 1910/1911, married Jean Barr in Perth in 1911 and they occupied #33 from c.1912-1919. There were at least three different primary occupants of this house during the 1920s, before 33 Park Street became the long-term home of Clara Palmer. Clara Evelyn McDonald (c.1885-1973) had married David Edward Palmer in Kamballie in 1902, and they had two children, Janet and May, in the period 1904-1908. In		

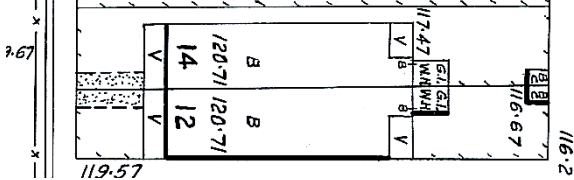
	the Electoral Rolls of 1926, Clara and David (a station master with the WAGR) were listed together at the corner of Rokeby and Roberts Road, but they appear to have separated at around that time. Clara lived at 33 Park Street from c.1929 until (or near) the time of her death. A historical aerial photograph dated 1964 shows what appears to be a four room cottage under a hipped roof, with a verandah at the front and a slightly wider rear verandah (or skillion addition). New rear additions were constructed in the early 1980s, and appear to have been replaced by the current two storey rear additions in the period around 2000. A carport was added in front of the house in c.2015.
	 Metropolitan Sewerage Plan, Part Sheet 170, State Records Office of Western Australia (revised 1954)
<i>Physical Description</i> (Based on a streetscape inspection in May 2026)	<u>Architectural style</u> 33 Park Street was designed as a simple symmetrical, weatherboard cottage and does not represent any of the major architectural styles defined for the period around the turn of the century. It was designed to a scale and form generally considered suitable for occupiers such as junior employees, tradesmen and labourers. <u>Plan form at the street frontage</u> • Symmetrical façade. <u>Roof form and materials</u> • Pyramid, hipped roof clad with corrugated metal sheeting. • Painted brick chimney with a corbelled cap. • Bullnose roof to the verandah. <u>Wall materials and finishes to the main facade</u> • Rusticated weatherboard walls. <u>Other detailing to main facade</u> • Central entrance door (no sidelights). • French doors to each of the front rooms (these were probably originally double casement windows, similar to those to 29 Park Street). • Chamfered, square timber verandah posts, with iron lace verandah brackets and valance. • Timber verandah floor. <u>Streetscape setting</u> • Lot width approximately 10m. • House set back approximately 4.8m from the Bedford Avenue frontage. • Minimal setback from the eastern boundary; approximately 900mm setback to the western boundary. • Front yard enclosed by a rendered masonry plinth and post fence with decorative metal infill panels, backed by a hedge.

	Modern carport at the north-western corner of the site. This has rendered masonry piers, a rendered flat parapet and a perforated metal carport door. The latter features a floral pattern to match the infill panels to the front fence. <u>General Condition</u> (as viewed from the street) Good
References	<i>Plan of Subiaco Shewing all Subdivisions and Deposited Plan Nos</i>, published by G W Harris in c.1896-1897, SROWA series235_cons3868_item354. - Western Australian Post Office Directories, 1890s-1949 (slwa.wa.gov.au) (information provided by the City of Subiaco, April 2026) - City of Subiaco Rate Books (information provided by the City of Subiaco, August 2026, covering selected years in the period c.1903 through to 1919, noting that not all years are available in the SROWA collection). - Electoral Rolls (scanned copies of selected years available at ancestry.com.au) - WA Online Births, Deaths and Marriages Index (https://www.wa.gov.au/organisation/departments-of-justice/online-index-search-tool) - Various newspaper notices and advertisements relating to this property and/or the owners/occupants of the house (trove.nal.gov.au), including: <i>The West Australian</i>, 23 October 1909, p 6 - Metropolitan Water Board Plan No 170, as revised 1954, SROWA-series634_cons4156_item0170 (https://mapping.sro.wa.gov.au/#/) - Historical aerial photographs, as available for selected years in the period 1948-2022, Map Viewer Plus (landgate.wa.gov.au) Note: Biographical information has been based on readily available information from a range of online sources. 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.

5.6 12-34 PARK STREET

<i>Name</i>	House, 12 Park Street, Subiaco
<i>Address</i>	12 Park Street, Subiaco (Lot 1, DP 7899)
<i>Other</i>	Originally part Lot 23, DP 1173
<i>Place No.</i>	-
<i>Heritage Listings</i>	-
<i>Place Type</i>	Individual building or group (semi-detached building)
<i>Photograph</i> (Greenward Consulting, September 2026)	 12 Park Street  12-14 Park Street

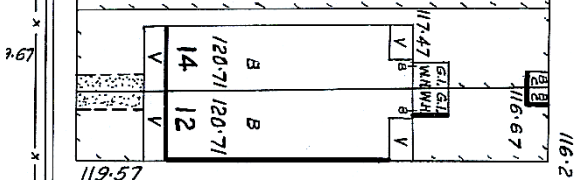
<i>Construction date</i>	c.1905	<i>Architectural style</i> This modest semi-detached house does not represent any of the major architectural styles defined for the Federation period	
<i>Construction materials</i>	<i>Walls</i> Brick – tuckpointed brick	<i>Roof</i> Metal - Corrugated	<i>Other</i>
<i>Use</i>	<i>Current</i> Residential - Single storey	<i>Original</i> Residential - Single storey	<i>Other</i>
<i>Authenticity</i>	High: The original external detailing of the building is largely intact and/or sympathetically restored.		
<i>Integrity</i>	High: The site continues to be used for residential purposes		
<i>Contributory Significance</i>	Considerable contribution to the assessed heritage values of the study area		
<i>Historical Notes and Associations</i>	This property is located within the area laid out as Perth Suburban Lot (PSL) 217 in the 1880s. In the 1890s, Subiaco's population increased significantly due to an economic depression in the eastern states and the discovery of gold in Western Australia. During this period Subiaco's original 4-5 acre Perth Suburban Lots were progressively subdivided for residential development. This gradually attracted settlement and, from around the turn of the century, the more elevated lots near Kings Park and the tram lines were developed with the private homes of skilled tradesmen, white collar workers and professional men, as well as with rental properties owned by developers/investors. A plan dated c.1896-1897 shows that the central part of PSL 217 had been subdivided into 23 residential lots by the mid 1890s, with the subdivision registered as Deposited Plan 1173. This included frontages to Coghlan Road and Tischler (Park) Street – which was originally a dead-end street running between Coghlan Road and the eastern boundary of PSL 218. The semi-detached houses at 12-14 Park Street were first listed in the Post Office Directories in 1906, which suggests that they were built in c.1905. In the Rate Books of 1907, Frederick William Corney (who operated a local real estate business) was identified as the managing agent and from 1908 until at least 1919, F J Jones was identified as the owner. These houses appear to have been primarily used as rental properties until at least the mid-twentieth century, with the occupants of 12 Park Street including: – c.1906-1907: William Higgs (occupation not determined) – 1908: Mrs Higgs (laundress) – c.1909-1916: John Currie (miner) – 1917: Listed as vacant in the PO Directory – c.1918-1919: Mrs Emily Landels – c.1920: Henry Thomas Gosling (coach painter) – c.1921: John Nash (occupation not determined) – c.1922: David J Edmunds (occupation not determined) – c.1923-1924: John Cooper (occupation not determined)		

	– c.1925-1930: Fred Gifford (timber employee) – c.1931-1932: Frank Hunter (tailor) – c.1933-1940: Eric William Jones (tuckpointer) – c.1941-1947: William Edward Seymour (presser) – c.1949: William S Grayston (occupation not determined) Historical aerial photographs show that there have been some additions at the rear of the house, but that the footprint of the front portion of the original building remains unchanged.
	 Metropolitan Sewerage Plan, Part Sheet 170, State Records Office of Western Australia (revised 1954)
<i>Physical Description</i> (Based on a streetscape inspection in May 2026)	<u>Architectural style</u> The semi-detached pair of houses at 12-14 Park Street feature restrained detailing suitable for rental accommodation, and they do not represent any of the major architectural styles identified for the Federation period. They were designed to a scale and form generally considered suitable for occupiers such as office workers, retail employees and tradesmen. <u>Plan form at the street frontage</u> • The semi-detached pair was designed to create a symmetrical façade, with the façade of each house laid out as a mirror image on either side of the central party wall. <u>Roof form and materials</u> • Hipped roof clad with corrugated metal sheeting. This extends across the full width of the semi-detached pair, with no party wall visible to the roofline. • One face-brick chimney with a corbelled cap to each house. • Raked verandah roof to the full width of the semi-detached pair, uninterrupted by the party wall. <u>Wall materials and finishes to the main facade</u> • Tuckpointed brick walls. <u>Other detailing to main facade</u> • Entrance door abutting the party wall to the verandah. Single highlight, no sidelights. • Double hung window to the front room. • Rectangular, rendered window sill. • Turned timber verandah post at the outer corner of the verandah. • Verandah frieze with turned timber balustrettes. • Timber verandah floor. <u>Streetscape setting</u> • Lot width approximately 4.6m.

	• House set back approximately 4m from the Park Street frontage. • House built up to narrow access lane along the eastern boundary; duplex party wall along the western boundary. • No front fence. • Open, hard-stand parking bay occupying most of the front yard. <u>General Condition</u> (as viewed from the street) Good-Fair: small area of fretting mortar and brickwork visible from the street.
<i>References</i>	• <i>Plan of Subiaco Shewing all Subdivisions and Deposited Plan Nos</i>, published by G W Harris in c.1896-1897, SROWA series235_cons3868_item354. • Western Australian Post Office Directories, 1890s-1949 (slwa.wa.gov.au) (information provided by the City of Subiaco, April 2026) • City of Subiaco Rate Books (information provided by the City of Subiaco, August 2026, covering selected years in the period c.1903 through to 1919, noting that not all years are available in the SROWA collection). • Electoral Rolls (scanned copies of selected years available at ancestry.com.au) • WA Online Births, Deaths and Marriages Index (https://www.wa.gov.au/organisation/departments-of-justice/online-index-search-tool) • Metropolitan Water Board Plan No 170, as revised 1954, SROWA-series634_cons4156_item0170 (https://mapping.sro.wa.gov.au/#/) • Historical aerial photographs, as available for selected years in the period 1948-2022, Map Viewer Plus (landgate.wa.gov.au)

<i>Name</i>	House, 14 Park Street, Subiaco
<i>Address</i>	14 Park Street, Subiaco (Lot 2, DP 7899)
<i>Other</i>	Originally part Lot 23, DP 1173
<i>Place No.</i>	-
<i>Heritage Listings</i>	-
<i>Place Type</i>	Individual building or group (semi-detached building)
<i>Photograph</i> (Greenward Consulting, September 2026)	 14 Park Street  12-14 Park Street

<i>Construction date</i>	c.1905	<i>Architectural style</i> This modest semi-detached house does not represent any of the major architectural styles defined for the Federation period	
<i>Construction materials</i>	<i>Walls</i> Brick – tuckpointed 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 detailing of the building is largely intact and/or sympathetically restored.		
<i>Integrity</i>	High: The site continues to be used for residential purposes		
<i>Contributory Significance</i>	Considerable contribution to the assessed heritage values of the study area		
<i>Historical Notes and Associations</i>	This property is located within the area laid out as Perth Suburban Lot (PSL) 217 in the 1880s. In the 1890s, Subiaco's population increased significantly due to an economic depression in the eastern states and the discovery of gold in Western Australia. During this period Subiaco's original 4-5 acre Perth Suburban Lots were progressively subdivided for residential development. This gradually attracted settlement and, from around the turn of the century, the more elevated lots near Kings Park and the tram lines were developed with the private homes of skilled tradesmen, white collar workers and professional men, as well as with rental properties owned by developers/investors. A plan dated c.1896-1897 shows that the central part of PSL 217 had been subdivided into 23 residential lots by the mid 1890s, with the subdivision registered as Deposited Plan 1173. This included frontages to Coghlan Road and Tischler (Park) Street – which was originally a dead-end street running between Coghlan Road and the eastern boundary of PSL 218. The semi-detached houses at 12-14 Park Street were first listed in the Post Office Directories in 1906, which suggests that they were built in c.1905. In the Rate Books of 1907, Frederick William Corney (who operated a local real estate business) was identified as the managing agent and from 1908 until at least 1919, F J Jones was identified as the owner. These houses appear to have been primarily used as rental properties until at least the mid-twentieth century, with the occupants of 14 Park Street including: – c.1906: Hugh Gilmore (occupation not determined) – c.1907: George Sylvester (occupation not determined) – 1908-1911: Not listed in the PO Directory – c.1912-1914: Albert Henry Medley (maltster) – 1915: Not listed in the PO Directory – c.1916-1919: Edward D Finey (farmer) – c.1920: George Kimball (occupation not determined) – c.1921: Joseph John Webber (wood machinist) – c.1922: Frank Leroy (occupation not determined)		

	– c.1923: William Cooney (occupation not determined) – c.1924-1925: Mrs Florence Robinson – c.1926: Mrs Florence Coney – c.1927-1929: Henry E Badcock (occupation not determined) – c.1930: Thomas Fleming (occupation not determined) – c.1931-1932: Clarence Smart (occupation not determined) – c.1933-1934: James Milburn Peacock (shop assistant) – c.1935-1940: John Swinfen Farnham (timber worker) – c.1941-1942: Mrs A K Whyborn – c.1943-1950: Mrs Mable Porritt Historical aerial photographs show that there have been some additions at the rear of the house, but that the footprint of the front portion of the original building remains unchanged.
	 Metropolitan Sewerage Plan, Part Sheet 170, State Records Office of Western Australia (revised 1954)
<i>Physical Description</i> (Based on a streetscape inspection in May 2026)	<u>Architectural style</u> The semi-detached pair of houses at 12-14 Park Street feature restrained detailing suitable for rental accommodation, and they do not represent any of the major architectural styles identified for the Federation period. They were designed to a scale and form generally considered suitable for occupiers such as office workers, retail employees and tradesmen. <u>Plan form at the street frontage</u> • The semi-detached pair was designed to create a symmetrical façade, with the façade of each house laid out as a mirror image on either side of the central party wall. <u>Roof form and materials</u> • Hipped roof clad with corrugated metal sheeting. This extends across the full width of the semi-detached pair, with no party wall visible to the roofline. • One tuck-pointed brick chimney with a corbelled cap to each house. • Raked verandah roof to the full width of the semi-detached pair, uninterrupted by the party wall. <u>Wall materials and finishes to the main facade</u> • Tuckpointed brick walls. <u>Other detailing to main facade</u> • Entrance door abutting the party wall to the verandah. This features a four-panel door with two stained glass panels, and a single stained glass highlight (no sidelights). • Double hung window to the front room.

	• Rectangular, rendered window sill over a rendered undersill panel. • Turned timber verandah post at the outer corner of the verandah. • Verandah frieze with turned timber balustrettes. • Modern, brick paved verandah floor. <u>Streetscape setting</u> • Lot width approximately 5.6m. • House set back approximately 4m from the Park Street frontage. • Duplex party wall along the eastern boundary; approximately 900mm setback along the western boundary. • No front fence. • Open, hard-stand parking bay occupying most of the front yard. <u>General Condition</u> (as viewed from the street) Good
<i>References</i>	• <i>Plan of Subiaco Shewing all Subdivisions and Deposited Plan Nos</i>, published by G W Harris in c.1896-1897, SROWA series235_cons3868_item354. • Western Australian Post Office Directories, 1890s-1949 (slwa.wa.gov.au) (information provided by the City of Subiaco, April 2026) • City of Subiaco Rate Books (information provided by the City of Subiaco, August 2026, covering selected years in the period c.1903 through to 1919, noting that not all years are available in the SROWA collection). • Electoral Rolls (scanned copies of selected years available at ancestry.com.au) • WA Online Births, Deaths and Marriages Index (https://www.wa.gov.au/organisation/departments-of-justice/online-index-search-tool) • Metropolitan Water Board Plan No 170, as revised 1954, SROWA-series634_cons4156_item0170 (https://mapping.sro.wa.gov.au/#/) Historical aerial photographs, as available for selected years in the period 1948-2022, Map Viewer Plus (landgate.wa.gov.au)

<i>Name</i>	House, 16 Park Street, Subiaco
<i>Address</i>	16 Park Street, Subiaco (Lot 22, DP 1173)
<i>Other</i>	-
<i>Place No.</i>	-
<i>Heritage Listings</i>	-
<i>Place Type</i>	Individual building
<i>Photograph</i> (Greenward Consulting, September 2026)	
<i>Construction date</i>	c.2004-2005
<i>Contributory Significance</i>	No contribution to the assessed heritage values of the study area
<i>Historical Notes and Associations</i>	This property is located within the area laid out as Perth Suburban Lot (PSL) 217 in the 1880s. In the 1890s, Subiaco's population increased significantly due to an economic depression in the eastern states and the discovery of gold in Western Australia. During this period Subiaco's original 4-5 acre Perth Suburban Lots were progressively subdivided for residential development. This gradually attracted settlement and, from around the turn of the century, the more elevated lots near Kings Park and the tram lines were developed with the private homes of skilled tradesmen, white collar workers and professional men, as well as with rental properties owned by developers/investors. A plan dated c.1896-1897 shows that the central part of PSL 217 had been subdivided into 23 residential lots by the mid 1890s, with the subdivision registered as Deposited Plan 1173. This included frontages to Coghlan Road and Tischler (Park) Street – which was originally a dead-end street running between Coghlan Road and the eastern boundary of PSL 218.

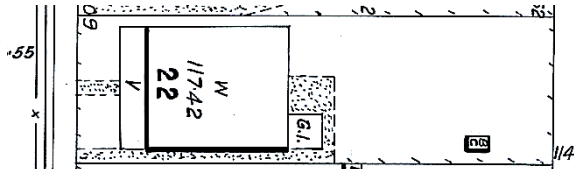
	A house had been built on Lots 20-21 (16-18 Park Street) by 1899, when it was occupied by James William McDonnell. Historical aerial photographs show that the site was cleared in c.2003 and two new houses were constructed in 2003-2005.
<i>References</i>	• City of Subiaco Rate Books (information provided by the City of Subiaco, April 2026, covering selected years in the period c.1903 through to the early 1930s, noting that not all years are available in the SROWA collection). • Western Australian Post Office Directories, 1890s-1949 (slwa.wa.gov.au) (information provided by the City of Subiaco, April 2026) • Historical aerial photographs, as available for selected years in the period 1948-2022, Map Viewer Plus (landgate.wa.gov.au)

<i>Name</i>	House, 18 Park Street, Subiaco
<i>Address</i>	18 Park Street, Subiaco (Lot 21, DP 1173)
<i>Other</i>	-
<i>Place No.</i>	-
<i>Heritage Listings</i>	-
<i>Place Type</i>	Individual building
<i>Photograph</i> (Greenward Consulting, September 2026)	
<i>Construction date</i>	c.2003-2004
<i>Contributory Significance</i>	No contribution to the assessed heritage values of the study area
<i>Historical Notes and Associations</i>	This property is located within the area laid out as Perth Suburban Lot (PSL) 217 in the 1880s. In the 1890s, Subiaco's population increased significantly due to an economic depression in the eastern states and the discovery of gold in Western Australia. During this period Subiaco's original 4-5 acre Perth Suburban Lots were progressively subdivided for residential development. This gradually attracted settlement and, from around the turn of the century, the more elevated lots near Kings Park and the tram lines were developed with the private homes of skilled tradesmen, white collar workers and professional men, as well as with rental properties owned by developers/investors. A plan dated c.1896-1897 shows that the central part of PSL 217 had been subdivided into 23 residential lots by the mid 1890s, with the subdivision registered as Deposited Plan 1173. This included frontages to Coghlan Road and Tischler (Park) Street – which was originally a dead-end street running between Coghlan Road and the eastern boundary of PSL 218.

	A house had been built on Lots 20-21 (16-18 Park Street) by 1899, when it was occupied by James William McDonnell. Historical aerial photographs show that the site was cleared in c.2003 and two new houses were constructed in 2003-2005.
<i>References</i>	• City of Subiaco Rate Books (information provided by the City of Subiaco, April 2026, covering selected years in the period c.1903 through to the early 1930s, noting that not all years are available in the SROWA collection). • Western Australian Post Office Directories, 1890s-1949 (slwa.wa.gov.au) (information provided by the City of Subiaco, April 2026) • Historical aerial photographs, as available for selected years in the period 1948-2022, Map Viewer Plus (landgate.wa.gov.au)

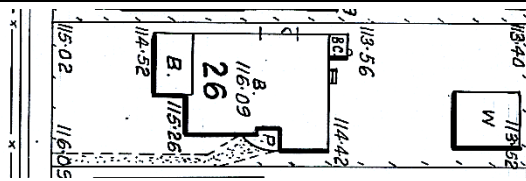
<i>Name</i>	House, 22 Park Street, Subiaco		
<i>Address</i>	22 Park Street, Subiaco (Lot 20, DP 1173)		
<i>Other</i>	-		
<i>Place No.</i>	-		
<i>Heritage Listings</i>	-		
<i>Place Type</i>	Individual building		
<i>Photograph</i> (Greenward Consulting, September 2026)			
<i>Construction date</i>	c.1901	<i>Architectural style</i> This early nineteenth century timber house does not represent any of the major architectural styles defined for the Federation period	
<i>Construction materials</i>	<i>Walls</i> Timber - weatherboards	<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>	Moderate: The main facade building has been sympathetically restored, but the French doors to the front rooms appear to be a modern alteration to the original windows.		
<i>Integrity</i>	High: The site continues to be used for residential purposes		
<i>Contributory Significance</i>	Some contribution to the assessed heritage values of the study area		

<i>Historical Notes and Associations</i>	This property is located within the area laid out as Perth Suburban Lot (PSL) 217 in the 1880s. In the 1890s, Subiaco's population increased significantly due to an economic depression in the eastern states and the discovery of gold in Western Australia. During this period Subiaco's original 4-5 acre Perth Suburban Lots were progressively subdivided for residential development. This gradually attracted settlement and, from around the turn of the century, the more elevated lots near Kings Park and the tram lines were developed with the private homes of skilled tradesmen, white collar workers and professional men, as well as with rental properties owned by developers/investors. A plan dated c.1896-1897 shows that the central part of PSL 217 had been subdivided into 23 residential lots by the mid 1890s, with the subdivision registered as Deposited Plan 1173. This included frontages to Coghlan Road and Tischler (Park) Street – which was originally a dead-end street running between Coghlan Road and the eastern boundary of PSL 218. The Post Office Directories identified Christian Passmore as a resident of Tischler (Park) Street from 1902, and he was more specifically identified as the owner/occupier of a house on Lot 20 (22 Park Street) in the Rate Books of 1904. He also owned the adjacent vacant site, Lot 19 (which was not developed with a separate house until c.1942). Charles 'Christian' Passmore (engineer) lived here with his wife, Caroline, until c.1906, after which they took up farming at Gosnells. Information from the Rate Books indicates that Lots 19 and 20 had been acquired by 'J Johnson' by 1914, and it seems likely that this was the John Johnson who also owned lots 21 and 22 at around the same time (with the owner's name for all four lots changing to 'Mrs Johnstone' in the Rate Books of 1917). Ownership of these properties after 1919 has not been researched for this report. Occupants through until the mid-twentieth century included: – c.1902-1906: Charles Christian Passmore (engineer) – c.1907-1908: Paul H Meth (draper) – c.1909: Henry R Clarke (advertising agent) – c.1910-1911: Arthur S Birch (occupation not determined) – c.1912-1915: Stanley M Penrose (storeman) – c.1915-1916: Joseph Adlam (carpenter) – c.1917: William H Mount (storekeeper) – c.1917-1933: Mrs Nina Grace Logie Nina Grace Cameron (c.1878-1944) married John Leckie Logie (c.1869-?) in South Australia in 1894, but was not living with him when she moved to Park Street in c.1917. She remained here until c.1933, before moving to Claremont, and for at least part of this time shared the house with her daughter, Adora MacIntosh Logie. – c.1934-1950: Robert William Cross (gardener) Robert William Cross (c.1912-1984) and Noreen Mollie MacGregor were married in Subiaco in 1933 and settled at 22 Park Street at around that time. They moved to 19 Bedford Avenue in around the early 1950s, and were still listed there in the Electoral Rolls of 1980 (the last volume available online).
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	22 and 26 Park Street were jointly advertised for sale in March 1951, with the former described as a “<i>Commodious, well situated JW Board residence</i>”. At that time both were occupied as rental properties. Historical aerial photographs suggest that 22 Park Street originally had a hipped roof over the front two rooms, with skillion additions at the rear. New rear additions were constructed during the late twentieth century, retaining the original footprint and building envelope of the front portion of the house.
	 Metropolitan Sewerage Plan, Part Sheet 170, State Records Office of Western Australia (revised 1954)
<i>Physical Description</i> (Based on a streetscape inspection in May 2026)	<u>Architectural style</u> 22 Park Street was designed as a simple timber cottage and does not represent any of the major architectural styles of the Federation period. It was designed to a scale and form generally considered suitable for occupiers such as office workers, retail employees and skilled tradesmen. <u>Plan form at the street frontage</u> • Symmetrical façade. <u>Roof form and materials</u> • Hipped roof clad with corrugated metal sheeting. • Rendered chimney with a simple corbelled cap. • Bullnose hipped roof to the verandah. <u>Wall materials and finishes to the main facade</u> • Rusticated weatherboards. <u>Other detailing to main facade</u> • Central, 5-panel entrance door. This features a highlight and Inter-War style lead-light detailing (no sidelights). • French doors to each of the two front rooms. • Turned timber verandah posts. • Simple verandah frieze with square timber balustrettes. • Concrete verandah floor. <u>Streetscape setting</u> • Lot width approximately 10m. • House set back approximately 3m from the Park Street frontage. • House set back approximately 800mm setback from the eastern boundary; minimal setback to the western boundary. • Front yard enclosed by a timber picket fence. <u>General Condition</u> (as viewed from the street) Good

References	• <i>Plan of Subiaco Shewing all Subdivisions and Deposited Plan Nos</i>, published by G W Harris in c.1896-1897, SROWA series235_cons3868_item354. • Western Australian Post Office Directories, 1890s-1949 (slwa.wa.gov.au) (information provided by the City of Subiaco, April 2026) • City of Subiaco Rate Books (information provided by the City of Subiaco, August 2026, covering selected years in the period c.1903 through to 1919, noting that not all years are available in the SROWA collection). • Electoral Rolls (scanned copies of selected years available at ancestry.com.au) • WA Online Births, Deaths and Marriages Index (https://www.wa.gov.au/organisation/departments-of-justice/online-index-search-tool) • Various newspaper notices and advertisements relating to this property and/or the owners/occupants of the house (trove.nal.gov.au), including: <i>The West Australian</i>, 21 March 1951, p 23 • Metropolitan Water Board Plan No 170, as revised 1954, SROWA-series634_cons4156_item0170 (https://mapping.sro.wa.gov.au/#/) • Historical aerial photographs, as available for selected years in the period 1948-2022, Map Viewer Plus (landgate.wa.gov.au) Note: Biographical information has been based on readily available information from a range of online sources. 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, 26 Park Street, Subiaco		
<i>Address</i>	26 Park Street, Subiaco (Lot 19, DP 1173)		
<i>Other</i>	-		
<i>Place No.</i>	-		
<i>Heritage Listings</i>	-		
<i>Place Type</i>	Individual building		
<i>Photograph</i> (Greenward Consulting, September 2026)			
<i>Construction date</i>	c.1942	<i>Architectural style</i> This house does not illustrate any of the major architectural styles identified for the Inter-War period. Rather it represents a popular transition towards a more functional and restrained design of suburban housing, which possibly reflected a response to the Great Depression.	
<i>Construction materials</i>	<i>Walls</i> Brick – rendered brick	<i>Roof</i> Tiled	<i>Other</i> Face-brick detailing
<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 is largely intact and/or sympathetically restored.		
<i>Integrity</i>	High: The site continues to be used for residential purposes		
<i>Contributory Significance</i>	Some contribution to the assessed heritage values of the study area This building does not represent the core period of development for the Study Area, but is a good example of modest infill from the late Inter-War era.		

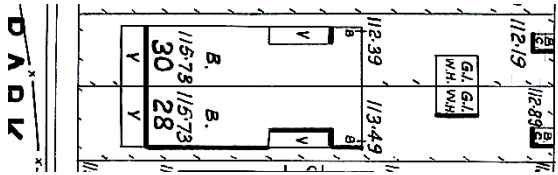
<i>Historical Notes and Associations</i>	This property is located within the area laid out as Perth Suburban Lot (PSL) 217 in the 1880s. In the 1890s, Subiaco's population increased significantly due to an economic depression in the eastern states and the discovery of gold in Western Australia. During this period Subiaco's original 4-5 acre Perth Suburban Lots were progressively subdivided for residential development. This gradually attracted settlement and, from around the turn of the century, the more elevated lots near Kings Park and the tram lines were developed with the private homes of skilled tradesmen, white collar workers and professional men, as well as with rental properties owned by developers/investors. A plan dated c.1896-1897 shows that the central part of PSL 217 had been subdivided into 23 residential lots by the mid 1890s, with the subdivision registered as Deposited Plan 1173. This included frontages to Coghlan Road and Tischler (Park) Street – which was originally a dead-end street running between Coghlan Road and the eastern boundary of PSL 218. Lot 19 appears to have remained under the same ownership as Lot 20 (22 Park Street) until at least the early 1950s. A house had been built on Lot 20 by 1901, but Lot 19 was not developed with a separate house until c.1942. The first known occupants of 26 Park Street were Antonio (aka Anthony) Federici and Olive Cecelia Federici (nee Mudford), who were married in Perth in 1940. This couple were listed here in the Electoral Rolls of 1943, at which time Antonio was described as a musician. By the late 1940s they had moved to Heytesbury Road. 22 and 26 Park Street were jointly advertised for sale in March 1951, with the later described as a “<i>Modern, compact, distinctive tile roof brick residence</i>”. At that time both were occupied as rental properties. Historical aerial photographs show there have been minimal changes to the footprint of this house since the mid-twentieth century.
	 Metropolitan Sewerage Plan, Part Sheet 170, State Records Office of Western Australia (revised 1954)
<i>Physical Description</i> (Based on a streetscape inspection in May 2026)	<u>Architectural style</u> 26 Park Street does not illustrate any of the major architectural styles identified for the mid-late Inter-War period. It does, however, illustrate many details that were popular in the design of a more functional and restrained type of suburban housing, which emerged following to the Great Depression. Key elements include the heavy masonry detailing to the front porch, rendered walls with small areas of contrasting face-brick detailing, the window wrapping around one corner of the main facade, autumn tiled roof, and wide raked window hoods. It was designed to a scale and form generally considered suitable for occupiers such as professional men, office workers, retail employees and skilled tradesmen. <u>Plan form at the street frontage</u> Asymmetrical stepped façade, with a prominent rectangular porch on the western side.

	Note: this porch is framed by large rendered masonry posts and a masonry balustrade and was designed as a private outdoor space, with no access to the front garden. • Main entry located under a curved porch, part way along the eastern side of the house. <u>Roof form and materials</u> • Hipped roof clad autumn tone clay tiles. • Dropped hipped roof over the front porch. • Wide, raked window awning, aligning with the porch roof and wrapping around the south-eastern corner. <u>Wall materials and finishes to the main facade</u> • Textured, rendered brick walls. • Contrasting horizontal panels of face-brick to the masonry balustrade walls of the front porch. • Contrasting face-brick plinth around the south-east corner. • Contrasting raked-brick window sills. <u>Other detailing to main facade</u> • Entrance door facing east onto a curved porch, part way along the eastern side of the house. • Timber-framed double doors, each fitted with 4 ripple glass panels, opening onto the private front porch. • Window wrapping around the south-eastern corner. Each side has a large, fixed panel at the corner, flanked by a 4-panel casement window. <u>Streetscape setting</u> • Lot width approximately 10m. • House set back approximately 6.5m from the Park Street frontage. • House set back approximately 2m setback from the eastern boundary; minimal setback to the western boundary. • Front yard enclosed by a timber picket fence. <u>General Condition</u> (as viewed from the street) Good
References	• <i>Plan of Subiaco Shewing all Subdivisions and Deposited Plan Nos</i>, published by G W Harris in c.1896-1897, SROWA series235_cons3868_item354. • Western Australian Post Office Directories, 1890s-1949 (slwa.wa.gov.au) (information provided by the City of Subiaco, April 2026) • City of Subiaco Rate Books (information provided by the City of Subiaco, August 2026, covering selected years in the period c.1903 through to 1919, noting that not all years are available in the SROWA collection). • Electoral Rolls (scanned copies of selected years available at ancestry.com.au)

	• WA Online Births, Deaths and Marriages Index (https://www.wa.gov.au/organisation/departments-of-justice/online-index-search-tool) • Various newspaper notices and advertisements relating to this property and/or the owners/occupants of the house (trove.nal.gov.au), including: <i>The West Australian</i>, 21 March 1951, p 23 • Metropolitan Water Board Plan No 170, as revised 1954, SROWA-series634_cons4156_item0170 (https://mapping.sro.wa.gov.au/#/) • Historical aerial photographs, as available for selected years in the period 1948-2022, Map Viewer Plus (landgate.wa.gov.au) Note: Biographical information has been based on readily available information from a range of online sources. 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, 28 Park Street, Subiaco
<i>Address</i>	28 Park Street, Subiaco (Lot 18, DP 1173)
<i>Other</i>	-
<i>Place No.</i>	-
<i>Heritage Listings</i>	-
<i>Place Type</i>	Individual building or group (semi-detached building)
<i>Photograph</i> (Greenward Consulting, September 2026)	 28 Park Street, on right  28-30 and 32-34 Park Street

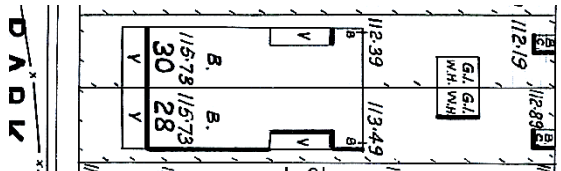
<i>Construction date</i>	c.1903	<i>Architectural style</i> Rendering of the main façade has obscured the original detailing. However, like many rental properties of the period it is likely that 28-30 and 32-34 Park Street were originally designed with relatively restrained detailing (possibly including the tuck-pointed brick typical of the period)	
<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>	Moderate to low: rendering of the main façades has obscured some of the original detailing of the two pairs of semi-detached houses at 28-30 and 32-34 Park Street. However, the original scale and building envelope can still be readily understood.		
<i>Integrity</i>	High: The site continues to be used for residential purposes		
<i>Contributory Significance</i>	Some contribution to the assessed heritage values of the study area The modifications to the facades of 28-30 and 32-34 Park Street have diminished their aesthetic contribution to the traditional streetscape. However, their design as semi-detached cottages for the purpose of rental accommodation along one of Subiaco's narrow side streets, helps to illustrate the mixed development of the area. This is emphasised by the contrast with the larger, free-standing villas along nearby sections of Barker Road and Bedford Avenue.		
<i>Historical Notes and Associations</i>	This property is located within the area laid out as Perth Suburban Lot (PSL) 217 in the 1880s. In the 1890s, Subiaco's population increased significantly due to an economic depression in the eastern states and the discovery of gold in Western Australia. During this period Subiaco's original 4-5 acre Perth Suburban Lots were progressively subdivided for residential development. This gradually attracted settlement and, from around the turn of the century, the more elevated lots near Kings Park and the tram lines were developed with the private homes of skilled tradesmen, white collar workers and professional men, as well as with rental properties owned by developers/investors. A plan dated c.1896-1897 shows that the central part of PSL 217 had been subdivided into 23 residential lots by the mid 1890s, with the subdivision registered as Deposited Plan 1173. This included frontages to Coghlan Road and Tischler (Park) Street – which was originally a dead-end street running between Coghlan Road and the eastern boundary of PSL 218. Two pairs of duplex houses were built on Lots 17 and 18 in c.1903, both of which appear to have been built to the same design. Entries in the Rate Books indicate that these were all being managed by a local real estate agent, Frederick William Corney, in 1904, and that the duplex pair at 28-30 Park Street had a different owner to the pair at 30-32 Park Street from an early date. The readily available evidence suggests that they were primarily used as rental properties until at least the mid twentieth century. During this period, occupants of 28 Park Street included:		

	– c.1904-1907: George Candy It seems likely that this was the George Mason Candy (salesman) who lived in Subiaco until around 1913. – c.1908: Frederick Jones (occupation not determined) – c.1909-1913: James Johnson (tea merchant) – c.1914-1915: Joseph H Lukeis (printer) – c.1916: William Smith (railway employee/fuel man) – c.1917: Herbert Radcliffe Oldfield (draper, later miner) – c.1918-1920: Mrs Marion Oldfield – c.1921-1930: George William Henry Tongue (moulder) – c.1931-1949: Francis Albert Williams (labourer) Francis Albert (Frank) Williams (c.1897-1953) and Helen Boon (c.1896-1985) were married in 1928 and had at least 5 children in the period c.1928-1936. They lived at 28 Park Street from c.1931 until around the time of Francis' death. Further research would be required to determine if they were long-term tenants or owner/occupiers. Historical aerial photographs suggest that the overall footprint of the house had remained relatively unchanged.
	 Metropolitan Sewerage Plan, Part Sheet 170, State Records Office of Western Australia (revised 1954)
<i>Physical Description</i> (Based on a streetscape inspection in May 2026)	<u>Architectural style</u> The two pairs of semi-detached houses at 28-30 and 32-34 Park Street appear to have been built to the same general design. The building envelope has remained relatively unchanged, but the original detailing of the main façade has been obscured by plain render. <u>Plan form at the street frontage</u> • 28-30 Park Street was designed to create a symmetrical façade, with the façade of each house laid out as a mirror image on either side of the central party wall. <u>Roof form and materials</u> • Gabled roof clad with corrugated metal sheeting. This extends across the full width of the semi-detached pair. A party wall, which projects along the ridgeline, is visible at the apex. • Bull-nosed verandah roof to the full width of the semi-detached pair, uninterrupted by a party wall. <u>Wall materials and finishes to the main facade</u> • Rendered brick walls. <u>Other detailing to main facade</u> • Entrance door abutting the party wall to the verandah. This features a four-panel door and a single highlight (no sidelights).

	• Double hung window to the front room. • Rectangular, rendered window sill. • Turned timber verandah post at the outer corner of the verandah. • Carved timber verandah brackets to the post and party wall. • Modern tiled finish to the verandah floor. <u>Streetscape setting</u> • Lot width approximately 5m (occupying half of Lot 18). • House set back approximately 2.5m from the Park Street frontage. • Minimal setback to the eastern boundary; built up to the duplex party wall on the western side. • Front yard enclosed by a scalloped timber fence. <u>General Condition</u> (as viewed from the street) Good
<i>References</i>	• <i>Plan of Subiaco Shewing all Subdivisions and Deposited Plan Nos</i>, published by G W Harris in c.1896-1897, SROWA series235_cons3868_item354. • Western Australian Post Office Directories, 1890s-1949 (slwa.wa.gov.au) (information provided by the City of Subiaco, April 2026) • City of Subiaco Rate Books (information provided by the City of Subiaco, August 2026, covering selected years in the period c.1903 through to 1919, noting that not all years are available in the SROWA collection). • Electoral Rolls (scanned copies of selected years available at ancestry.com.au) • WA Online Births, Deaths and Marriages Index (https://www.wa.gov.au/organisation/departments-of-justice/online-index-search-tool) • Various newspaper notices and advertisements relating to this property • Metropolitan Water Board Plan No 170, as revised 1954, SROWA-series634_cons4156_item0170 (https://mapping.sro.wa.gov.au/#/) • Historical aerial photographs, as available for selected years in the period 1948-2022, Map Viewer Plus (landgate.wa.gov.au) Note: Biographical information has been based on readily available information from a range of online sources. 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.

<i>Name</i>	House, 30 Park Street, Subiaco
<i>Address</i>	30 Park Street, Subiaco (Pt Lot 18, DP 1173)
<i>Other</i>	-
<i>Place No.</i>	-
<i>Heritage Listings</i>	-
<i>Place Type</i>	Individual building or group (semi-detached building)
<i>Photograph</i> (Greenward Consulting, September 2026)	 30 Park Street, on left  28-30 and 32-34 Park Street

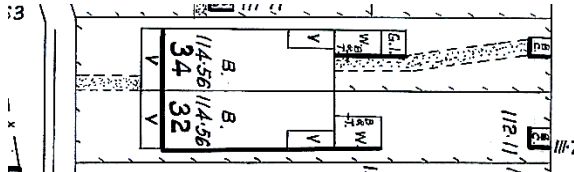
<i>Construction date</i>	c.1903	<i>Architectural style</i> Rendering of the main façade has obscured the original detailing. However, like many rental properties of the period it is likely that 28-30 and 32-34 Park Street were originally designed with relatively restrained detailing (possibly including the tuck-pointed brick typical of the period)	
<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>	Moderate to low: rendering of the main façades has obscured some of the original detailing of the two pairs of semi-detached houses at 28-30 and 32-34 Park Street. However, the original scale and building envelope can still be readily understood.		
<i>Integrity</i>	High: The site continues to be used for residential purposes		
<i>Contributory Significance</i>	Some contribution to the assessed heritage values of the study area The modifications to the facades of 28-30 and 32-34 Park Street have diminished their aesthetic contribution to the traditional streetscape. However, their design as semi-detached cottages for the purpose of rental accommodation along one of Subiaco's narrow side streets, helps to illustrate the mixed development of the area. This is emphasised by the contrast with the larger, free-standing villas along nearby sections of Barker Road and Bedford Avenue.		
<i>Historical Notes and Associations</i>	This property is located within the area laid out as Perth Suburban Lot (PSL) 217 in the 1880s. In the 1890s, Subiaco's population increased significantly due to an economic depression in the eastern states and the discovery of gold in Western Australia. During this period Subiaco's original 4-5 acre Perth Suburban Lots were progressively subdivided for residential development. This gradually attracted settlement and, from around the turn of the century, the more elevated lots near Kings Park and the tram lines were developed with the private homes of skilled tradesmen, white collar workers and professional men, as well as with rental properties owned by developers/investors. A plan dated c.1896-1897 shows that the central part of PSL 217 had been subdivided into 23 residential lots by the mid 1890s, with the subdivision registered as Deposited Plan 1173. This included frontages to Coghlan Road and Tischler (Park) Street – which was originally a dead-end street running between Coghlan Road and the eastern boundary of PSL 218. Two pairs of duplex houses were built on Lots 17 and 18 in c.1903, both of which appear to have been built to the same design. Entries in the Rate Books indicate that these were all being managed by a local real estate agent, Frederick William Corney, in 1904, and that the duplex pair at 28-30 Park Street had a different owner to the pair at 30-32 Park Street from an early date. The readily available evidence suggests that they were primarily used as rental properties until at least the mid twentieth century. During his period, occupants of 30 Park Street included:		

	– c.1904: Hughes – c.1906-1908: John Merritt (meat carter) – c.1909-1910: Reginald Haley (carter) – 1911: Not listed in the PO Directory – c.1912: Rudolph Henry Constandt (pastor, Seventh Day Adventist Church) – c.1913-1915: Frederick Sweet (grocers assistant) – c.1916: Joseph Wilfred Scaddan (labourer) – c.1917: Alfred Arthur Slater (soldier) – c.1918-1919: Isabella Mary Emmerton – c.1920-1921: Francis William Swann (bookbinder) – c.1922-1923: Mrs Eliza Peterson – c.1924: Whelan (occupation not determined) – c.1925: Mrs Annie J Bowes – c.1926: John Gordon (occupation not determined) – c.1927: Leonard W Evans (occupation not determined) – c.1928-1929: Richard McLaughlin (labourer) – c.1930: Charles J Jay (labourer) – c.1931-1932: William E Foulds (occupation not determined) – c.1933-1940: Edwin James Skinner (gardener) – c.1941-1942: Mrs J Lennie – c.1944-1947: Mrs Alice Fernihough – c.1949-mid 1950s: Mrs Mollie Buck Historical aerial photographs suggest that the overall footprint of the house had remained relatively unchanged.
	 Metropolitan Sewerage Plan, Part Sheet 170, State Records Office of Western Australia (revised 1954)
<i>Physical Description</i> (Based on a streetscape inspection in May 2026)	<u>Architectural style</u> The two pairs of semi-detached houses at 28-30 and 32-34 Park Street appear to have been built to the same general design. The building envelope has remained relatively unchanged, but the original detailing of the main façade has been obscured by plain render. <u>Plan form at the street frontage</u> • 28-30 Park Street was designed to create a symmetrical façade, with the façade of each house laid out as a mirror image on either side of the central party wall. <u>Roof form and materials</u> • Gabled roof clad with corrugated metal sheeting.

	This extends across the full width of the semi-detached pair. A party wall, which projects along the ridgeline, is visible at the apex. • Bull-nosed verandah roof to the full width of the semi-detached pair, uninterrupted by a party wall. <u>Wall materials and finishes to the main facade</u> • Rendered brick walls. <u>Other detailing to main facade</u> • Entrance door abutting the party wall to the verandah. This features a four-panel door and a single highlight (no sidelights). • Double hung window to the front room. • Rectangular, rendered window sill. • Turned timber verandah post at the outer corner of the verandah. • Carved timber verandah brackets to the post and party wall. • Modern tiled finish to the verandah floor. <u>Streetscape setting</u> • Lot width approximately 5m (occupying half of Lot 18). • House set back approximately 2.5m from the Park Street frontage. • Built up to the duplex party wall on the eastern side; minimal set back to the western boundary. • Front yard enclosed by a scalloped timber fence. <u>General Condition</u> (as viewed from the street) Good
References	• <i>Plan of Subiaco Shewing all Subdivisions and Deposited Plan Nos</i>, published by G W Harris in c.1896-1897, SROWA series235_cons3868_item354. • Western Australian Post Office Directories, 1890s-1949 (slwa.wa.gov.au) (information provided by the City of Subiaco, April 2026) • City of Subiaco Rate Books (information provided by the City of Subiaco, August 2026, covering selected years in the period c.1903 through to 1919, noting that not all years are available in the SROWA collection). • Electoral Rolls (scanned copies of selected years available at ancestry.com.au) • WA Online Births, Deaths and Marriages Index (https://www.wa.gov.au/organisation/departments-of-justice/online-index-search-tool) • Various newspaper notices and advertisements relating to this property and/or the owners/occupants of the house (trove.nal.gov.au), including: <i>The West Australian</i>, <i>Western Mail</i>, • Metropolitan Water Board Plan No 170, as revised 1954, SROWA-series634_cons4156_item0170 (https://mapping.sro.wa.gov.au/#/) • Historical aerial photographs, as available for selected years in the period 1948-2022, Map Viewer Plus (landgate.wa.gov.au)

<i>Name</i>	House, 32 Park Street, Subiaco
<i>Address</i>	32 Park Street, Subiaco (Pt Lot 17, DP 1173)
<i>Other</i>	-
<i>Place No.</i>	-
<i>Heritage Listings</i>	-
<i>Place Type</i>	Individual building or group (semi-detached building)
<i>Photograph</i> (Greenward Consulting, September 2026)	 32 Park Street, on right  28-30 and 32-34 Park Street

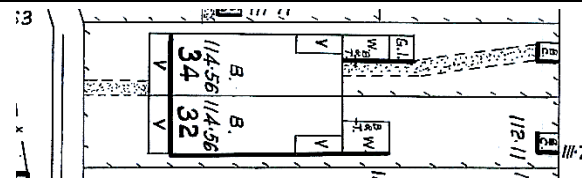
<i>Construction date</i>	c.1903	<i>Architectural style</i> Rendering of the main façade has obscured the original detailing. However, like many rental properties of the period it is likely that 28-30 and 32-34 Park Street were originally designed with relatively restrained detailing (possibly including the tuck-pointed brick typical of the period)	
<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>	Moderate to low: rendering of the main façades has obscured some of the original detailing of the two pairs of semi-detached houses at 28-30 and 32-34 Park Street. However, the original scale and building envelope can still be readily understood.		
<i>Integrity</i>	High: The site continues to be used for residential purposes		
<i>Contributory Significance</i>	Some contribution to the assessed heritage values of the study area The modifications to the facades of 28-30 and 32-34 Park Street have diminished their aesthetic contribution to the traditional streetscape. However, their design as semi-detached cottages for the purpose of rental accommodation along one of Subiaco's narrow side streets, helps to illustrate the mixed development of the area. This is emphasised by the contrast with the larger, free-standing villas along nearby sections of Barker Road and Bedford Avenue.		
<i>Historical Notes and Associations</i>	This property is located within the area laid out as Perth Suburban Lot (PSL) 217 in the 1880s. In the 1890s, Subiaco's population increased significantly due to an economic depression in the eastern states and the discovery of gold in Western Australia. During this period Subiaco's original 4-5 acre Perth Suburban Lots were progressively subdivided for residential development. This gradually attracted settlement and, from around the turn of the century, the more elevated lots near Kings Park and the tram lines were developed with the private homes of skilled tradesmen, white collar workers and professional men, as well as with rental properties owned by developers/investors. A plan dated c.1896-1897 shows that the central part of PSL 217 had been subdivided into 23 residential lots by the mid 1890s, with the subdivision registered as Deposited Plan 1173. This included frontages to Coghlan Road and Tischler (Park) Street – which was originally a dead-end street running between Coghlan Road and the eastern boundary of PSL 218. Two pairs of duplex houses were built on Lots 17 and 18 in c.1903, both of which appear to have been built to the same design. Entries in the Rate Books indicate that these were all being managed by a local real estate agent, Frederick William Corney, in 1904, and that the duplex pair at 28-30 Park Street had a different owner to the pair at 30-32 Park Street from an early date. The readily available evidence suggests that they were primarily used as rental properties until at least the mid twentieth century. During this period, occupants of 32 Park Street included:		

	– c.1904: Burton – c.1906: Mrs Baxter – c.1907: James Duncalf (occupation not determined) – 1908: Not listed in the PO Directory – c.1909-1920: William Housley (plasterer) Lucy Ann Housley (nee Moore) (c.1845-1920) and William Housley (c.1849-1935) lived in Subiaco in c.1900-1920. William moved away shortly after Lucy's death in January 1920 and by 1925 he was living at the Old Men's Home, Claremont. – c.1921: Alexander McPherson (iron moulder) – 1922: Listed as vacant in the PO Directory – c.1923: Stanley Smith (occupation not determined) – c.1924-1925: William Charles Mullane (horse driver) – c.1926- 1927: Gilbert Percy Clifford (mill hand) – c.1928-1932: Mrs Yule – c.1933: John Hardie (occupation not determined) – c.1934: John Swinfen Farnham (timber worker) – c.1935-1936: Edward Evans (occupation not determined) – c.1937-1939: Les Timpe (occupation not determined) – c.1940: Edwin James Skinner (gardener) – c.1941-1942: Mrs A C Jeffrey – c.1944-1949: Mrs Lily Orchid Historical aerial photographs suggest that the overall footprint of the house had remained relatively unchanged.
	 Metropolitan Sewerage Plan, Part Sheet 170, State Records Office of Western Australia (revised 1954)
<i>Physical Description</i> (Based on a streetscape inspection in May 2026)	<u>Architectural style</u> The two pairs of semi-detached houses at 28-30 and 32-34 Park Street appear to have been built to the same general design. The building envelope has remained relatively unchanged, but the original detailing of the main façade has been obscured by plain render. <u>Plan form at the street frontage</u> • 32-34 Park Street was designed to create a symmetrical façade, with the façade of each house laid out as a mirror image on either side of the central party wall. <u>Roof form and materials</u> • Gabled roof clad with corrugated metal sheeting. This extends across the full width of the semi-detached pair. A party wall, which projects along the ridgeline, is visible at the apex.

	• Bull-nosed verandah roof to the full width of the semi-detached pair, uninterrupted by a party wall. <u>Wall materials and finishes to the main facade</u> • Rendered brick walls. <u>Other detailing to main facade</u> • Entrance door abutting the party wall to the verandah. This features a four-panel door and a single highlight (no sidelights). • Double hung window to the front room. • Rectangular, rendered window sill. • Turned timber verandah post at the outer corner of the verandah. • Carved timber verandah brackets to the post and party wall. • Modern tiled finish to the verandah floor. <u>Streetscape setting</u> • Lot width approximately 5m (occupying half of Lot 17). • House set back approximately 4m from the Park Street frontage. • Minimal setback to the eastern boundary; built up to the duplex party wall on the western side. • Front yard enclosed by a scalloped timber fence. <u>General Condition</u> (as viewed from the street) Good
References	• <i>Plan of Subiaco Shewing all Subdivisions and Deposited Plan Nos</i>, published by G W Harris in c.1896-1897, SROWA series235_cons3868_item354. • Western Australian Post Office Directories, 1890s-1949 (slwa.wa.gov.au) (information provided by the City of Subiaco, April 2026) • City of Subiaco Rate Books (information provided by the City of Subiaco, August 2026, covering selected years in the period c.1903 through to 1919, noting that not all years are available in the SROWA collection). • Electoral Rolls (scanned copies of selected years available at ancestry.com.au) • WA Online Births, Deaths and Marriages Index (https://www.wa.gov.au/organisation/departments-of-justice/online-index-search-tool) • Metropolitan Water Board Plan No 170, as revised 1954, SROWA-series634_cons4156_item0170 (https://mapping.sro.wa.gov.au/#/) • Historical aerial photographs, as available for selected years in the period 1948-2022, Map Viewer Plus (landgate.wa.gov.au) Note: Biographical information has been based on readily available information from a range of online sources. 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.

<i>Name</i>	House, 34 Park Street, Subiaco
<i>Address</i>	34 Park Street, Subiaco (Pt Lot 17, DP 1173)
<i>Other</i>	
<i>Place No.</i>	-
<i>Heritage Listings</i>	-
<i>Place Type</i>	Individual building or group (semi-detached building)
<i>Photograph</i> (Greenward Consulting, September 2026)	 34 Park Street, on left  28-30 and 32-34 Park Street

<i>Construction date</i>	c.1903	<i>Architectural style</i> Rendering of the main façade has obscured the original detailing. However, like many rental properties of the period it is likely that 28-30 and 32-34 Park Street were originally designed with relatively restrained detailing (possibly including the tuck-pointed brick typical of the period)	
<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>	Moderate to low: rendering of the main façades has obscured some of the original detailing of the two pairs of semi-detached houses at 28-30 and 32-34 Park Street. However, the original scale and building envelope can still be readily understood.		
<i>Integrity</i>	High: The site continues to be used for residential purposes		
<i>Contributory Significance</i>	Some contribution to the assessed heritage values of the study area The modifications to the facades of 28-30 and 32-34 Park Street have diminished their aesthetic contribution to the traditional streetscape. However, their design as semi-detached cottages for the purpose of rental accommodation along one of Subiaco's narrow side streets, helps to illustrate the mixed development of the area. This is emphasised by the contrast with the larger, free-standing villas along nearby sections of Barker Road and Bedford Avenue.		
<i>Historical Notes and Associations</i>	This property is located within the area laid out as Perth Suburban Lot (PSL) 217 in the 1880s. In the 1890s, Subiaco's population increased significantly due to an economic depression in the eastern states and the discovery of gold in Western Australia. During this period Subiaco's original 4-5 acre Perth Suburban Lots were progressively subdivided for residential development. This gradually attracted settlement and, from around the turn of the century, the more elevated lots near Kings Park and the tram lines were developed with the private homes of skilled tradesmen, white collar workers and professional men, as well as with rental properties owned by developers/investors. A plan dated c.1896-1897 shows that the central part of PSL 217 had been subdivided into 23 residential lots by the mid 1890s, with the subdivision registered as Deposited Plan 1173. This included frontages to Coghlan Road and Tischler (Park) Street – which was originally a dead-end street running between Coghlan Road and the eastern boundary of PSL 218. Two pairs of duplex houses were built on Lots 17 and 18 in c.1903, both of which appear to have been built to the same design. Entries in the Rate Books indicate that these were all being managed by a local real estate agent, Frederick William Corney, in 1904, and that the duplex pair at 28-30 Park Street had a different owner to the pair at 30-32 Park Street from an early date. The readily available evidence suggests that they were primarily used as rental properties until at least the mid twentieth century. During this period, occupants of 34 Park Street included:		

	– c.1904: William Dunlop (occupation not determined) – c.1906: Robert Gibson (occupation not determined) – c.1907: Walter Fry (occupation not determined) – 1908: Not listed in the PO Directory – c.1909: William George Plant (bread carter) – c.1910: Duncan Fraser (occupation not determined) – c.1911: William H Tucker (occupation not determined) – 1912: Listed as vacant in the PO Directory – c.1913-1915: John McPhee (occupation not determined) – c.1916: Rupert L Martin (occupation not determined) – 1917: Listed as vacant in the PO Directory – c.1918-1919: Mrs Lilley – c.1920: James Scully (occupation not determined) – c.1921: Neale – c.1922: Mrs Mary Carr – c.1923: William Frances Anderton (butcher) – c.1924-1925: William John Bourke (shunter) – c.1926: John Felix Russell (labourer) – 1927: Listed as vacant in the PO Directory – c.1928-1932: Beaton – c.1933: Andrew Brown (occupation not determined) – c.1934: McKee – c.1935-1940: John Pollock (labourer) – c.1941-1942: Mrs Blanche Lester – c.1942-1949: Mrs Minnie Venetta Louise Levings Historical aerial photographs suggest that the overall footprint of the house had remained relatively unchanged.
	 Metropolitan Sewerage Plan, Part Sheet 170, State Records Office of Western Australia (revised 1954)
<i>Physical Description</i> (Based on a streetscape inspection in May 2026)	<u>Architectural style</u> The two pairs of semi-detached houses at 28-30 and 32-34 Park Street appear to have been built to the same general design. The building envelope has remained relatively unchanged, but the original detailing of the main façade has been obscured by plain render. <u>Plan form at the street frontage</u> • 32-34 Park Street was designed to create a symmetrical façade, with the façade of each house laid out as a mirror image on either side of the central party wall.

	<u>Roof form and materials</u> - Gabled roof clad with corrugated metal sheeting. This extends across the full width of the semi-detached pair. A party wall, which projects along the ridgeline, is visible at the apex. - Bull-nosed verandah roof to the full width of the semi-detached pair, uninterrupted by a party wall. <u>Wall materials and finishes to the main facade</u> - Rendered brick walls. <u>Other detailing to main facade</u> - Entrance door abutting the party wall to the verandah. This features a four-panel door and a single highlight (no sidelights). - Double hung window to the front room. - Rectangular, rendered window sill. - Turned timber verandah post at the outer corner of the verandah. - Carved timber verandah brackets to the post and party wall. - Modern tiled finish to the verandah floor. <u>Streetscape setting</u> - Lot width approximately 5m (occupying half of Lot 17). - House set back approximately 4m from the Park Street frontage. - Built up to the duplex party wall on the eastern side; minimal set back to the western boundary. - Front yard enclosed by a scalloped timber fence. <u>General Condition</u> (as viewed from the street) Good
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