

# HERITAGE ASSESSMENT OF PLACES PROPOSED FOR INCLUSION IN THE CHESTERS' SUBDIVISION AND KINGS ROAD HERITAGE AREAS

**10-52, 84-102 & 105-113 Hamersley Road**

**48-66 Heytesbury Road**

**54 Rupert Street**

**25 Francis Street**

**25 & 28 Kings Road**



Prepared by  
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For the  
City of Subiaco

November 2021

### **Disclaimer**

This Heritage Assessment has been prepared from information gathered in the course of the document's production by Annette Green (physical description and selected historical research, referencing online historical newspapers, Post Office Directories, Electoral Rolls and family histories, as relevant) 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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## HERITAGE ASSESSMENT OF PLACES PROPOSED FOR INCLUSION IN THE CHESTERS' SUBDIVISION AND KINGS ROAD HERITAGE AREAS

### 1 INTRODUCTION

#### 1.1 BACKGROUND

Heritage Areas in the immediate vicinity of the places considered in this report have been previously identified by the City of Subiaco as follows:

- Kershaw Street Heritage Area (assessed by Greenward Consulting, 2012; adopted as a Heritage Area 26 February 2013)
- Chesters' Subdivision Heritage Area (assessed by Greenward Consulting, 2013; adopted as a Heritage Area 24 March 2014)
- Kings Road Heritage Area (assessed by Greenward Consulting, 2016; adopted as a Heritage Area 23 May 2017)
- Salisbury and Rupert Street Heritage Area (assessed by Greenward Consulting, 2018; adopted as a Heritage Area 11 December 2018)

A review of the Local Heritage Survey (LHS) for the Triangle Precinct in 2020-2021 resulted in a number of properties, which are located outside of these heritage areas, but which front adjacent sections of Heytesbury and Hamersley Road, being identified in the LHS. The City of Subiaco has commissioned this report to determine if these, and other early twentieth century houses in the immediate vicinity, should be included within expanded heritage areas.



Figure 1: Existing Heritage Areas and proposed additions <sup>1</sup>

<sup>1</sup> Plan prepared by the City of Subiaco as part of the brief for this project.

## 1.2 STUDY AREA

Based on consideration of a combination of historical and physical associations, this report has assessed the additional places (as shown on Figure 1) as follows:

Possible inclusion in an expanded Chesters' Subdivision Heritage Area (Section 2 of this report)

- 84-102 & 105-113 Hamersley Road
- 48-66 Heytesbury Road
- 54 Rupert Street

Possible inclusion in an expanded Kings Road Heritage Area (Section 3 of this report)

- 10-52 Hamersley Road
- 25 & 28 Kings Road
- 25 Francis Street

## 1.3 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. This report specifically focuses on the professional assessment component.

### Place Records

To underpin the preparation of this report, a place record was completed for each individual property. This was based on the City of Subiaco's template for this type of project, with each place record including the following information:

- Address;
- Current photograph;
- Approximate date of construction;

Based on an analysis of the historical research and physical evidence.

- Level of Contribution (Considerable, Some or Little/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* – Section 5: Assigned Levels of Heritage Significance – Heritage Areas.

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;

Based on background information provided by Sofia Boranga, Coordinator Heritage & Projects, City of Subiaco (including a summary of information from selected early Rate Books and Post Office Directories), plus additional on-line research undertaken by Annette Green, 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.

- Physical Description;

A dot point description of each contributory place, typically summarising the:

- Architectural style

This considered the styles defined in Apperly, R., Irving, R., Reynolds, P. *A Pictorial Guide to Identifying Australian Architecture. Styles and Terms from 1788 to the Present* (1989).

Where places did not clearly illustrate the defined Architectural styles, more generic descriptive terms were used.

- Plan form at the street frontage.
- Roof form and materials.
- Wall materials and finishes to the main façade.
- Detailing of the main façade(s).
- Streetscape setting (including fencing and setbacks).
- General condition (based on a brief streetscape assessment, see also Section 2.2.4).

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 fencing impeded clear views). However, the overall descriptions encapsulate the character and authenticity of each place sufficiently for the purpose of this report.

- Key references.

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**Concise analysis of the historical development and current physical character of each Heritage Area**

This included the following components:

- Broad overview of the early development of the associated heritage areas;  
Based on the information originally compiled for the Chesters' Subdivision Heritage Area and Kings Road Heritage Area, amended to reflect additional information compiled for this report.
- General description of the associated heritage areas;  
Based on the information originally compiled for the Chesters' Subdivision Heritage Area and Kings Road Heritage Area, amended to reflect information noted during the site inspections for this report.
- Dot-point list of the key features/elements of the associated heritage areas;  
Based on the predominant characteristics of the original residential development, as identified for the Chesters' Subdivision Heritage Area and Kings Road Heritage Area, amended to reflect information noted during the site inspections for this report.

**Assessment of cultural heritage values of each Heritage Area**

Following the completion of the above sections, the findings were analysed as the basis for a review of the heritage assessments for the Chesters' Subdivision Heritage Area and Kings Road Heritage Area, comprising:

- Assessment of Significance  
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  
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
- Summary of the level of contribution of the component places  
A graphic summary of the level of contribution of each individual site considered in this report. This has included a review of the level of significance for places in the original Kershaw Street Heritage Area, Chesters' Subdivision Heritage Area and Kings Road Heritage Area, to determine if any substantive changes have occurred since the original assessments were prepared in 2012, 2013 and 2017, respectively.

**Management Recommendations**

- Brief outline of recommended conservation management action(s)  
Considering broad planning and management options for conserving the identified heritage values of the additional places, as relevant to the findings of this report.

## 2 EXPANDED CHESTERS' SUBDIVISION HERITAGE AREA

### 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.

It has been based on a review of the original assessment undertaken for the Chesters' Subdivision Heritage Area (prepared by Greenward Consulting on behalf of the City of Subiaco, 2013), updated with reference to the additional information collated for this report.

#### 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 expanded Chesters' Subdivision Heritage Area has aesthetic values:

- As a collection of aesthetically pleasing streetscapes with a strong heritage character.
- For its retention of many good, representative, examples of early twentieth century suburban houses, ranging from modest rental properties through to the large villas of successful business and professional men (which collectively illustrate a gradual evolution in architectural detailing of these places between the turn of the century and the early Inter-War years).
- For the manner in which the period and nature of development has resulted in cohesive streetscapes, defined by a consistent palette of materials and design idioms, and enlivened by a diversity of individual details.
- For the avenues of mature street trees, which frame the streetscape views – characterised by enclosing views along the narrow north-south streets and more open views along the wider east-west streets.

#### 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 expanded Chesters' Subdivision Heritage Area has historic values:

- For its association with the subdivision and sale of this area by investors from Melbourne, in the early 1890s. 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 its direct association with the efforts of James Chesters as a local land agent and property developer.

Note: The majority of the area was associated with subdivisions owned, promoted and sold by Chesters from the early 1890s. The six properties along the northern side of Hamersley Road were part of a subdivision created by another Melbourne investor, George Peter Mills, but the readily available evidence suggest that Chesters was later associated with the development of 2 of the sites in this group.

- For the manner in which it continues to represent the rapid development of the higher parts of Subiaco (near Kings Park) with good quality houses during the early the twentieth century and its consolidation as a desirable residential area through to the 1920s.
- For the manner in which the history of these houses helps to demonstrate the original settlement of this part of Subiaco as a solid middle class area, in which the family residences of senior professional men and business owners existed side by side with the smaller residences of more junior employees, tradespeople and labourers.

Note: early residents included senior professional and business people (such as senior civil servants, prominent local businessmen and senior retail managers); mid-level white-collar workers (such as banking employees, clerks and teachers); retail employees; skilled tradesmen (such as builders, carpenters, mechanics and saddlers); un-skilled workers (general labourers); and women of apparently independent means (variously identified as “married woman”, “widow” or “spinster”).

- As a representative collection of houses that illustrate the scale and standard of housing considered appropriate for these families in the early twentieth century.
- For its association with a 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 2.6.2).

### 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 expanded Chesters' Subdivision 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 expanded Chesters' Subdivision 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 adjacent Heritage Areas).

Note: the traditional residential character of many other streetscapes in Subiaco's Triangle Precinct 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 expanded Chesters' Subdivision Heritage Area is:

- A good representative collection of the type of early twentieth century housing developed in the higher parts of Subiaco, in close proximity to public transport and Kings Park.

### 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.*

- This report has found that the overall integrity of expanded Chesters' Subdivision Heritage Area as a collection of early twentieth century residential buildings (c.1902-1927) is high.

### 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. Changes include rear extensions, a small number of street front carport/garage addition's, alterations to verandahs, new fencing, painting/rendering and re-roofing. However, the houses (as viewed from the street) have, overall, 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 repairable 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 appear to be well maintained and in good condition commensurate with their age.

### 2.3 STATEMENT OF SIGNIFICANCE

The expanded Chesters' Subdivision Heritage Area is of cultural heritage significance within the City of Subiaco for the following reasons:

- The area has a direct association with James Chesters' who played a prominent role in the subdivision and development of Subiaco, from 1891 until c.1921.  
This includes the subdivision itself, houses occupied by James and Sith Chesters, and properties developed by James Chesters.
- The existing development within this area continues to represent the rapid development of the higher parts of Subiaco (near Kings Park) with good quality houses during the early the twentieth century and its consolidation as a desirable residential area through to the 1920s.
- The area is made up of a collection of 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 the associated streetscapes 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 character of the area epitomizes the valued heritage characteristics of what is now known as the City of Subiaco's Triangle Precinct and makes an important contribution to the sense of place and local identity of Subiaco.
- The history of the houses helps to demonstrate the original settlement of this part of Subiaco as a solid middle class area, in which the family residences of more senior white-collar workers existed side by side with the smaller, but still well-built, houses of more junior white-collar workers, retail employees and tradespeople.
- The history of the subdivision and early sale of residential lots within the expanded Chesters' Subdivision Heritage Area helps to illustrate the status of Western Australia 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, 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.

- *Little/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 illustrates the Levels of Contribution for 84-102 & 105-113 Hamersley Road, 48-66 Heytesbury Road and 54 Rupert Street, together with the places originally assessed for the Kershaw Street Heritage Area and Chesters' Subdivision Heritage Area (Greenward Consulting, 2012 to 2013).

Note: As part of this project the Level of Contribution of each place in the Kershaw and Chesters Heritage Areas was reviewed to determine if any substantive changes had occurred since the original assessments were undertaken. This concluded that:

- Conservation works to the façade of 8 Kershaw Street have elevated this place from Some Contribution to Considerable Contribution.
- Conservation/renovation works to 79 Hamersley Road have elevated this place from Little Contribution to Some Contribution.



**Figure 2: Levels of contribution for the Kershaw Street Heritage Area (as adopted 2013), Chesters' Subdivision Heritage Area (as adopted 2014) and the additional places assessed for this report <sup>2</sup>**

<sup>2</sup> Based on the plan prepared for the Heritage Assessment of the Chesters' Subdivision Heritage Area (Greenward Consulting, 2013), with corrections and additions.

## 2.5 MANAGEMENT RECOMMENDATIONS

### 2.5.1 Places assessed in this report and recommended for inclusion in an expanded Chesters' Subdivision Heritage Area

Based on the assessment undertaken for this report it is recommended that:

- 105-113 Hamersley Road and 48-58 Heytesbury Road warrant inclusion in an expanded *Chesters' Subdivision Heritage Area*.

These places are located within 'Chesters' subdivision', as defined by the areas laid out in 1891-1892 as Deposited Plan 366 (extending across Perth Suburban Lots 251 and 252) and Deposited Plan 504 (extending across Perth Suburban Lots 249 and 250).

They are consistent with the aesthetic, historic and social values of the places included in the Kershaw Street Heritage Area (adopted as a Heritage Area 26 February 2013) and the Chesters' Subdivision Heritage Area (adopted as a Heritage Area 24 March 2014).

- 84-102 Hamersley Road warrant inclusion in an expanded *Chesters' Subdivision Heritage Area*. While these places were not part of the original 'Chesters' subdivision' they are immediately adjacent to this area, relate to a contemporary and directly comparable historical context, and have almost identical heritage values. Within the current urban environment, they create a complimentary group of houses that reinforce the immediate heritage streetscape.

### 2.5.2 Places assessed in this report and not recommended for inclusion in an expanded Chesters' Subdivision Heritage Area

- 54 Rupert Street and 60-66 Heytesbury Road do not warrant inclusion within the expanded *Chesters' Subdivision Heritage Area*.

While these sites form part of the original 'Chesters' subdivision', they are located at the western edge of Heritage Area and the current development has been assessed as making little/no contribution to its heritage values.

### 2.5.3 Recommended future assessment

The full extent of 'Chesters' subdivision' (as defined by Deposited Plans 366 and 504) was bounded by Rokeby, Heytesbury, Townshend and Hamersley Roads. While the Rokeby Road frontage has been redeveloped as a commercial/retail zone, the majority of the residential properties to the east are still extant. The only part of this area that has not been assessed to date is the section of Rupert Street between Hamersley and Heytesbury Roads, plus 119 & 125 Hamersley Road.

While some redevelopment has occurred, the majority of the houses along this section of Rupert Street provide a good representation of the more modest houses built in the early stages of development and in the areas further away from Kings Park.

Based on a preliminary review of readily available historical information, 119 & 125 Hamersley Road, represent the work of prominent local builders, Joseph Totterdell (who almost certainly built 119 Hamersley Road in c.1913 and lived there in c.1914-1915) and his brother, Samuel Totterdell (who almost certainly built 125 Hamersley Road in c.1914 and lived there in c.1915-1916). Both of these places also represent the development of larger villas on the prominent through roads, in contrast to the modest houses along the narrow side streets.

It is therefore recommended that:

- Future consideration be given to identifying a larger, unified, *Chesters' Subdivision Heritage Area*, by assessing 56-86 & 55-83 Rupert Street and 119-125 Hamersley Road (which complete the western end of the 'residential' portion of James Chesters' subdivision) and incorporating the area currently known as the *Kershaw Street Heritage Area*.

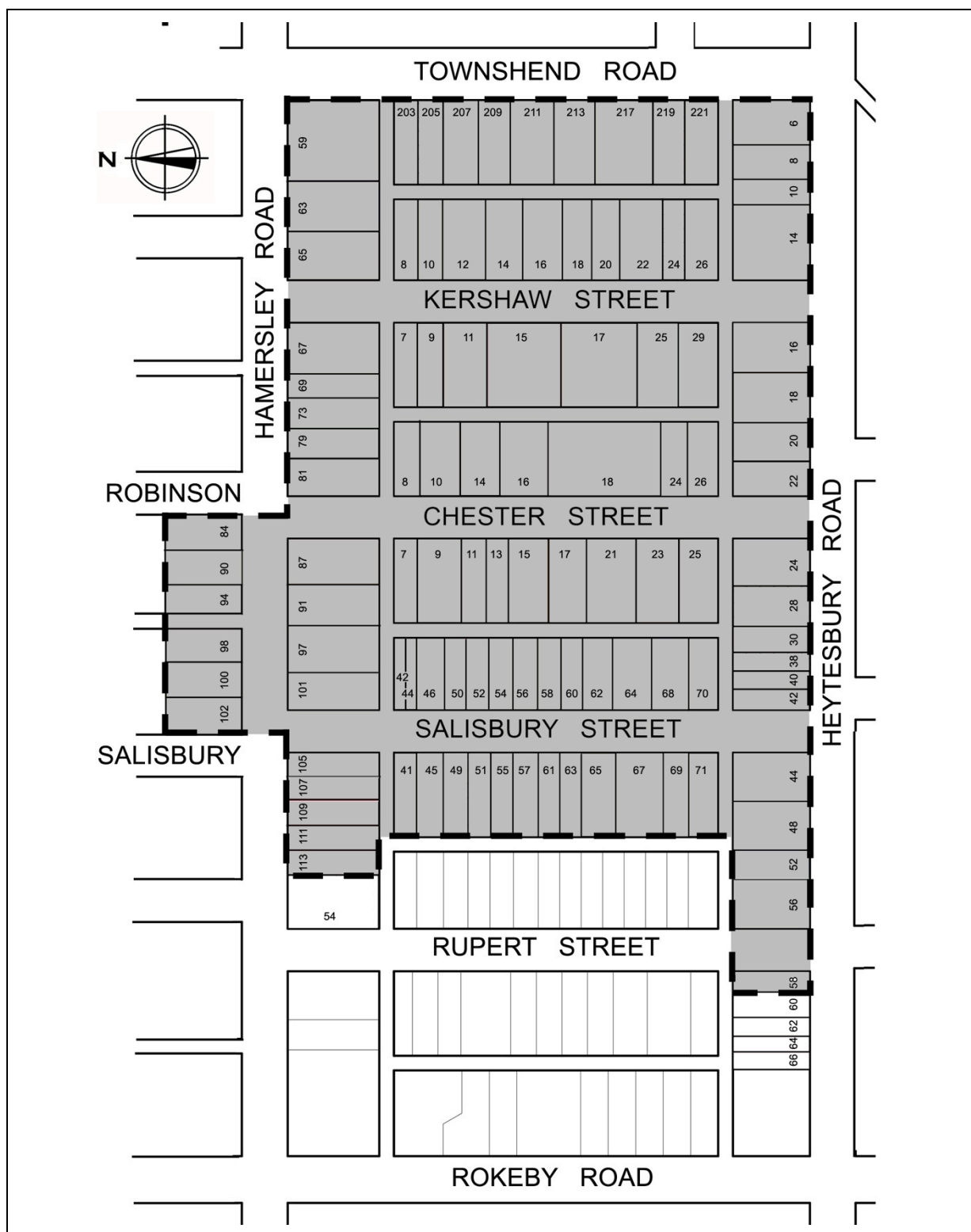


Figure 3: Proposed boundary for the expanded Chesters' Subdivision Heritage Area

## 2.6 SUPPORTING DOCUMENTATION

The following is based on research undertaken for the Heritage Assessment of Chesters' Subdivision (Greenward Consulting, 2013), with additional research relating to the new places considered in this report.

### 2.6.1 Brief history of the development of the expanded Chesters' Subdivision Heritage Area

#### Original subdivision and land sales in Subiaco (1883-1890)

In 1883 the Western Australian government announced it would survey a section of the Perth Commonage into large suburban lots and that these would be made available for private sale. The land in question incorporated the majority of the present day suburbs of Subiaco and Shenton Park and was laid out with typically 4-5 acre (1.6-2ha) lots on a grid pattern. This subdivision identified the major north-south and east-west streets of the present suburb (including Hamersley, Heytesbury, Rokeby and Townshend Roads).

Despite the lack of development in the early years, the government's prediction that investors would find the new subdivision an attractive proposition proved correct and most of the available land was purchased within two years of the first auction in November 1883. Over the next few years various land parcels changed hands as some investors acquired larger holdings and new players entered the Perth property market, while others took up alternative investment strategies or went bankrupt.

However, it was not until increasing activity on the goldfields supported an increasing population in Perth, that investors saw opportunities to capitalise on their Subiaco land holdings. Residential subdivisions of the Perth Suburban Lots (PSL) commenced in 1890 and, while there continued to be little building activity until the mid 1890s, speculative real estate activity ramped up during the early part of the decade.<sup>3</sup>

#### Subdivision of PSL 240-241 (1891-1992)

In January 1891 George Peter Mills, an investor living in Melbourne, purchased Perth Suburban Lots 240 and 241 and by April of that year he had subdivided this area as Deposited Plan 326. This created 80 lots with frontages along Robinson Street, Forrest Street (later renamed as part of Salisbury Street), and the eastern side of Rupert Street.

#### Subdivision of PSL 249-252 (1891-1992)

Deposited Plan 366 (encompassing PSL 251, 252 and part 250) was lodged on 1 July 1891, creating 99 residential allotments with frontages to the southern side of Hamersley Road, eastern side of Rokeby Road, northern side of Heytesbury Road, and to both sides of Hawkestone Avenue (now part of Rupert Street), and Salisbury Street.

At that time this property was owned by a Perth-based stationer and investor, James Mackey, but none of the residential lots were sold until after it was transferred to James Chesters of Melbourne, in October 1891.<sup>4</sup> By April of the following year the western portion of the land (PSL 249 and part 250) had been subdivided as DP 504, creating a further 99 lots, with frontages to the southern side of Hamersley Road, western side of Townshend Road, northern side of Heytesbury Road, and to both sides of Chester and Kershaw Streets.

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<sup>3</sup> *A Brief Outline of the Development of Subiaco: 1882-1930s*, a private research paper prepared by Annette Green, 2020 (copy available in the City of Subiaco Library, Local History Collection)

<sup>4</sup> Certificate of Title Volume 26 Folio 32 (copy provided by the City of Subiaco, September 2016)



**Development and consolidation (c.1900-1927)**

Lots in Mills' and Chesters' landholdings were progressively sold from late 1891. However, many of these early land purchases were held as investments and a plan dated 1897<sup>5</sup> suggests that only a very small amount of scattered development had occurred by that time (with most local development occurring closer to the railway line).

Robinson, Forrest and Rupert Streets were not identified in the Post Office Directory of 1901 but by 1902 these were listed with 8 residents along Robinson Street, 2 along Forrest Street, and 8 along Rupert Street (including both sides of that street). However, development of the blocks adjacent to Hamersley Road (considered in this report) did not commence until c.1908 and this portion of Mills' subdivision was not fully developed until c.1927.

Chesters' property appears to have developed in a similar way, with very limited development until the early twentieth century. The oldest surviving houses within the expanded Chesters' Subdivision Conservation Area are believed to be 97 Hamersley Road (c.1902), 51 & 55 Salisbury Street (c.1902-1903) and 107, 109, 111 & 113 Hamersley Road (c.1903-1904).

Development in this area began to escalate after Chesters moved here from Melbourne in 1905, and by 1910 approximately 40% of the existing houses in the study area had already been built. It was almost fully developed by 1920, with a small amount of additional consolidation in 1921-1927.

During this time James Chesters had commenced speculative residential development, building houses on some of the allotments still in his ownership. Houses believed to have been built by Chesters in the period 1907 to 1915 include 8 & 10 Chester Street; 59 & 65 Hamersley Road; 6, 8, 18 & 20 Heytesbury Road; 8, 10, 12 & 14 Kershaw Street; 42, 44 and 68 Salisbury Street; and 209 Townshend Road. It is also likely that there were others that have not been identified.

Amalgamation of the original lots to create larger building blocks was common, and some large Federation Queen Anne villas and Federation Bungalows were built on the more elevated sites, particularly around Chester and Kershaw streets, but also closer to Kings Park, in Townshend Road. However, on the lower ground towards Rokeby Road (along both Salisbury and Rupert Streets), the original narrow allotments were generally retained and developed with comparatively modest suburban houses.

With the exception of Rupert Street (which has not been assessed as part of this report), all but two of the houses (51 Salisbury Street and 107 Hamersley Road) are of masonry construction and this may, in part, reflect the efforts of Chesters to protect the value of his investment. In January 1906, as a recently elected local councillor, he moved that a by-law preventing the erection of wooden structures within thirty feet of Hay Street and Rokeby Road be extended to include a number of residential streets, including Townshend, Chester, Kershaw, Salisbury (south of Hamersley), Hamersley (east of Hensman Road) and Heytesbury (east of Hensman Road).

In the first half of the twentieth century the area attracted a diverse mixture of the upper middle classes (including senior civil servants, senior retail managers, prominent local businessmen, manufacturers and bank managers), middle classes (including clerks, teachers and small business owners), skilled tradesmen (including carpenters, mechanics and saddlers) and, to a lesser degree, the working classes (including labourers and gardeners). There were also a significant number of widows living in the area (partly reflecting the impact of World War I), some of whom took in lodgers or subdivided their houses with small self-contained flats.

Throughout this period, ownership remained split between owner-occupiers and investors, the latter renting their houses to a quite mobile population of tenants.

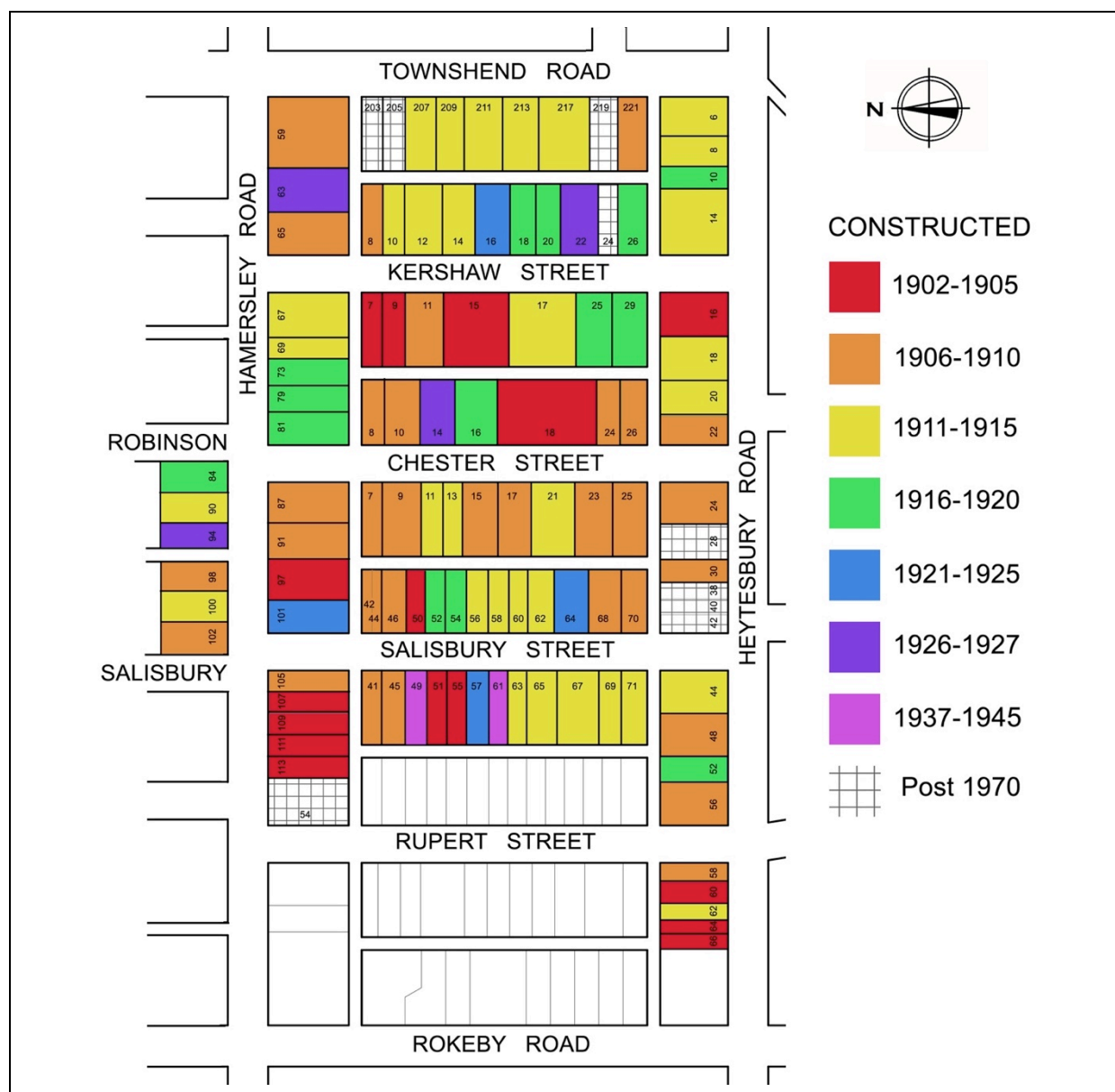
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<sup>5</sup> City of Perth and Suburbs 18-8-1987, Sheet 10, PWD 5647, SROWA (copy provided by K Bizzaca for research purposes, 2012)

### Later re-development (c.1937-2021)

The original housing stock has remained largely intact, with only eight of the early twentieth century houses in the Study Area being replaced with new development since the original phase of development was completed in the late 1920s. Of these, two were replaced prior to 1950 (when modest timber cottages were demolished), and the others in the post-1970 period (with the new development including a mixture of houses and townhouses).

### Sequence of Development



**Figure 4: Sequence of Development for the Kershaw Street Heritage Area (as adopted 2013), Chesters' Subdivision Heritage Area (as adopted 2014) and the additional places assessed for this report<sup>6</sup>**

<sup>6</sup> Based on the plan prepared for the Heritage Assessment of the Chesters' Subdivision Heritage Area (Greenward Consulting, 2013), with corrections and additions.

## 2.6.2 Historical associations

### Investors associated with the original subdivisions

- James Mackey <sup>7</sup>

The readily available evidence suggests that James Mackey (c.1855-1892), who was born in Victoria, began life as the child of poor Irish immigrants, but went on to epitomize some of the opportunities of the developing country by achieving considerable success as a businessman while still a relatively young man. He entered service with Sands and McDougall (stationers) in the mid 1870s and moved to Western Australia in c.1884, following his appointment as manager of the company's Western Australian branch.

Mackey was an early participant in land purchases in Subiaco and, by the mid-1880s, he had already acquired Perth Suburban Lots (PSLs) 212, 213 and 214 (bounded by Hay Street, Thomas Street, Barker Road and Coghlan Road). <sup>8</sup> Numerous other land purchases followed and by 1890 he was sufficiently confident in his investments to retire from Sands and McDougall.

In that year his local land holdings included PSL 243-245, PSL 249-252, and PSL 278 to 281, all of which were located in the area bounded by Thomas Street, Rokeby Road and Bagot Road.

In mid-1891, Mackey submitted residential subdivision plans (DPs) for a large part of this area:

- PSL 243-245, DP 352 – which was laid out with 141 lots and created Francis Street, Park Street (now Kings Road) and Market Street (now part of Bedford Avenue);  
The area that now incorporates the Kings Road Heritage Area.
- PSL 278-281, DP 353 – which was laid out with 138 lots and created Mackey Street (now part of Rupert Street), Paterson Street (now part of Salisbury Street) and Finlayson Street;  
The area that now incorporates the Salisbury and Rupert Street Heritage Area.
- PSL 251, 252 and part 250, DP 366 – which was laid out with 99 lots between Hamersley and Heytesbury Road and created Hawkstone Avenue (now part of Rupert Street) and Salisbury Street.

The area that now incorporates the western half of the Chesters Subdivision Heritage Area.

It seems likely that these subdivisions were primarily a means of making the land appear more attractive, as Mackey on-sold all three land holdings to other developers in mid-late 1891, before any of the 378 residential lots were sold.

In September-December 1891, PSL 243-245 and 278- 281 were sold to James Fleming of Melbourne, and PSL 249-252 to James Chesters of Melbourne.

By 1892 Mackey was also investing in Western Australian mining ventures, and still held major land holdings in Subiaco, including part PSL 284 to 287 (in the area bounded by Rokeby, Keightley, Hensman and Nicholson Roads); part PSL 308 to 310 (in the area bounded by Park Street, Onslow, Hensman and Keightley Roads); and part PSL 315 & 320 (in the area bounded by Murchison Street, Onslow, Herbert and Aberdare Roads). <sup>9</sup> However, his life was tragically cut short when he drowned while swimming with friends at Cottesloe in August of that year. <sup>10</sup>

<sup>7</sup> *A Brief Outline of the Development of Subiaco: 1882-1930s*, a private research paper prepared by Annette Green, 2020 (copy available in the City of Subiaco Library, Local History Collection)

<sup>8</sup> Bizzaca, K. *Thematic History and Framework of Subiaco*, City of Subiaco, 2014, p 14

<sup>9</sup> *The West Australian* 25 February 1893 p 3 (trove.nla.gov.au)

<sup>10</sup> *The Inquirer and Commercial news* 31 August 1892 p 5 (trove.nla.gov.au)

- James Chesters (DP 366 and 504) <sup>11</sup>

The readily available evidence suggests that James Chesters (c.1864-1929) and Sith Annie Murray (c.1865-1954) were married in Lancashire, England, in c.1885 and had migrated to Victoria by 1891. Newspaper notices and reports indicate that James initially followed his original trade as a printer; briefly tried his luck on the Western Australian goldfields in c.1895; was operating a business as a bicycle importer in St Kilda, Victoria, in the mid-late 1890s; was described as a ‘manufacturer’ when he nominated for the seat of St Kilda in 1901; and was listed as being of ‘independent means’ in the Electoral Rolls for the district of St Kilda in 1903 and 1905.

At the time of his death it was reported:

*One who had faith in Western Australia, even before he had seen it, passed away yesterday in the person of Mr. James Chesters. Mr. Chesters was an Englishman, having been born in the Midlands. At an early age he came to Australia, landing at Melbourne, where he followed his trade as a printer. In the early nineties he purchased a large tract of land in Subiaco from Messrs Peet and Bastow, who were in business in Melbourne, at a price between £25 and £30 an acre. Some of this he sold before coming West. In 1894 he paid his first visit to Western Australia, proceeding to the goldfields, where he was only moderately successful. He remained there a year or two, and returned to Melbourne, residing at St. Kilda. In 1905 he again returned to this State, and commenced speculative building on his Subiaco property, which was situated between Heytesbury and Hamersley roads. That portion is now fully built upon, with streets running through. It covered about 15 acres.*

*According to Mr. J. T. Peet, who knew Mr. Chesters in the early days, he was a most capable man with a wonderful memory. He only retired from speculative building about two years ago.*

*He was a man who loved travelling, and visited England and the Continent twice.*

*In 1906, when the new central ward was created in Subiaco, he contested the election and was returned as a councilor. The following year he retired, .... in November, 1910, he beat Mr. White by 69 votes, and filled the office of Mayor for the next two years.* <sup>12</sup>

After his move to Western Australia in 1905, the Post Office Directories indicate that James and Sith lived temporarily in Bedford Avenue, Subiaco, while building a new house at 65 Hamersley Road. They then lived at that address from 1907 until late 1910, before moving to another newly built house at 59 Hamersley Road where they remained until 1921. James also maintained a real estate office at 176 Rokeby Road in c.1907-1921.

The scale of Chester’s personal property portfolio is indicated by a report into an (unsuccessful) application for a new hotel at the corner of Heytesbury and Hensman Roads. As part of his objection to this proposal on the grounds that it would depreciate the value of good villa residences, Chesters stated that he owned 200 blocks within a half-mile (0.8km) radius of the proposed site. <sup>13</sup> Over time the Chesters acquired more land holdings in Subiaco, and were responsible for both residential subdivisions and the development of many well-built brick villas.

In 1921 James Chesters was questioned by the War Bond Select Committee regarding profiteering on land sales under the War Bonds scheme. Press articles repeatedly attacked Chesters for making considerable profit at the expense of the returned soldiers the scheme was intended to benefit. This was the last year that the WA Post Office Directory listed James Chesters as living at 59 Hamersley Road. In June 1921 there was a major auction of the household effects on behalf of James Chesters who was “shortly leaving for Europe”.

<sup>11</sup> *A Brief Outline of the Development of Subiaco: 1882-1930s*, a private research paper prepared by Annette Green, 2020 (copy available in the City of Subiaco Library, Local History Collection)

<sup>12</sup> *The Daily News* 27 June 1929 p 3

<sup>13</sup> *The Daily News* 10 September 1906 p 8

James and Sith then spent about two years on the continent before returning to Western Australia in about 1925, after which they settled in Nedlands. They did not, however, sever all connections with Subiaco, and in 1927 James won the State Singles Championships as a member of the Subiaco Bowling Club.

The Chesters made significant donations and bequests to charitable, community, war effort and educational causes in the period from 1929 (when James Chesters died) to 1954 (when Sith Chesters died).

- George Peter Mills (DP 326, northern side of Hamersley Road)

George Peter Mills (c.1940-1933) was born in Tasmania, but had moved to Victoria by the time of his marriage in 1867. In the 1880s he gave his profession as 'merchant', but later described himself in official documents as a 'gentleman', 'agent' or 'investor'.

An analysis of information on Certificate of Title 34, Folio 258, suggests that Mills continued to sell land in this subdivision until 1903, when the residue appears to have been transferred to a man named Sylvester Murphy.

Mills was a long-term resident of Melbourne and no evidence has been found to suggest that he visited Western Australia.

### Residents

Typical of any area of this nature, the expanded Chesters' Subdivision Heritage Area had some residents who were prominent in the local business community or were otherwise public identities of the early to mid twentieth century.

*For example:*

- Edward Angelo, MLA, a Nationalist Party member who represented the Gasgoyne and was instrumental in the establishment of the banana-growing industry in that region (20 Heytesbury Road)
- Edward Arundel, Manufacturer, Bechtel & Co, Saddlery and Harnesses (97 Hamersley Road)
- Ernest Banfield, Manufacturer, WA Toy Company, later E B Banfield & Sons Perth Modelling Works (16 Chester Street)
- Lionel Boas, Subiaco councillor for thirty-six years; founding member/General President of the Young Australia League; and active in numerous other roles of a philanthropic, cultural and sporting nature (22 Heytesbury Road)
- Andrew Brunton, Perth Manager, Gordon & Gotch Pty Ltd, a major news-agency and publishing house of the era (11 Kershaw Street)
- Thomas Canvin, proprietor of the American Wine Saloon, Rokeby Road (65 Hamersley Road)
- Walter David Cookes, Manager, Ezywalkin Boot Company (18 Chester Street)
- John Peter Durack, Lawyer, QC (18 Chester Street)
- Thomas Green, local building contractor (217 Townshend Road)
- Captain George Henderson, a Master Mariner, who operated passenger and excursion boats on the Swan River, and was later in charge of the Fremantle Harbours Board tugs (209 Townshend Road)
- Ernest Henshaw, Secretary of the Industrial Union of Carpenters and Joiners, and later president of the Coastal Trades and Labour Council; active member of the Australian Labor Party; and, later, founding member of the Institute of Quantity Surveyors (70 Salisbury Street)
- Thomas Hetherington, a tailor who had business premises at 137 Rokeby Road from 1920-1938 (68 Salisbury Street)

- William Jewell, local building contractor and master plasterer (101 Hamersley Road)
- Alexander McCallum, bookbinder and politician, president of the Coastal Trades and Labour Council, and, later, general secretary of the Australian Labor Party in Western Australia (221 Townshend Road)
- Alexander McLaren, partner of McLaren, Coulton and Meagher (public accountants and auditors), and inaugural president of the WA branch of the Institute of Chartered Accountants (29 Kershaw Street)
- Frederick McMullen, Grand Master of the West Australian Constitution of Freemasons, 1933-36 (9 Chester Street)
- Thomas Payne, a prospector and the discoverer of Payne's Find goldfield (14 Kershaw Street)
- Francis 'Frank' Robbins, local building contractor ('Mt Erica', 21 Chester Street)
- Stephen Roberts, DSO, MBE, VD, Deputy Director of Posts and Telegraphs (1928-1938) and active in numerous public roles (16 Chester Street)
- William Robertson, Perth Manager, Milne and Co, Wine & Spirits Merchants (17 Kershaw Street)
- William Rowlands, a successful cricketer and cricket coach, who had a first-class career playing for Western Australia in 1937-1939 (18 Kershaw Street)
- Ernest Skinner, proprietor of Westralia Wireworks, Subiaco (24 Chester Street)
- Sarah Thornton, owner and manager of Nurse Thornton's Private Maternity Hospital (59 Hamersley Road)
- Evan Thomas, industrial and arbitration officer for the WA Railways Department and, later, member of the Arbitration Court Bench (217 Townshend Road)
- Joseph Totterdell, building contractor  
 Joseph lived in the Subiaco area for much of his adult life and was responsible for the construction of many of its houses (including 13 Chester Street; 25 and 29 Kershaw Street; 81 Hamersley Road; and 61 Salisbury Street). He also entered politics, serving as a councillor, and then Lord Mayor (1946-1953) of Perth. In 1950 was also elected to the Legislative Assembly as member for West Perth, and in 1953 was one of 10 Australians awarded a knighthood the New Years Honours list. For brief periods, Totterdell lived in at least three of his development properties within James Chesters' residential subdivision – 119 Hamersley Road (c.1914-1915), 25 Kershaw Street (1916-1917) and 81 Hamersley Road (1919-1920).
- Andrew 'Oswald' Wilson, Architect (30 Heytesbury Road).

### 2.6.3 General description of the expanded Chesters' Subdivision Heritage Area

#### Public Realm

The Chesters' Subdivision Heritage Area comprises a series of narrow, north-south road reserves that are approximately 15.2m wide. These include a sealed road surface of approximately 6m, with a landscaped zone and concrete footpath on either side. Townshend, Hamersley and Heytesbury Roads, which were laid out as main through roads, are 20m wide road reserves, with sealed road surfaces of approximately 10m. The original subdivision also included rear lanes, which are approximately 3m wide.

Historical aerial photographs confirm that there was some established street planting in 1948, but that it was of inconsistent spacing and maturity. More regular street planting had been re-established by the mid-1960s and mature avenues began to become prominent by the 1980s.

Along the narrow side streets, the more mature street trees include avenues of camphor laurel (*Cinnamomum camphora*), White cedar (*Melia azaderach*) and Queensland box trees (*Lophostomon*

*confertus*). Infill planting includes a mixture of introduced species such as jacaranda (*Jacaranda mimosifolia*) and pepper trees (*Schinus molle*); plus Australian natives, such as kurrajong (*Brachychiton populneus*), paperbark (*Melaleuca quinquinervia*), weeping bottlebrush (*Callistemon viminalis*) and eucalypts.

Street planting along Hamersley and Heytesbury Roads is more open, with a diverse array of species including Queensland box trees (*Lophostomon confertus*), jacaranda (*Jacaranda mimosifolia*), peppermint trees (*Agonis flexuosa*), Royal Poinciana (*Delonix regia*), paperbark (*Melaleuca quinquinervia*), carob (*Ceratonia siliqua*), bottlebrush (*Callistemon sp*), and eucalypts.

Townshend Road is slightly different, with the inclusion of mature ficus.

Concrete footpaths are flanked by a variety of verge treatments, traditionally lawn, but increasingly including other finishes such as garden beds, ground covers, wood chips, paved areas.

### **Residential Lots and Setbacks**

The original lots in Chesters' subdivision were typically in the order of 9.8m wide x 33m deep. Many of these were developed with modest houses, but others were amalgamated to create blocks suitable for larger villas. These were typically between 15-20m wide, but one amalgamation created a block that was 43m wide (18 Chester Street), which allowed for a large villa and spacious garden.

Front setbacks typically varied between about 3.5 to 4.5m, but a few of the larger villas had setbacks of up to 7m.

Similarly, the majority of houses had side setbacks sufficient for pedestrian access only, and houses on the original narrow lots were often built with a parapet wall along one boundary to maximise the available space. However, a few of the larger villas also included side driveways and/or gardens.

The houses at 84-102 Hamersley Road (which are outside of Chesters' subdivision) are located on lots that are approximately 30m deep and vary between 12 to 14.5m wide. As these lots were re-subdivided to front Hamersley Road (rather than the original orientation of lots facing the side streets) these did not have a rear lane for night-cart access.

### **Residential Development**

The majority of the houses within Chesters' subdivision, and the surrounding areas, were influenced by the popular Queen Anne style of the Federation era, although this was applied with a varying degree of decoration and detailing depending on the size and nature of each place (ranging from very basic to ornate). Over time, the Federation Bungalow, Federation Arts and Crafts, and Inter-War California Bungalow styles also influenced the detailing of the local houses, but with a compatible use of materials and massing to their earlier counterparts.

Within this area the building materials, setbacks and the influence of Federation era architectural styles, provide an overall sense of consistency, while the individual designs and detailing add a richness and complexity to the streetscapes. Some of the key characteristics of the original housing stock include single storey frontages; tuck-pointed brick facades (now with a mixture of face brick, painted brick and rendered brick); plain or roughcast rendered string courses or panels; stepped facades; verandahs with timber posts and detailing; gable-hipped, corrugated metal or tiled roofs; prominent verge gables and prominent chimneys.

This is consistent with the traditional character of the area now referred to as the Triangle Precinct, bounded by Churchill Avenue, Thomas Street, Nicholson Road and the rear of properties along the eastern side of Rokeby Road.

Most of the front fences and gardens have been replaced since the mid-twentieth century.

Due to the small setbacks, garages are not a prominent part of the local streetscapes, although many of the corner allotments now have garages built up to the boundary of the side streets.

#### 2.6.4 Summary of the key features/elements of the streetscapes

- Approximately 4.5 to 5m wide verges, which are predominantly grassed with concrete paths adjacent to the front boundaries of the residential lots;
- Mature street trees, forming enclosed avenues along the north-south streets;
- Varied block widths, ranging between approximately 10 to 43m;
- Consistent block depths in the order of 33m, backed by narrow access lanes;
- Single storey houses (as viewed from the street);
- Generally consistent front setbacks (typically varying between about 3.5 to 4.5m, but with some local variations from about 3 to 7m);
- Predominance of narrow side setbacks, but with some side driveways and gardens;
- Front boundaries predominantly finished with modern timber picket fences, but with some variations including: unfenced, masonry walls with tall piers and metal bar infill panels, hedges and courtyard walls;
- Predominant influence of Federation Queen Anne detailing (ranging from complex to restrained, depending of the size and date of the dwelling);
- Similar materials, including:
  - Predominant use of red face brick for the main facades, with restrained decorative detailing including tuck-pointing to the main façade(s) and contrasting finishes to gable ends, string courses, window sills and selected panels;
    - \* 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, fully rendered.
    - \* Note: There are only two remaining examples of timber houses in the study area (51 Salisbury Street and 107 Hamersley Road). A few others have been demolished over time, but the material was not widely used within the study area.
  - Terracotta tile or grey corrugated metal roof cladding
- Similar architectural forms and detailing, including:
  - Predominant use of asymmetrical facades.
  - A breakdown of the apparent bulk of the main façade through the varied use of design elements such as projecting wings, shallow projecting window bays and return or straight verandahs.
  - Predominant use of gabled-hipped roof forms, usually with street front gable(s) as key decorative elements that helped to create an individual character for each place (using a variety of detailing including half-timbered designs, moulded ‘shield’ detailing and louvered panels)
  - Brick chimneys with traditional detailing and/or finishes reflecting key elements of the detailing and/or finishes to the main façade.
  - Panelled entry doors located under verandahs (variously set at the front or along one side), and featuring moulded architraves, highlights and sidelights,
  - Narrow, vertical proportions to timber framed windows, which are typically double hung sashes (single or paired) or casements (in groups of three or four).
  - Stained glass or geometric leadlight to the main entrances and, to a lesser degree, to front windows.
  - Raked or bull-nosed verandahs to the main façade, with turned or square posts and varied use of brackets and friezes, typically in timber (ranging from restrained to ornate depending on the size and style of the place).



- Raked or bull-nose window hoods set on timber brackets (particularly over the windows to projecting wings).

### 2.6.5 Historic Themes

The following themes identified in the *City of Subiaco Thematic History and Framework* are relevant for the development of the study area:<sup>14</sup>

#### 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)
  - Rapid expansion
  - Residential development & subdivision
- A Time of Uncertainty (World War One, Inter-War & World War Two: 1910s-1940s)
  - Steady growth [through to the mid 1920s]
- Looking Forward – Urban Village Period (1980s-2010s)
  - Subiaco as an urban village, inner city living
  - Demolition and redevelopment

### 2.6.6 Key References

Note: Additional, more specific, references are included on the individual place records

- Certificates of Title (copies provided by the City of Subiaco)
- Plan of Subiaco showing Perth Suburban Lots and Deposited Plans, c.1896-1897 (reference copy of Perth 18-26, series235\_cons3868\_item337, provided by Kristy Bizzaca, 27 July 2012).  
This shows the original layout of the Mills' and Chesters' subdivisions.
- Western Australian Post Office Directories, 1912-1949 (slwa.gov.au)  
These provide the name of the primary occupants living along the street, as recorded for each year. The first entry for an address usually appeared within 1-2 years of a house being constructed.
- City of Subiaco Rate Books (information from selected Rates Books provided by the City of Subiaco)  
These record the names of the owner(s) and primary occupant. The date of construction is also indicated when the description changes from vacant land to new building or house.
- Western Australian Electoral Rolls (scanned copies of selected years at ancestry.com.au)  
By using the name of the primary occupant, these can reveal the names of other adult family members living at the address and their occupations. Later online entries (which extend up to 1980) can give an indication of how long a family remained here after the Post Office Directories ceased to be published in 1950.
- Newspaper items relating to the street address, owners and/or occupants (trove.nla.gov.au)  
Relevant information can be revealed by real estate advertisements, family notices (births, deaths and marriages), and in articles about people and events.
- Landgate, Mapviewer Plus - historical aerial photographs (landgate.wa.gov.au)

<sup>14</sup> *City of Subiaco Thematic History and Framework* (prepared by Kristy Bizzaca for the City of Subiaco, February 2014)

These show the area every few years from 1948 until 2000, after which annual images are available. The quality of the images is highly variable, but they can reveal useful details about changes to the building footprint over time.

- Birth, death and marriage records (transcribed information at [ancestry.com.au](http://ancestry.com.au)) and Reverse Western Australian Marriage Lookup ([wamarriage.info](http://wamarriage.info))


These provide basic biographical information for some of the residents.

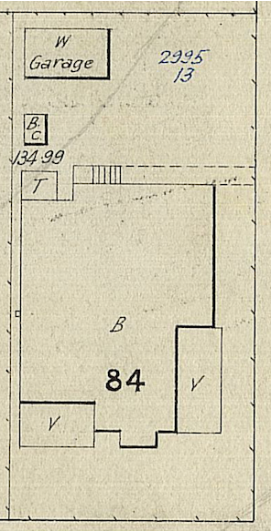
- Online family trees ([ancestry.com.au](http://ancestry.com.au))

These can provide some relevant information about the relationships between occupants and about their birth, death and marriage dates. However it must be noted that this is not always verified by references and is sometimes inaccurate.

**2.7 EXPANDED CHESTERS' SUBDIVISION HERITAGE AREA - PLACE RECORDS FOR THE  
ADDITIONAL PROPERTIES CONSIDERED IN THIS REPORT**

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<i>Address</i>	<b>84 Hamersley Road (cnr Robinson Street), Subiaco</b> Lots 208, 211 & 214, DP 35347 (originally part Lots 58, 59 and 60 of DP 326)
<i>House name</i>	-
<i>Photograph</i> (Greenward Consulting, October 2021)	
<i>Contributory Significance</i>	<b>Some contribution to the assessed values of the Heritage Area</b> Medium authenticity The authenticity of the main facade has been reduced by alterations to the wall finishes and the enclosure of the verandahs. However, the original form and architectural style of the place can still be readily understood.
<i>Construction date</i>	c.1919
<i>Historical Notes and Associations</i>	<p>In the 1880s, the area now bounded by Bagot Road, Rupert Street, Hamersley Road and the lots along the eastern side of Robinson Street was laid out as Perth Suburban Lots 240 and 241. In 1891, when the property was owned by George Peter Mills, an investor of Melbourne, these were subdivided into 80 residential lots (Deposited Plan 326), but development was initially slow.</p> <p>By 1899 Lots 58, 59 and 60 of DP 326 (fronting Robinson Street near the corner of Hamersley Road) had been purchased by Elizabeth Snowden of Victoria. By 1905 these had been re-subdivided to create three blocks with frontages to Hamersley Road, which progressively sold, but still remained undeveloped for several more years.</p> <p>In December 1918 a new Certificate of Title was issued to James George Broomhall for the block on the corner of Hamersley Road and Robinson Street, and by the middle of the following year this had been developed with a house.</p> <p>Broomhall, who worked as a shipping clerk, had married Ethel Mildred Susan Reddin in the district of Plantagenet in 1915. They were living in Fremantle in c.1917, at 15 Chester Street, Subiaco in c.1918-1919, and at 84 Hamersley Road in c.1919-1920. At the end of that period they moved to East Perth.</p> <p>The house was advertised as follows in January 1920:</p>

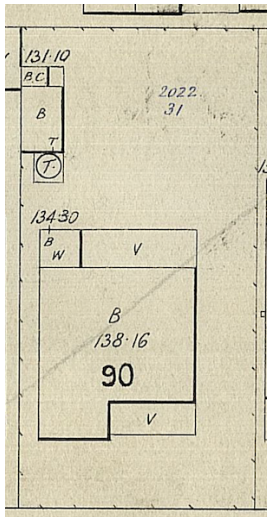
	<p><i>SUBIACO, only built 5 months: One of the best corner positions in this suburb. Handsome Tiled Roof Brick Villa. 4 large rooms and bathroom, en. bath and heater; porcelain hand basin, three 9ft. verandahs, giving beautiful sleeping-out accommodation. Every modern convenience. Owner. 84 Hamersley-road.</i></p> <p>It was sold 5 more times during the next 30 years, with the owner/occupiers including Jean Simms; Jean Savage; Leslie Cooper; Joseph Foulkes; and Frederick Islip.</p> <p>Frederick Islip, who was the first longer-term resident, married Naomi Wren at St Andrews Church, Subiaco, on 9 January 1937. They lived at 84 Hamersley Road from the time of their marriage until around 1959 (when the house was sold to Edgar Goldsmith Mears). During this time Frederick worked as the clerk assistant and then clerk of the Legislative Assembly.</p> <p>An analysis of the 1927 Metropolitan Sewerage Plan and historical aerial photographs suggests that the footprint of this house has remained largely unchanged.</p>
	<p>An analysis of the readily available information suggests that the primary occupants of the property from its time of construction until c.1958 included:</p> <p>c.1919-1920 James George Broomhall (shipping clerk) and Ethel Mildred Susan Broomhall (home duties)</p> <p>c.1920-1921 Ernest Albert Simms (traveller) and Jean Simms (home duties)</p> <p>c.1921-1924 Jean Wilson Savage (widow)</p> <p>c.1925-1926 Wilfred Acheson Berry (agent)</p> <p>c.1926-1929 Leslie Charles Cooper (business manager) and Charlotte Emily Cooper (home duties)</p> <p>c.1929-1936 Joseph Samuel Foulkes (chartered accountant) and Mary Helen Foulkes (home duties)</p> <p>c.1937-1959 Fredrick Ernest Islip (officer of Parliament) and Naomi Islip (home duties)</p>
	 <p>Metropolitan Sewerage Plan, Part Sheet 187, State Records Office of Western Australia (revised June 1927)</p>

<p><i>Physical Description</i> (Based on a streetscape inspection in October 2021)</p>	<p><u>Architectural style</u></p> <ul style="list-style-type: none"> <li>The original architectural style has been partly obscured by alterations to the wall finishes. However, the surviving evidence suggests that it was influenced by the materials and detailing of the Federation Queen Anne style.</li> </ul> <p>It was designed to a scale and form suitable for middle class residents such as office workers, small business owners, skilled tradesmen and people of modest independent means.</p> <p><u>Plan form at the street frontage</u></p> <ul style="list-style-type: none"> <li>Asymmetrical stepped façade.</li> </ul> <p>This was designed with a private garden verandah facing Hamersley Road (now fully enclosed) and an entrance verandah facing Robinson Street (now partly enclosed).</p> <p><u>Roof form and materials</u></p> <ul style="list-style-type: none"> <li>Hipped-gabled roof clad with terracotta tiles.</li> </ul> <p>This has a hipped main roof, extending in a broken-back alignment over the verandahs. It features a gable over the central wing to the Hamersley Road façade and another gable to the north of the main entrance along Robinson Street, both with rams-horn terracotta finials. <li>Three tall brick chimneys, each with a face-brick finish, a simple rendered string course, stepped cap and terracotta chimney pot.</li> <p><u>Wall materials and finishes to the main façade</u></p> <ul style="list-style-type: none"> <li>Combination of roughcast render (to the gable ends, bay window and verandahs), plain render (to the wing facing Hamersley Road and the base of some of the other walls), tuck-pointed brickwork at the main entrance, and face-brick (to the other side and rear walls).</li> </ul> <p>Note: The plain rendered wall to Hamersley Street was probably originally tuck-pointed brick with a contrasting rendered stringcourse.</p> <p><u>Other detailing to main façade</u></p> <ul style="list-style-type: none"> <li>Roughcast rendered face to the gables, finished with vertical timber battens.</li> <li>Main entrance set under the east verandah, with access off Robinson Street.</li> </ul> <p>This has a highlight and half-height sidelights with stained glass detailing.</p> <ul style="list-style-type: none"> <li>French doors with stained glass detailing, opening onto the east verandah from the rear wing.</li> <li>Rectangular bay window to the Hamersley Road wing, featuring a triple casement window to the front, and single casements to each side, with a roughcast finish to the walls above and below the window.</li> <li>Triple casement window under the east-facing gable.</li> <li>Raked window awnings over the casement windows, with tiled roofs and plain timber brackets.</li> <li>Timber-framed casement windows to the east-facing verandah, with detailing similar to the casement windows to the gable wings.</li> <li>French doors to the enclosed south-facing verandah.</li> </ul> <p><u>Streetscape setting</u></p> <ul style="list-style-type: none"> <li>Main façade set back approximately 3.5m from the Hamersley Road boundary, with a side setback of approximately 2.5m from the Robinson Street frontage.</li> </ul> </p>
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	<ul style="list-style-type: none"> <li>• Front yard enclosed by a modern timber picket fence.</li> </ul> <p><u>General condition</u></p> <p>Based on a streetscape inspection the building appears to be in good condition.</p>
<i>References</i>	<ul style="list-style-type: none"> <li>• Certificate of Titles Volume 34, Folio 258; Volume 47, Folio 384; Volume 339 Volume 185; and Volume 701 Folio 16 (copies provided by the City of Subiaco, October 2021)</li> <li>• Metropolitan Sewerage Plans, Sheet 187, State Records Office of Western Australia (<a href="https://mapping.sro.wa.gov.au/maps/SROWA_series634_cons4156_item0187.jpg">https://mapping.sro.wa.gov.au/maps/SROWA_series634_cons4156_item0187.jpg</a>)</li> <li>• Historical aerial photographs at Landgate Map Viewer Plus (<a href="https://map-viewer-plus.app.landgate.wa.gov.au">https://map-viewer-plus.app.landgate.wa.gov.au</a>)</li> <li>• City of Subiaco Historical Rate Books (information provided from selected years by the City of Subiaco, October 2021).</li> <li>• Wise's Western Australian Post Office Directories (<a href="http://www.slwa.wa.gov.au">www.slwa.wa.gov.au</a>), including information provided by the City of Subiaco, October 2021.</li> <li>• Various newspaper notices relating to 84 Hamersley Road and some of the primary occupants (<a href="http://trove.nla.gov.au">trove.nla.gov.au</a>), including: <ul style="list-style-type: none"> <li><i>The West Australian</i> 10 January 1920, p 4</li> <li><i>The West Australian</i> 6 March 1937, p 1</li> </ul> </li> <li>• Electoral Rolls (<a href="http://Ancestry.com.au">Ancestry.com.au</a>). <p>Note: At the time of the preparation of this report, the Electoral Rolls readily available online included 1903 &amp; selected later years through to 1980.</p> </li> <li>• Ancestry family history resources (<a href="http://ancestry.com.au">ancestry.com.au</a>).</li> </ul> <p>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, relationships and occupations of the primary residents and has not been verified by detailed research.</p>



<i>Address</i>	<b>90 Hamersley Road, Subiaco</b> Lots 207, 210 & 213, DP 35347 (originally part Lots 58, 59 and 60 of DP 326)
<i>House name</i>	Asquith (name given to the house in a birth notices placed in 1915, 1917 and 1919)
<i>Photograph</i> (Greenward Consulting, October 2021)	
<i>Contributory Significance</i>	<b>Some contribution to the assessed values of the Heritage Area</b> Medium authenticity The authenticity of the main facade has been reduced by the extension of the verandah for an integrated carport and the replacement of the roof tiles with corrugated metal sheeting. However, the original form and architectural style of the place can still be readily understood.
<i>Construction date</i>	c.1915
<i>Historical Notes and Associations</i>	<p>In the 1880s, the area now bounded by Bagot Road, Rupert Street, Hamersley Road and the lots along the eastern side of Robinson Street was laid out as Perth Suburban Lots 240 and 241. In 1891, when the property was owned by George Peter Mills, an investor of Melbourne, these were subdivided into 80 residential lots (Deposited Plan 326), but development was initially slow.</p> <p>By 1899 Lots 58, 59 and 60 of DP 326 (fronting Robinson Street near the corner of Hamersley Road) had been purchased by Elizabeth Snowden of Victoria. By 1905 these had been re-subdivided to create three blocks with frontages to Hamersley Road. These were progressively sold, but still remained undeveloped for several more years.</p> <p>In 1911 the western block (94 Hamersley Road) was sold to John Wearne, who transferred it to his son, Oswald Maurice Everard Wearne of Subiaco, grocer, in April 1914. An analysis of the documentary and physical evidence suggests that the central block (now known as 90 Hamersley Road) had also been acquired by Oswald Maurice Everard Wearne by 1914/1915 and that this portion of the property was developed with a house at around that time.</p> <p>Oswald had married Jessie Florence Little in November 1914 and by 1915 they had occupied a newly built house at 90-94 Hamersley Road. Over the next ten years they</p>

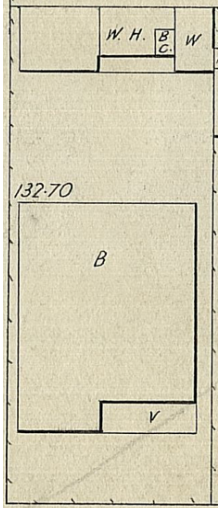
	<p>had at least 4 children (one of whom died in infancy). The couple appear to have been keen gardeners as they won second prize in the Subiaco Horticultural Society Cottage Garden Competition for 1917/18.</p> <p>For at least part of this period, Oswald was in business with L A Wearne, operating as Wearne Bros, Town and Country Cash Stores, with premises in Perth – partnership that was dissolved in 1925 when Oswald took over the firm.</p> <p>In c.1927 Oswald and Florence built a new, slightly larger, house on the western portion of the site (94 Hamersley Road) and had moved there by 1928.</p> <p>James Campbell Brown purchased Wearne's former house in July 1928 and retained ownership until 1959, renting it out during this period. Entries in the Electoral Rolls show that the next owner, Colin Lennox, lived here for a short time only before it was once again occupied by tenants.</p> <p>An analysis of the 1927 Metropolitan Sewerage Plan and historical aerial photographs was undertaken as part of the Local Heritage Survey of the Triangle Precinct, 2020-2021 (LHS). This concluded that the original tiled roof was replaced with corrugated metal sheeting in 2014, and that a major addition was made at the rear of the house in 2018. However, the form and extent of the original residence is still readily apparent. The LHS assessed 90 Hamersley Road as being of Some Significance (contributes to the heritage of the City of Subiaco).</p>
	<p>An analysis of the readily available information suggests that the primary occupants of the property from its time of construction until c.1950 included:</p> <p>c.1915-1927 Oswald Maurice Everard Wearne (grocer) and Jessie Florence Wearne (home duties)</p> <p>c.1928-1930 Evelyn Ernest Raven (sales manager) and Mabel Kemp Raven (home duties)</p> <p>c.1931-1932 John George Wilcox (civil servant) and Margaret Wilcox (home duties)</p> <p>c.1933 Frank Marshall</p> <p>c.1934-1949 Henry Joseph Laker (fibrous plasterer) and Iris Victoria Laker (home duties)</p> <p>c.1949 Colin Meadmen Lennox (agent) and Iris Jean Lennox (AWAS)</p>
	 <p>Metropolitan Sewerage Plan, Part Sheet 187, State Records Office of Western Australia (revised June 1927)</p>

<p><i>Physical Description</i> (Based on a streetscape inspection in October 2021)</p>	<p><u>Architectural style</u></p> <ul style="list-style-type: none"> <li>The design of this house was influenced by the materials and detailing of the Federation Queen Anne style.</li> </ul> <p>It was designed to a scale and form suitable for middle class residents such as office workers, small business owners, skilled tradesmen and people of modest independent means.</p> <p><u>Plan form at the street frontage</u></p> <ul style="list-style-type: none"> <li>Asymmetrical stepped façade.</li> </ul> <p>This has a projecting wing on the western side, with an abutting verandah extending across the remainder of the frontage.</p> <p>In the modern era the verandah has been seamlessly extended to the east to create a carport.</p> <p><u>Roof form and materials</u></p> <ul style="list-style-type: none"> <li>Hipped-gabled roof clad with corrugated metal sheeting (originally clad with terracotta tiles).</li> </ul> <p>This has an east-west ridgeline at the apex, flanked by small gablets; and features a projecting gable over the front wing.</p> <p>The verandah has a dropped bullnose roof.</p> <ul style="list-style-type: none"> <li>Two tall chimneys to the main part of the house, with tuck-pointed face-brick faces, framed by rendered plinths and rendered caps.</li> </ul> <p><u>Wall materials and finishes to the main façade</u></p> <ul style="list-style-type: none"> <li>Tuck-pointed brickwork.</li> <li>Two contrasting smooth rendered string-courses, one at window sill level and the other at door head height.</li> </ul> <p><u>Other detailing to main façade</u></p> <ul style="list-style-type: none"> <li>Roughcast rendered face to the gable, finished with vertical timber battens under a vented apex panel. Decorative brackets supporting the base of the projecting gable.</li> <li>Triple casement window to the projecting wing, sheltered by a raked window awning with carved timber brackets.</li> <li>Main entrance set under the verandah and abutting the projecting wing.</li> </ul> <p>This has a traditional panelled door, narrow sidelights and a highlight.</p> <ul style="list-style-type: none"> <li>Single double-hung sash window under the verandah.</li> <li>Projecting rendered sills to the front windows, each set over a rendered under-sill panel, with a decorative curved base.</li> <li>Turned timber verandah posts.</li> </ul> <p><u>Streetscape setting</u></p> <ul style="list-style-type: none"> <li>Main façade set back approximately 3.5m from the Hamersley Road boundary.</li> <li>Relatively wide side garden, with the house set back approximately 3.5m from the east boundary.</li> <li>Front yard enclosed by a scalloped timber picket fence.</li> </ul> <p><u>General condition</u></p> <ul style="list-style-type: none"> <li>Based on a streetscape inspection the building appears to be in good condition.</li> </ul>
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<i>References</i>	<ul style="list-style-type: none"><li>• Local Heritage Survey of the Triangle Precinct, City of Subiaco, 2020-2021 – Heritage Place Record, House, 90 Hamersley Road (Hocking Heritage and Architecture).</li><li>• Certificate of Titles Volume 34, Folio 258; Volume 47, Folio 384; and Volume 339 Volume 184 (copies provided by the City of Subiaco, October 2021)</li><li>• Metropolitan Sewerage Plans, Sheet 187, State Records Office of Western Australia (<a href="https://mapping.sro.wa.gov.au/maps/SROWA_series634_cons4156_item0187.jpg">https://mapping.sro.wa.gov.au/maps/SROWA_series634_cons4156_item0187.jpg</a>)</li><li>• City of Subiaco Historical Rate Books (information provided from selected years by the City of Subiaco, October 2021).</li><li>• Wise’s Western Australian Post Office Directories (<a href="http://www.slwa.wa.gov.au">www.slwa.wa.gov.au</a>), including information provided by the City of Subiaco, October 2021.</li><li>• Various newspaper notices relating to 90 Hamersley Road and some of the primary occupants (<a href="http://trove.nla.gov.au">trove.nla.gov.au</a>).</li><li>• Electoral Rolls (<a href="http://Ancestry.com.au">Ancestry.com.au</a>).</li></ul> <p>Note: At the time of the preparation of this report, the Electoral Rolls readily available online included 1903 &amp; selected later years through to 1980.</p> <ul style="list-style-type: none"><li>• Ancestry family history resources (<a href="http://ancestry.com.au">ancestry.com.au</a>).</li></ul> <p>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, relationships and occupations of the primary residents and has not been verified by detailed research.</p>
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Address	<b>94 Hamersley Road, Subiaco</b> Lots 206, 209 & 212, DP 35347 (originally part Lots 58, 59 and 60 of DP 326)
House name	-
Photograph (Greenward Consulting, October 2021)	
Contributory Significance	<b>Considerable contribution to the assessed values of the Heritage Area</b> Medium to High authenticity The authenticity of the main facade has been reduced by the replacement of the roof tiles with corrugated metal sheeting, but the style and form of the original design can still be readily understood.
Construction date	c.1927
Historical Notes and Associations	<p>In the 1880s, the area now bounded by Bagot Road, Rupert Street, Hamersley Road and the lots along the eastern side of Robinson Street was laid out as Perth Suburban Lots 240 and 241. In 1891, when the property was owned by George Peter Mills, an investor of Melbourne, these were subdivided into 80 residential lots (Deposited Plan 326), but development was initially slow.</p> <p>By 1899 Lots 58, 59 and 60 of DP 326 (fronting Robinson Street near the corner of Hamersley Road) had been purchased by Elizabeth Snowden of Victoria. By 1905 these had been re-subdivided to create three blocks with frontages to Hamersley Road. These were progressively sold, but still remained undeveloped for several more years.</p> <p>In 1911 the western block (94 Hamersley Road) was sold to John Wearne, who transferred it to his son, Oswald Maurice Everard Wearne of Subiaco, grocer, in April 1914. An analysis of the documentary and physical evidence suggests that the central block (now known as 90 Hamersley Road) had also been acquired by Oswald by 1914/1915 and that this portion of the property was developed with a house at around that time.</p> <p>Oswald Wearne (c.1884-1965) and Jessie Florence Little (c.1885-1964) were married in November 1914 and by 1915 they had occupied a newly built house at 90-94 Hamersley Road (now known as 90 Hamersley Road). Over the next ten years they had</p>

	<p>at least 4 children (one of whom died in infancy).</p> <p>In c.1927 Oswald and Florence built a new, slightly larger, house on the western portion of the site (94 Hamersley Road) and had moved there by 1928 (selling their former house at that time).</p> <p>The Wearne family lived at 94 Hamersley Road in c.1927-1928 and again in c.1935-1939. In the intervening period they were living near a shop that they were operating in Cambridge Street, Wembley, and in early 1934 Oswald featured in numerous newspaper articles when he was accidentally shot in the arm and back by police during the capture of two men who had broken into these premises. From the mid 1930s Wearne was the proprietor of the Post Office Store in Hollywood, a position he relinquished in April 1940.</p> <p>In September 1939, 94 Hamersley Road was sold to Harold Rossell, who was a long-term employee of the Bank of Australasia. Members of this family retained ownership until 1979.</p> <p>An analysis of the 1927 Metropolitan Sewerage Plan and historical aerial photographs suggests that, other than a relatively minor addition at the rear, the footprint of this house has remained largely unchanged. A tiled roof was replaced with corrugated metal sheeting in the mid 1980s.</p>
	<p>An analysis of the readily available information suggests that the primary occupants of the property from its time of construction until c.1979 included:</p> <p>c.1927-1928      Oswald Maurice Everard Wearne (grocer) and Jessie Florence Wearne (home duties)</p> <p>c.1929            Norman Hunt</p> <p>c.1930            Mrs Oker</p> <p>c.1931 – 1932    Walter William Henrys (carpenter)</p> <p>c.1933 – 1935    John Hawke</p> <p>c.1935 – 1939    Oswald Maurice Everard Wearne and Jessie Florence Wearne</p> <p>c.1939 – 1953    Harold Rossell (bank officer) and Stella Muriel Lyndon Rossell (home duties)</p> <p>c.1953-1979      Stella Muriel Lyndon Rossell (widow)</p>
	 <p>Metropolitan Sewerage Plan, Part Sheet 187, State Records Office of Western Australia (revised June 1927)</p>

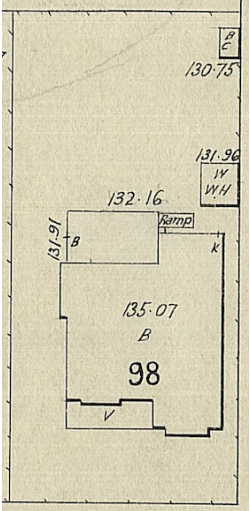
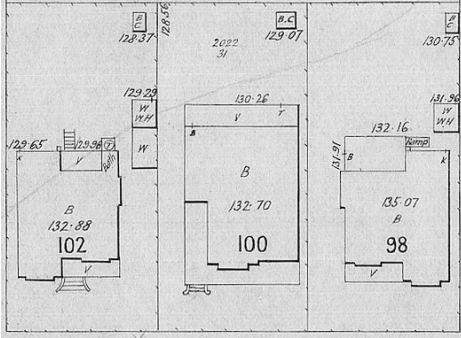
<p><i>Physical Description</i> (Based on a streetscape inspection in October 2021)</p>	<p><u>Architectural style</u></p> <ul style="list-style-type: none"> <li>Inter-war suburban house.</li> </ul> <p>This house did not respond directly to any of the popular inter-war architectural styles although, in a very limited manner, it did pick up on the lower-pitched roof forms, wider gables and simpler detailing of the Inter-War Californian Bungalow style.</p> <p><u>Plan form at the street frontage</u></p> <ul style="list-style-type: none"> <li>Asymmetrical stepped façade.</li> </ul> <p>This has a projecting wing on the western side, with an abutting verandah extending across the remainder of the frontage.</p> <p><u>Roof form and materials</u></p> <ul style="list-style-type: none"> <li>Hipped-gabled roof clad with corrugated metal sheeting (originally tiled).</li> </ul> <p>This has a short north-south ridgeline at the apex, flanked by wide louvered gablets. It extends in an unbroken alignment over the front verandah.</p> <ul style="list-style-type: none"> <li>Wide gable over the projecting wing.</li> <li>Exposed rafters to the eaves.</li> <li>Two short chimneys serving the front part of the house, with tuck-pointed brick faces and simple flat caps. Similar chimney with plain brickwork towards the rear.</li> </ul> <p><u>Wall materials and finishes to the main façade</u></p> <ul style="list-style-type: none"> <li>Tuck-pointed brickwork to the main façade and plain brickwork to the western side (facing the laneway).</li> </ul> <p>Note: tuck-pointing was not a common finish for houses built in the mid Inter-War era.</p> <p><u>Other detailing to main façade</u></p> <ul style="list-style-type: none"> <li>Plain face to the gable, finished with a vertical timber battens.</li> <li>Pair of single, double-hung windows to the projecting bay, set under a raked window awning with battened side panels.</li> <li>Pair of single, double-hung windows to along the west facade, set under a matching window awning.</li> <li>Single sash window under the verandah.</li> <li>Moulded, rendered window sills used for the main facade. Square-faced sills to the side façade.</li> <li>Main entrance set under the verandah and abutting the projecting wing.</li> </ul> <p>This has a highlight over, and very narrow sidelights.</p> <ul style="list-style-type: none"> <li>Paired timber verandah posts, set on top of tuck-pointed brick piers with rendered caps. Robust, geometric design timber verandah brackets, consistent with the period of construction.</li> </ul> <p><u>Streetscape setting</u></p> <ul style="list-style-type: none"> <li>Main façade set back approximately 3.5m from the Hamersley Road boundary.</li> <li>Front yard enclosed by a modern timber picket fence, framed by taller painted brick posts.</li> </ul> <p><u>General condition</u></p> <ul style="list-style-type: none"> <li>Based on a streetscape inspection the building appears to be in good condition.</li> </ul>
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<i>References</i>	<ul style="list-style-type: none"> <li>• Certificate of Titles Volume 34, Folio 258; Volume 47, Folio 384; and Volume 339 Volume 184 (copies provided by the City of Subiaco, October 2021)</li> <li>• Metropolitan Sewerage Plans, Sheet 187, State Records Office of Western Australia (<a href="https://mapping.sro.wa.gov.au/maps/SROWA_series634_cons4156_item0187.jpg">https://mapping.sro.wa.gov.au/maps/SROWA_series634_cons4156_item0187.jpg</a>)</li> <li>• Historical aerial photographs at Landgate Map Viewer Plus (<a href="https://map-viewer-plus.app.landgate.wa.gov.au">https://map-viewer-plus.app.landgate.wa.gov.au</a>)</li> <li>• City of Subiaco Historical Rate Books (information provided from selected years by the City of Subiaco, October 2021).</li> <li>• Wise’s Western Australian Post Office Directories (<a href="http://www.slwa.wa.gov.au">www.slwa.wa.gov.au</a>), including information provided by the City of Subiaco, October 2021.</li> <li>• Various newspaper notices relating to 94 Hamersley Road and some of the primary occupants (<a href="http://trove.nla.gov.au">trove.nla.gov.au</a>).</li> <li>• Electoral Rolls (<a href="http://Ancestry.com.au">Ancestry.com.au</a>).</li> </ul> <p>Note: At the time of the preparation of this report, the Electoral Rolls readily available online included 1903 &amp; selected later years through to 1980.</p> <ul style="list-style-type: none"> <li>• Ancestry family history resources (<a href="http://ancestry.com.au">ancestry.com.au</a>).</li> </ul> <p>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, relationships and occupations of the primary residents and has not been verified by detailed research.</p>
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<i>Address</i>	<b>98 Hamersley Road, Subiaco</b> Lot 3, DP3563
<i>House name</i>	-
<i>Photograph</i> (Greenward Consulting, October 2021)	
<i>Contributory Significance</i>	<p><b>Some contribution to the assessed values of the Heritage Area</b></p> <p>Medium authenticity</p> <p>The authenticity of the main facade has been reduced by the painting of the brickwork, replacement of the tiled roof with corrugated metal sheeting, and alterations to the verandah and gables. However, the style and form of the original design can still be readily understood.</p> <p>Note: The readily available evidence suggests that this was probably one of a series of houses built by James Chesters to very similar designs in c.1908-1915. Other examples include 102 Hamersley Road and 85, 87, 99 and 101 Salisbury Street, which were all built on land owned by James Chesters, or his wife, Sith.</p>
<i>Construction date</i>	c.1910
<i>Historical Notes and Associations</i>	<p>In the 1880s, the area now bounded by Bagot Road, Rupert Street, Hamersley Road and the lots along the eastern side of Robinson Street was laid out as Perth Suburban Lots 240 and 241. In 1891, when the property was owned by George Peter Mills, an investor of Melbourne, these were subdivided into 80 residential lots (Deposited Plan 326). Mills sold lots 38, 39 and 40 (later developed as 98, 100 and 102 Hamersley Road) to Thomas Kerr in July 1892, but it was many more years before this land was developed.</p> <p>By the early twentieth century Lots 38, 39 and 40 of DP 326 (fronting Salisbury Street) had been re-subdivided to front Hamersley Road, creating Lots 1-3 of Deposited Plan 3563 (Nos 98, 100 and 102 Hamersley Road). There is some evidence that this new subdivision may have been created by James Chesters, who was responsible for the subdivision, sale and partial development of large parts of the local area.</p>

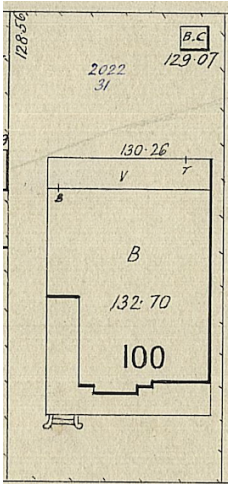
	<p>In the years leading up to WWI, 98 Hamersley Road was referred to as No. 94 and was almost certainly the house that was advertised as follows in June 1910:</p> <p><i>SUBIACO, 94 Hamersley-road—Superior Brick Villa, 5 rooms, 90ft. frontage, lawns, gardens, £75 deposit, balance 26s weekly.</i></p> <p>Subsequent advertisements directed purchasers to “Chesters” (referring to James Chesters).</p> <p>By 1911, the newly built house was owned and occupied by Ruby Campbell.</p> <p>Ruby Jean Stubbs had married John Duncan Campbell in Subiaco in c.1904, and they had two children, Jessie and Jack, prior to John’s death in November 1909 (aged only 32 years).</p> <p>Ruby lived at 98 Hamersley Road with her children until 1920, sharing the house for much of this time with her aunt and uncle, Mary and Arthur Gardner. Ruby may have been making ends meet by taking in boarders, as another person who was living here in c.1914-1915 was Clifford William King Sadlier (a commercial traveller who enrolled in the armed forces during this period and was later awarded the Victoria Cross for his outstanding bravery during WWI).</p> <p>After this time the occupants changed regularly until 1940 and the next longer term residents were William and Martha Hale who lived here from c.1940 until around the time of Arthur’s death in 1952.</p> <p>An analysis of the 1927 Metropolitan Sewerage Plan and historical aerial photographs suggests that the verandah had been widened and extended along the western side of the house prior to 1948, but that the footprint of this house has otherwise remained largely unchanged. A tiled roof appears to have been replaced with corrugated metal sheeting in the period around 1980.</p>
	<p>An analysis of the readily available information suggests that the primary occupants of the property from its time of construction until c.1952 included:</p> <p>c.1911-1920 Ruby Jean Campbell (home duties), Arthur Gardner (modeller) and Mary Gardner (home duties)</p> <p>c.1921-1922 William Craig (salesman) and Julia Craig (home duties)</p> <p>c.1923-1926 Daniel James Curtin (labourer) and Lucy Lily Curtin (home duties)</p> <p>c.1927-1928 Mrs Lily M Forbes</p> <p>c.1929-1930 Frederick Thompson</p> <p>c.1931-1932 Charles Bussell</p> <p>c.1933-1934 Percy Burton</p> <p>c.1934-1935 W D Robertson</p> <p>c.1936-1937 Buckins</p> <p>c.1938 Listed as vacant in the PO Directory</p> <p>c.1939-1940 Alan Robinson</p> <p>c.1940-1952 William Aubrey Hale (accountant) and Martha Hale (home duties)</p>

		 <p>Note: this plan, together with surviving physical evidence, suggests that 98 Hamersley Road may have been built to a similar general design to 102 Hamersley Road, but to a mirror image and some variations to the detailing.</p> <p>Metropolitan Sewerage Plan, Part Sheet 187, State Records Office of Western Australia (revised June 1927)</p>
<p><i>Physical Description</i> (Based on a streetscape inspection in October 2021)</p>	<p><u>Architectural style</u></p> <ul style="list-style-type: none"> <li>The design of this house was influenced by the materials and detailing of the Federation Queen Anne style.</li> </ul> <p>It was designed to a scale and form suitable for middle class residents such as office workers, small business owners, skilled tradesmen and people of modest independent means.</p> <p><u>Plan form at the street frontage</u></p> <ul style="list-style-type: none"> <li>Asymmetrical stepped façade.</li> </ul> <p>This has a projecting wing on the eastern side, with two shallow rectangular window bays providing further articulation.</p> <p>It was designed with a verandah that abutted the projecting wing and extended across the remainder of the frontage. By the mid-twentieth century the verandah had been widened and extended along the western side of the house, creating an enclosed sleep-out.</p> <p><u>Roof form and materials</u></p> <ul style="list-style-type: none"> <li>Hipped-gabled roof clad with corrugated metal sheeting (originally tiled).</li> </ul> <p>This has a prominent gable over the projecting wing and a smaller gable over the verandah. The main east-west ridgeline to the hipped section of the roof has small gablets at either end.</p> <ul style="list-style-type: none"> <li>Two tall chimneys towards the front of the house, each with tuck-pointed brickwork framed by a rendered plinth and rendered cap. Similar plain brick chimney towards the rear.</li> <li>Raked verandah roof wrapping around the south-west corner of the house.</li> </ul> <p>Note: The original verandah extended across the main frontage only and was probably very similar to the extant verandah at 102 Hamersley Road.</p> <p><u>Wall materials and finishes to the main façade</u></p> <ul style="list-style-type: none"> <li>Painted (originally red tuck-pointed) brickwork.</li> <li>Two contrasting smooth rendered string-courses, one at window sill level and the other at door head height.</li> </ul>	

	<p><u>Other detailing to main façade</u></p> <ul style="list-style-type: none"> <li>• Flush panel finish to both gables (replacing or concealing the original detail). Note: the original detailing may have been similar to that at 102 Hamersley Road.</li> <li>• Rectangular window bay to the front of the projecting wing.</li> <li>• Triple casement window to the window bay, with leadlight panels to the highlights.</li> <li>• Main entrance set under the verandah and abutting the projecting wing. This opening features narrow sidelights, and a highlight.</li> <li>• Second rectangular window bay under the verandah (capped by the smaller gable). This bay has a pair of single double-hung windows.</li> <li>• Plain timber verandah posts set on a brick balustrade (not original).</li> <li>• Side verandah (the later extension), enclosed with a door opening onto the front verandah. Metal framed windows over a painted brick wall to the main facade.</li> </ul> <p><u>Streetscape setting</u></p> <ul style="list-style-type: none"> <li>• Main façade set back approximately 3.5m from the Hamersley Road boundary.</li> <li>• Front yard enclosed by modern timber picket fence.</li> </ul> <p><u>General condition</u></p> <p>Based on a streetscape inspection the building appears to be in fair condition generally, but with some materials and finishes in a poor condition.</p>
<i>References</i>	<ul style="list-style-type: none"> <li>• Certificate of Title Volume 34, Folio 258 (copy provided by the City of Subiaco, October 2021).</li> <li>• Metropolitan Sewerage Plans, Sheet 187, State Records Office of Western Australia (<a href="https://mapping.sro.wa.gov.au/maps/SROWA_series634_cons4156_item0187.jpg">https://mapping.sro.wa.gov.au/maps/SROWA_series634_cons4156_item0187.jpg</a>)</li> <li>• Historical aerial photographs at Landgate Map Viewer Plus (<a href="https://map-viewer-plus.app.landgate.wa.gov.au">https://map-viewer-plus.app.landgate.wa.gov.au</a>)</li> <li>• City of Subiaco Historical Rate Books (information provided from selected years by the City of Subiaco, October 2021).</li> <li>• Wise's Western Australian Post Office Directories (<a href="http://www.slwa.wa.gov.au">www.slwa.wa.gov.au</a>), including information provided by the City of Subiaco, October 2021.</li> <li>• Various newspaper notices relating to 94/98 Hamersley Road and some of the primary occupants (<a href="http://trove.nla.gov.au">trove.nla.gov.au</a>), including: <i>The West Australian</i> 27 June 1910 p 3</li> <li>• Electoral Rolls (<a href="http://Ancestry.com.au">Ancestry.com.au</a>). Note: At the time of the preparation of this report, the Electoral Rolls readily available online included 1903 &amp; selected later years through to 1980.</li> <li>• Ancestry family history resources (<a href="http://ancestry.com.au">ancestry.com.au</a>).</li> </ul> <p>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, relationships and occupations of the primary residents and has not been verified by detailed research.</p>




Address	<b>100 Hamersley Road, Subiaco</b> Lot 2, DP3563
House name	-
Photograph (Greenward Consulting, October 2021)	
Contributory Significance	<p><b>Some contribution to the assessed values of the Heritage Area</b></p> <p>Medium authenticity</p> <p>The authenticity of the main facade has been reduced by the extension of the verandah for an integrated carport and the replacement of roof tiles with corrugated metal sheeting. However, the original form and architectural style of the place can still be understood.</p>
Construction date	c.1914
Historical Notes and Associations	<p>In the 1880s, the area now bounded by Bagot Road, Rupert Street, Hamersley Road and the lots along the eastern side of Robinson Street was laid out as Perth Suburban Lots 240 and 241. In 1891, when the property was owned by George Peter Mills, an investor of Melbourne, these were subdivided into 80 residential lots (Deposited Plan 326). Mills sold lots 38, 39 and 40 (later developed as 98, 100 and 102 Hamersley Road) to Thomas Kerr in July 1892, but it was many more years before this land was developed.</p> <p>By the early twentieth century Lots 38, 39 and 40 of DP 326 (fronting Salisbury Street) had been re-subdivided to front Hamersley Road, creating Lots 1-3 of Deposited Plan 3563 (Nos 98, 100 and 102 Hamersley Road). There is some evidence that this new subdivision may have been created by James Chesters, who was responsible for the subdivision, sale and partial development of large parts of the local area.</p> <p>The Subiaco Rates Books indicate that Lot 2, DP 3563, was still vacant in 1912/13, when it was owned by James Chesters. In the Rates Book of 1913/14, it was listed as a vacant lot owned by F Robbins, who developed the site at around that time.</p> <p>Francis ('Frank') Robbins had settled in Subiaco by the mid 1890s and worked as a bricklayer and then builder, playing a prominent part in the residential development of</p>

	<p>the suburb during the first quarter of the century. He is known to have built at least some houses as speculative developments in the period c.1907-1921 and the entries in the Rates Books indicate that this was one of them.</p> <p>The first known occupants were Norton and Sibyl Hill, who appear to have rented the property from Robbins in c.1915-1920, before moving to 6 Heytesbury Road.</p> <p>After that time there was a relatively high turn over of occupants before the house was occupied by members of the McNaughton family in c.1934.</p> <p>Edith McNaughton had been widowed in 1929 but newspaper reports indicate that she had separated from her husband prior to that time. In the mid 1930s she was sharing 100 Hamersley Road with her daughter, Mabel Winifred McNaughton (clerk)(born 1909); son, Donald McNaughton (salesman) (born 1914); and daughter-in-law, Marjorie Joyce McNaughton (home duties). From around 1937 she advertised rooms to let for married couples, ladies or business people.</p> <p>By 1954, Edith had moved to Wembley.</p> <p>An analysis of the 1927 Metropolitan Sewerage Plan and historical aerial photographs suggests that the house had been extended to the rear by the 1980s, but that the original footprint can still be readily understood. A tiled roof appears to have been replaced with corrugated metal sheeting at some stage between 1965 and 1980.</p>
	<p>An analysis of the readily available information suggests that the primary occupants of the property from its time of construction until c.1950 included:</p> <p>c.1915-1920 Norton Gordon Hill (gentleman) and Sybil Amherst Hill (home duties)</p> <p>c.1921-1922 John William Eaton (engineer) and Ethel Eaton (home duties)</p> <p>c.1923 Mrs H Sandys and Mrs H Ellis</p> <p>c.1924-1925 George James Lambert (MLA) and Elizabeth Everett Lambert (home duties)</p> <p>c.1926-1930 Frederick John Stanley Thompson (bank accountant) and Eileen Thompson (home duties)</p> <p>c.1931-1932 Mrs Reynoldson and her daughter, Olive Mignonette Patricia Rogers</p> <p>c.1933-1934 Olive Mignonette Patricia ('Pat') Rogers</p> <p>c.1934-1949 Edith Isobel McNaughton (widow)</p>
	 <p>Metropolitan Sewerage Plan, Part Sheet 187, State Records Office of Western Australia (revised June 1927)</p>

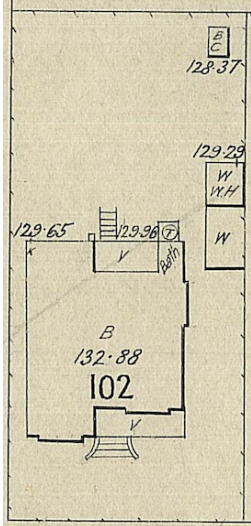
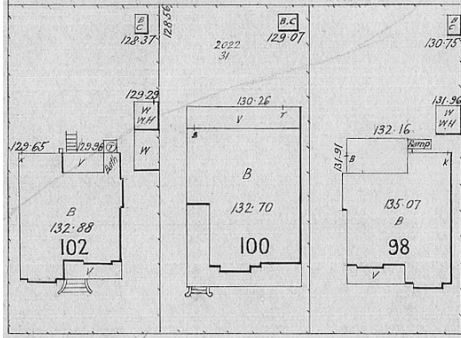
<p><i>Physical Description</i> (Based on a streetscape inspection in October 2021)</p>	<p><u>Architectural style</u></p> <ul style="list-style-type: none"> <li>The design of this house was influenced by the materials and detailing of the Federation Queen Anne style, although this has been partly obscured by the prominence of the modern verandah/carport.</li> </ul> <p>It was designed to a scale and form suitable for middle class residents such as office workers, small business owners, skilled tradesmen and people of modest independent means.</p> <p><u>Plan form at the street frontage</u></p> <ul style="list-style-type: none"> <li>Asymmetrical stepped façade.</li> </ul> <p>This was originally designed with a simple return verandah, with the main entrance located off the western side of the house. A slightly projecting central room with a shallow projecting window bay provided further articulation to the main façade.</p> <p><u>Roof form and materials</u></p> <ul style="list-style-type: none"> <li>Hipped-gabled roof clad with corrugated metal sheeting (originally tiled).</li> </ul> <p>This features small louvered roof gablets at the apex, and a prominent gable at the front.</p> <p>The current verandah has a dropped bullnose roof that extends up to the western boundary to provide an integrated carport.</p> <ul style="list-style-type: none"> <li>Prominent chimney near the front of the house.</li> </ul> <p>This features tuck-pointed brick faces, with contrasting rendered detailing, and a bulbous, roughcast rendered cap.</p> <p><u>Wall materials and finishes to the main façade</u></p> <ul style="list-style-type: none"> <li>Tuck-pointed brickwork.</li> <li>Two contrasting smooth rendered string-courses, one at window sill level and the other at door head height.</li> <li>Roughcast rendered face to the rectangular window bay under the gable.</li> <li>Roughcast rendered surround to the window under the eastern portion of the verandah.</li> <li>Plain panelled face to the gable end.</li> </ul> <p><u>Other detailing to main façade</u></p> <ul style="list-style-type: none"> <li>Main entrance facing west at the end of the original return verandah.</li> <li>French doors with stained glass panels facing south at the end of the original return verandah.</li> <li>Set of three double-hung windows to the projecting bay at the front of the house.</li> <li>Tall double hung window opening onto the front verandah from the eastern room.</li> <li>Square timber verandah posts.</li> </ul> <p><u>Streetscape setting</u></p> <ul style="list-style-type: none"> <li>Main façade set back approximately 4m from the Hamersley Road boundary.</li> <li>Front yard enclosed by a flat-topped timber picket fence, backed a low hedge.</li> <li>Matching double timber gates to the side driveway.</li> </ul> <p><u>General condition</u></p> <ul style="list-style-type: none"> <li>Based on a streetscape inspection the building appears to be in good condition.</li> </ul>
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<i>References</i>	<ul style="list-style-type: none"><li>• Certificate of Title Volume 34, Folio 258 (copy provided by the City of Subiaco, October 2021).</li><li>• Metropolitan Sewerage Plans, Sheet 187, State Records Office of Western Australia (<a href="https://mapping.sro.wa.gov.au/maps/SROWA_series634_cons4156_item0187.jpg">https://mapping.sro.wa.gov.au/maps/SROWA_series634_cons4156_item0187.jpg</a>)</li><li>• Historical aerial photographs at Landgate Map Viewer Plus (<a href="https://map-viewer-plus.app.landgate.wa.gov.au">https://map-viewer-plus.app.landgate.wa.gov.au</a>)</li><li>• City of Subiaco Historical Rate Books (information provided from selected years by the City of Subiaco, October 2021).</li><li>• Wise’s Western Australian Post Office Directories (<a href="http://www.slaw.wa.gov.au">www.slaw.wa.gov.au</a>), including information provided by the City of Subiaco, October 2021.</li><li>• Various newspaper notices relating to 100 Hamersley Road and some of the primary occupants (<a href="http://trove.nla.gov.au">trove.nla.gov.au</a>)</li><li>• Electoral Rolls (<a href="http://Ancestry.com.au">Ancestry.com.au</a>).  Note: At the time of the preparation of this report, the Electoral Rolls readily available online included 1903 &amp; selected later years through to 1980.</li><li>• Ancestry family history resources (<a href="http://ancestry.com.au">ancestry.com.au</a>).  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, relationships and occupations of the primary residents and has not been verified by detailed research.</li></ul>
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<i>Address</i>	<b>102 Hamersley Road (cnr Salisbury Street), Subiaco</b> Lot 1, DP 3563
<i>House name</i>	Ovalau (name given for the house in birth notices placed in August 1913 and May 1918) Note: Ovalau is the name of the sixth largest island of Fiji.
<i>Photograph</i> (Greenward Consulting, October 2021)	
<i>Contributory Significance</i>	<p><b>Some contribution to the assessed values of the Heritage Area</b></p> <p>Medium authenticity</p> <p>The authenticity of the main facade has been reduced by the painting of the brickwork and the replacement of roof tiles with corrugated metal sheeting. However, the style and form of the original design can still be readily understood.</p> <p>Note: The readily available evidence suggests that this was probably one of a series of houses built by James Chesters to very similar designs in c.1908-1915. Other examples include 98 Hamersley Road and 85, 87, 99 and 101 Salisbury Street, which were all built on land owned by James Chesters, or his wife, Sith.</p>
<i>Construction date</i>	c.1908
<i>Historical Notes and Associations</i>	<p>In the 1880s, the area now bounded by Bagot Road, Rupert Street, Hamersley Road and the lots along the eastern side of Robinson Street was laid out as Perth Suburban Lots 240 and 241. In 1891, when the property was owned by George Peter Mills, an investor of Melbourne, these were subdivided into 80 residential lots (Deposited Plan 326). Mills sold lots 38, 39 and 40 (later developed as 98, 100 and 102 Hamersley Road) to Thomas Kerr in July 1892, but it was many more years before this land was developed.</p> <p>By the early twentieth century Lots 38, 39 and 40 of DP 326 (fronting Salisbury Street) had been re-subdivided to front Hamersley Road, creating Lots 1-3 of Deposited Plan 3563 (Nos 98, 100 and 102 Hamersley Road). There is some evidence that this new subdivision may have been created by James Chesters, who was responsible for the subdivision, sale and partial development of large parts of the local area. The design</p>

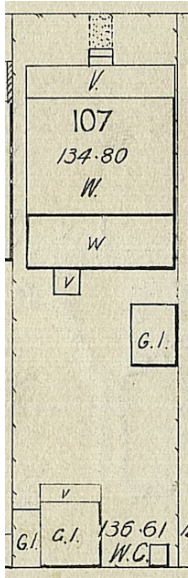
	<p>of the house is also consistent with other houses known to have been developed by Chesters during this period.</p> <p>Angus Wallis Rutter (c.1881-1945) and Lilian May Smith (c.1881-1969) were married in Perth in February 1908 and they appear to have moved into a newly built home on the corner of Hamersley Road and Salisbury Street during that year. Lillian Rutter was subsequently issued with the Certificate of Title for this property, but the date of transfer is difficult to decipher.</p> <p>Angus and Lillian had a son, Theodore, in c.1913 and 102 Hamersley Road remained their family home until c.1922, when they sold it to Oliver Greenwood.</p> <p>In October 1926 the house was advertised for sale as follows (although it was not sold until March 1928):</p> <p><i>SUBIACO: Brick House, 4 rooms, kitchen, vestibule, bathroom, enamel bath, bath heater, gas stove, copper, cement troughs, shed, lawns, situated between [Kings] Park and Rokeby-rd.. 1 min. tram; Price £1,075. 102 Hamersley-rd</i></p> <p>It had a further four owners in the period 1928 to 1960, being Dudley and Dwyer Ltd, real estate agents and developers (who owned it in 1928-1935); George Bartley (1935-1946); Marjorie Price (1946-1960) and John Unitt (1960-?).</p> <p>By comparison with the names of the occupants entered in the Post Office Directories, this indicates that 102 Hamersley Road was used as a rental property for many years.</p> <p>An analysis of the 1927 Metropolitan Sewerage Plan and historical aerial photographs suggest that a tiled roof was replaced with corrugated metal sheeting during the early-mid 1980s and that the house was extended to the rear in the mid-late 1980s. However, the original footprint can still be readily understood.</p>
	<p>An analysis of the readily available information suggests that the primary occupants of the property from its time of construction until c.1954 included:</p> <p>c.1909-1921 Angus Wallis Rutter (clerk, Public Works Department) and Lilian May Rutter</p> <p>c.1922-1926 Oliver Charles Greenwood (bank officer) and Caroline Greenwood (home duties)</p> <p>c.1927-1929 Mrs Elizabeth Russell</p> <p>c.1930 Samuel Charles Eastty (salesman)</p> <p>c.1931-1932 Robert Bartley (retired) and Isabella Maria Bartley (home duties)</p> <p>c.1933 Miss Alma Urquhart (music teacher - pianoforte, organ and theory)</p> <p>c.1934-1937 Hyman Weiss (-) and Esther Victoria Weiss (home duties)</p> <p>c.1938-1939 Mrs Edna Valerie Sisson</p> <p>c.1940-1947 Wilton George Blencowe (accountant) and Edith Marion Blencowe (home duties)</p> <p>c.1947-1950 Edith Marion Blencowe (widow)</p> <p>c.1954 George Wilton Fleming Blencowe (sheet metal worker) and Helen Margaret Blencowe</p>

		 <p>Note: this plan, together with surviving physical evidence, suggests that 102 Hamersley Road may have been built to a similar general design to 98 Hamersley Road, but to a mirror image and some variations to the detailing.</p> <p>Metropolitan Sewerage Plan, Part Sheet 187, State Records Office of Western Australia (revised June 1927)</p>
<p><i>Physical Description</i> (Based on a streetscape inspection in October 2021)</p>	<p><u>Architectural style</u></p> <ul style="list-style-type: none"><li>The design of this house was influenced by the materials and detailing of the Federation Queen Anne style.</li></ul> <p>It was designed to a scale and form suitable for middle class residents such as office workers, small business owners, skilled tradesmen and people of modest independent means.</p> <p><u>Plan form at the street frontage</u></p> <ul style="list-style-type: none"><li>Asymmetrical stepped façade.</li></ul> <p>This has a projecting wing on the western side, with an abutting verandah extending across the remainder of the frontage. Two shallow rectangular window bays provide further articulation.</p> <p><u>Roof form and materials</u></p> <ul style="list-style-type: none"><li>Hipped-gabled roof clad with corrugated metal sheeting (originally tiled).</li></ul> <p>This has a prominent gable over the projecting wing and a smaller gable over the verandah. The main east-west ridgeline to the hipped section of the roof has small gablets at either end.</p> <ul style="list-style-type: none"><li>Two tall chimneys towards the front of the house, each with painted brickwork (originally tuck-pointed), framed by a rendered plinth and rendered cap.</li><li>Bullnose verandah roof.</li></ul> <p><u>Wall materials and finishes to the main façade</u></p> <ul style="list-style-type: none"><li>Painted (originally red tuck-pointed) brickwork.</li><li>Two contrasting smooth rendered string-courses, one at window sill level and the other at door head height.</li></ul> <p><u>Other detailing to main façade</u></p> <ul style="list-style-type: none"><li>Roughcast finish and timber battens to both gables.</li><li>Turned timber finials to both gables.</li><li>Rectangular window bay to the front of the projecting wing.</li><li>Triple casement window to the window bay, with leadlight panels to the highlights. Opening surrounded by a smooth rendered ‘frame’.</li></ul>	

	<ul style="list-style-type: none"> <li>• Main entrance set under the verandah and abutting the projecting wing. This features stained glass panels to the narrow sidelights highlight.</li> <li>• Second rectangular window bay under the verandah (capped by the smaller gable). This bay has a pair of single double-hung windows with a moulded projecting sill.</li> <li>• Turned timber verandah posts.</li> </ul> <p><u>Streetscape setting</u></p> <ul style="list-style-type: none"> <li>• Main façade set back approximately 3.5m from the Hamersley Road boundary.</li> <li>• Front yard enclosed by a low, timber framed, wire-mesh fence.</li> </ul> <p><u>General condition</u></p> <ul style="list-style-type: none"> <li>• Based on a streetscape inspection the building appears to be in fair condition generally, but with some finishes in a poor condition.</li> </ul>
<i>References</i>	<ul style="list-style-type: none"> <li>• Certificate of Titles Volume 34, Folio 258 and Volume 613 Volume 188 (copies provided by the City of Subiaco, October 2021).</li> <li>• Metropolitan Sewerage Plans, Sheet 187, State Records Office of Western Australia (<a href="https://mapping.sro.wa.gov.au/maps/SROWA_series634_cons4156_item0187.jpg">https://mapping.sro.wa.gov.au/maps/SROWA_series634_cons4156_item0187.jpg</a>)</li> <li>• Historical aerial photographs at Landgate Map Viewer Plus (<a href="https://map-viewer-plus.app.landgate.wa.gov.au">https://map-viewer-plus.app.landgate.wa.gov.au</a>)</li> <li>• City of Subiaco Historical Rate Books (information provided from selected years by the City of Subiaco, October 2021).</li> <li>• Wise's Western Australian Post Office Directories (<a href="http://www.slwa.wa.gov.au">www.slwa.wa.gov.au</a>), including information provided by the City of Subiaco, October 2021.</li> <li>• Various newspaper notices relating to 102 Hamersley Road and some of the primary occupants (<a href="http://trove.nla.gov.au">trove.nla.gov.au</a>), including: <i>The West Australian</i> 1 October 1926 p 16</li> <li>• Electoral Rolls (<a href="http://Ancestry.com.au">Ancestry.com.au</a>).</li> </ul> <p>Note: At the time of the preparation of this report, the Electoral Rolls readily available online included 1903 &amp; selected later years through to 1980.</p> <ul style="list-style-type: none"> <li>• Ancestry family history resources (<a href="http://ancestry.com.au">ancestry.com.au</a>).</li> </ul> <p>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, relationships and occupations of the primary residents and has not been verified by detailed research.</p>




Address	<b>107 Hamersley Road, Subiaco</b> Lot 46, DP 366
House name	-
Photograph (Greenward Consulting, October 2021)	
Contributory Significance	<b>Considerable contribution to the assessed values of the Heritage Area</b> Medium to high authenticity. One of a diminishing stock of small timber cottages dating from Subiaco's early phase of development in the period around the turn of the century.
Construction date	c.1902
Historical Notes and Associations	<p>In 1891-1892, Perth Suburban Lots 249 to 252 were subdivided into 198 residential lots, including the areas shown on Deposited Plan 366 and Deposited Plan 504. This area was purchased by James Chesters of Melbourne in late 1891 and residential lots were progressively sold from that time (many to eastern states investors). However, development was initially slow.</p> <p>Henry Unwin was listed as a resident of this section of Hamersley Road in as early as 1903, and the Subiaco Rates Books confirm that he was the owner/occupier of a house on Lot 46, DP 366 by 1904 – living here together with his wife, Isabella and daughter, Emma (born c.1893).</p> <p>Unwin purchased the adjacent site (105 Hamersley Road) from James Chesters in 1906 and had built a new, larger, family home there by 1908. He retained ownership of Lot 46 until c.1911/12, when it was sold to the Georfy family.</p> <p>John Georfy (c.1848-1929) and his wife Martha (c.1854-1937) migrated to Australia in 1883 and had settled in WA by 1893. After purchasing 107 Hamersley Road they remained here for the rest of their lives.</p> <p>Martha died in December 1937, but the house was not offered for sale by her executors until mid-1944:</p>

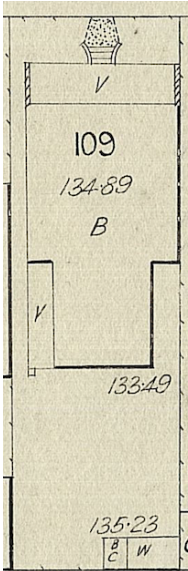
	<p><i>GOOD INVESTMENT PROPERTY. 107 HAMERSLEY-RD, SUBIACO.</i></p> <p><i>ROBERTSON BROS. LTD, have been instructed by the Executor of the Will of the late Mrs M. Georfy to SELL by AUCTION All That piece of land being portion of Perth Suburban Lot 251 being Lot 46 on plan 366 and being the whole of the land in Certificate of Title Volume 226 Folio 178 with a frontage to Hamersley-street of 48.5 links by a depth of 163.9 links to a ROW.</i></p> <p><i>IMPROVEMENTS consist of a comfortable WB house, containing living room, 2 bedrooms, large kitchen with gas stove, large vestibule and bathroom, laundry, sewer. Let to good, permanent tenant at £1 per week.</i></p> <p>An analysis of the 1927 Metropolitan Sewerage Plan and historical aerial photographs suggests that the overall footprint of the house has not significantly changed since that time.</p>
	<p>An analysis of the readily available information suggests that the primary occupants of the property from its time of construction until c.1950 included:</p> <p>c.1903-1908 Henry Unwin (Civil Servant, PWD Engineering Department) and Isabella Unwin (home duties)</p> <p>c.1909 Archibald Smith (Smith Bros)</p> <p>c.1910-1911 William Lewis (painter/decorator) and Linda May Lewis (home duties)</p> <p>c.1912 Andrew Ernest Hosking (collector) and Ethel Hosking (home duties)</p> <p>c.1913-1929 John Georfy (Civil Servant, PWD - supervisor) and Martha Georfy (home duties)</p> <p>c.1929-1937 Martha Georfy (widow)</p> <p>c.1938 Albert James Imms (baker) and Dorothea Rachel Imms (home duties)</p> <p>c.1939-1940 Basil G Bolton</p> <p>c.1941-1947 Mrs Elizabeth Ellen Gatley (home duties)</p> <p>c.1949 Eric Davis (labourer) and Rita Edith Davis (home duties)</p>
	 <p>Metropolitan Sewerage Plan, Part Sheet 194, State Records Office of Western Australia (revised June 1927)</p>

<p><i>Physical Description</i> (Based on a streetscape inspection in October 2021)</p>	<p><u>Architectural style</u></p> <ul style="list-style-type: none"> <li>• Simple Federation era cottage.</li> </ul> <p><u>Plan form at the street frontage</u></p> <ul style="list-style-type: none"> <li>• Symmetrical façade.</li> </ul> <p><u>Roof form and materials</u></p> <ul style="list-style-type: none"> <li>• Hipped roof clad with corrugated metal sheeting.</li> <li>• Plain face brick chimney behind the ridgeline on the western side of the house.</li> </ul> <p><u>Wall materials and finishes to the main façade</u></p> <ul style="list-style-type: none"> <li>• Square edged weatherboards.</li> </ul> <p><u>Other detailing to main façade</u></p> <ul style="list-style-type: none"> <li>• Central, low-waisted four-panel door with moulded architraves.</li> <li>• Single double hung window to each of the front rooms.</li> <li>• Square timber verandah posts with traditional bevelled corners.</li> <li>• Wrought iron frieze and brackets.</li> </ul> <p><u>Streetscape setting</u></p> <ul style="list-style-type: none"> <li>• Verandah set back approximately 2.7m from the Hamersley Road boundary.</li> <li>• Front yard enclosed by a modern scalloped timber picket fence.</li> </ul> <p><u>General condition</u></p> <ul style="list-style-type: none"> <li>• Based on a streetscape inspection the building appears to be in good condition.</li> </ul>
<p><i>References</i></p>	<ul style="list-style-type: none"> <li>• Metropolitan Sewerage Plans, Sheet 194, State Records Office of Western Australia (<a href="https://mapping.sro.wa.gov.au/maps/SROWA_series634_cons4156_item0194.jpg">https://mapping.sro.wa.gov.au/maps/SROWA_series634_cons4156_item0194.jpg</a>)</li> <li>• Historical aerial photographs at Landgate Map Viewer Plus (<a href="https://map-viewer-plus.app.landgate.wa.gov.au">https://map-viewer-plus.app.landgate.wa.gov.au</a>)</li> <li>• City of Subiaco Historical Rate Books (information provided from selected years by the City of Subiaco, October 2021).</li> <li>• Wise's Western Australian Post Office Directories (<a href="http://www.slwa.wa.gov.au">www.slwa.wa.gov.au</a>), including information provided by the City of Subiaco, October 2021.</li> <li>• Various newspaper notices relating to 94/98 Hamersley Road and some of the primary occupants (<a href="http://trove.nla.gov.au">trove.nla.gov.au</a>), including: <i>The West Australian</i> 13 June 1944 p 1</li> <li>• Electoral Rolls (<a href="http://Ancestry.com.au">Ancestry.com.au</a>). Note: At the time of the preparation of this report, the Electoral Rolls readily available online included 1903 &amp; selected later years through to 1980.</li> <li>• Ancestry family history resources (<a href="http://ancestry.com.au">ancestry.com.au</a>).</li> </ul> <p>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, relationships and occupations of the primary residents and has not been verified by detailed research.</p>

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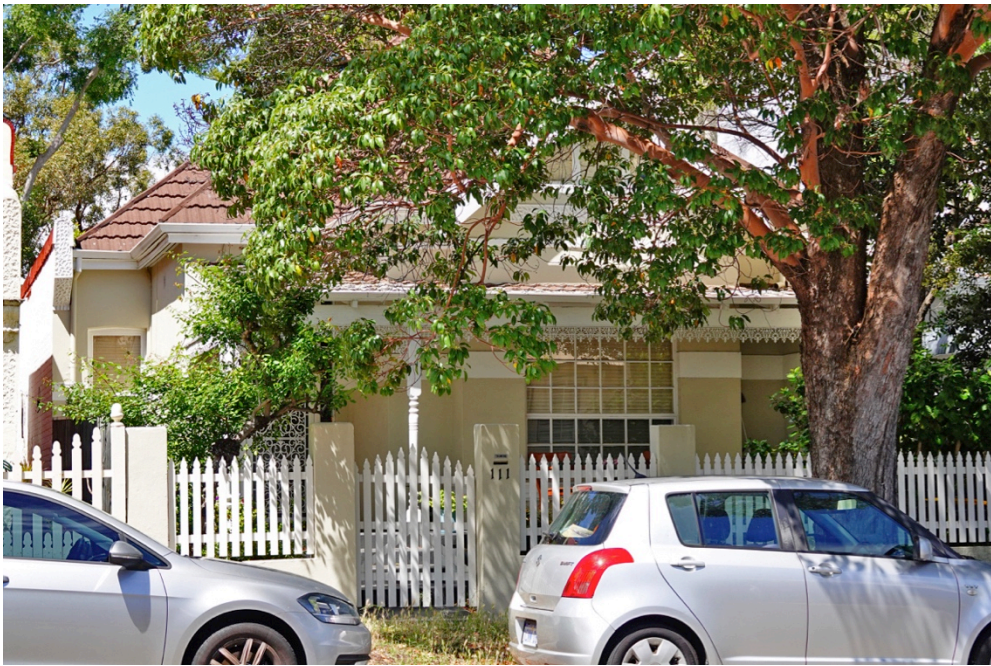
<i>Address</i>	<b>109 Hamersley Road, Subiaco</b> Lot 45, DP 366
<i>House name</i>	Glen Neath (name used for the house in real estate advertisements in mid-late 1907)
<i>Photograph</i> (Greenward Consulting, October 2021)	
<i>Contributory Significance</i>	<b>Considerable contribution to the assessed values of the Heritage Area</b> Medium to high authenticity.
<i>Construction date</i>	c.1903
<i>Historical Notes and Associations</i>	<p>In 1891-1892, Perth Suburban Lots 249 to 252 were subdivided into 198 residential lots, including the areas shown on Deposited Plan 366 and Deposited Plan 504. This area was purchased by James Chesters of Melbourne in late 1891 and residential lots were progressively sold from that time (many to eastern states investors). However, development was initially slow.</p> <p>Entries in the Subiaco Rates Books suggest that Lot 45 was a vacant site owned by James Chesters in 1903, but had been developed with a house by 1904, at which time it was owned and occupied by Edward Arundel (who later built a large family home at 97 Hamersley Road).</p> <p>In 1905-1907, 109 Hamersley Road was owned and occupied by the Brindle family, although they weren't identified as residents of the street in the Post Office Directories. The house was offered for sale as a 'Superior Brick Villa' from mid-1907 until late 1908 (during which time the advertised price dropped from £600 to £475). By 1909 Joseph and Mary Brindle had returned to Victoria, where they had married in 1893.</p> <p>109 Hamersley Road was subsequently occupied as a long term home by the Sampson family (c.1911-1923), followed by the Hayes family (c.1923-mid 1950s).</p> <p>Walter Hayes (c.1870-1933) and Louisa Hill (c.1872-1957) were married in Broken Hill in c.1890 and subsequently had at least 2 sons and 1 daughter. They had moved to WA by 1903, when Walter was working as a commercial traveller and then storekeeper in the Goldfields districts, later being identified as a dairyman and then importer.</p>

	<p>Despite being in his mid forties, Walter joined in the armed forces in 1915, with severe consequences for his health and employment opportunities. At the time of his death in January 1933 it was reported:</p> <p><i>Enlisting at Blackboy in 1915, he was a member of the 32nd Battalion, and saw considerable war service with that unit, attaining to the rank of sergeant. At Fleurbaix on July 16, 1916, he received severe wounds which culminated in his death on Friday last.</i></p> <p>Following Walter's death, Louisa lived at 109 Hamersley Road for much of the rest of her life.</p> <p>An analysis of the 1927 Metropolitan Sewerage Plan and historical aerial photographs suggests that the overall footprint of the house has remained largely unchanged since that time.</p>
	<p>An analysis of the readily available information suggests that the primary occupants of the property from its time of construction until c.1954 included:</p> <p>c.1904 Edward Arundel (saddler) and Mary Arundel</p> <p>c.1905-1908 Joseph Edward Brindle (painter/decorator) and Mary Brindle (home duties)</p> <p>c.1910 James Robbins (chef)</p> <p>c.1911-1923 Thomas Sampson (publican, later billiard saloon proprietor) and Eliza Sampson (home duties)</p> <p>c.1923-1933 Walter Robert Hayes (caretaker) and Louisa Hayes (home duties)</p> <p>c.1933 until at least 1954 Louisa Hayes (widow)</p>
	 <p>Metropolitan Sewerage Plan, Part Sheet 194, State Records Office of Western Australia (revised June 1927)</p>

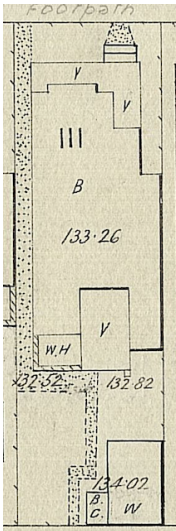
<p><i>Physical Description</i> (Based on a streetscape inspection in October 2021)</p>	<p><u>Architectural style</u></p> <ul style="list-style-type: none"> <li>The design of this house was influenced to some degree by the materials and detailing of the Federation Queen Anne style, although it lacks the more typical complexity of the plan and roof forms.</li> </ul> <p>It was designed to a scale and form suitable for middle class residents such as office workers, small business owners, skilled tradesmen and people of modest independent means.</p> <p><u>Plan form at the street frontage</u></p> <ul style="list-style-type: none"> <li>Symmetrical façade.</li> </ul> <p><u>Roof form and materials</u></p> <ul style="list-style-type: none"> <li>Hipped roof, with a north-south ridgeline flanked by small louvered gables. This is now clad with red, pre-painted corrugated steel sheeting.</li> <li>Bullnose verandah roof.</li> <li>Turned timber finial to the front roof gable.</li> <li>Two tuck-pointed brick chimneys with rendered plinths, caps and hoods.</li> <li>Curved eaves brackets to the main façade, alternating with floral plaster decorations.</li> </ul> <p><u>Wall materials and finishes to the main façade</u></p> <ul style="list-style-type: none"> <li>Tuck-pointed brickwork.</li> <li>Two contrasting smooth rendered string-courses, one at window sill level and the other at door head height.</li> </ul> <p><u>Other detailing to main façade</u></p> <ul style="list-style-type: none"> <li>Parapet walls extending to the front of the verandah on both sides of the house.</li> <li>Central entrance set within a shallow arched recess.</li> <li>Traditional panelled door with a highlight over, and a sidelight on one side only.</li> <li>Pair of single double hung windows to each of the front rooms.</li> <li>Arched niches to the ends of the verandah.</li> <li>Turned timber verandah posts, carved timber brackets and a decorative verandah frieze with an arched motif.</li> </ul> <p><u>Streetscape setting</u></p> <ul style="list-style-type: none"> <li>Verandah set back approximately 2.8 from the Hamersley Road boundary.</li> <li>Front yard enclosed by a scalloped timber picket fence.</li> </ul> <p><u>General condition</u></p> <ul style="list-style-type: none"> <li>Based on a streetscape inspection the building appears to be in good condition.</li> </ul>
<p><i>References</i></p>	<ul style="list-style-type: none"> <li>Metropolitan Sewerage Plans, Sheet 194, State Records Office of Western Australia (<a href="https://mapping.sro.wa.gov.au/maps/SROWA_series634_cons4156_item0194.jpg">https://mapping.sro.wa.gov.au/maps/SROWA_series634_cons4156_item0194.jpg</a>)</li> <li>Historical aerial photographs at Landgate Map Viewer Plus (<a href="https://map-viewer-plus.app.landgate.wa.gov.au">https://map-viewer-plus.app.landgate.wa.gov.au</a>)</li> <li>City of Subiaco Historical Rate Books (information provided from selected years by the City of Subiaco, October 2021).</li> <li>Wise's Western Australian Post Office Directories (<a href="http://www.slwa.wa.gov.au">www.slwa.wa.gov.au</a>), including information provided by the City of Subiaco, October 2021.</li> <li>Various newspaper notices relating to 109 Hamersley Road and some of the</li> </ul>

	<p>primary occupants (trove.nla.gov.au), including:</p> <p><i>The West Australian</i> 10 January 1933 p13.</p> <ul style="list-style-type: none"><li>• Electoral Rolls (Ancestry.com.au).</li></ul> <p>Note: At the time of the preparation of this report, the Electoral Rolls readily available online included 1903 &amp; selected later years through to 1980.</p> <ul style="list-style-type: none"><li>• Ancestry family history resources (ancestry.com.au).</li></ul> <p>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, relationships and occupations of the primary residents and has not been verified by detailed research.</p>
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<i>Address</i>	<b>111 Hamersley Road, Subiaco</b> Lot 320, DP 31299
<i>House name</i>	Trevena (name given for the house in a birth notice placed in 1909)
<i>Photograph</i> (Greenward Consulting, October 2021)	
<i>Contributory Significance</i>	<p><b>Some contribution to the assessed values of the Heritage Area</b></p> <p>Medium to low authenticity.</p> <p>The authenticity of the main facade has been significantly reduced by the rendering of the brickwork, replacement of the original roof with decramastic sheeting and replacement of the main front window.</p> <p>However, the style and form of the original design can still be understood by reference to the similar house at 113 Hamersley Road and, if desired at a future date, more authentic detailing/finishes could be reconstructed.</p>
<i>Construction date</i>	c.1903
<i>Historical Notes and Associations</i>	<p>In 1891-1892, Perth Suburban Lots 249 to 252 were subdivided into 198 residential lots, including the areas shown on Deposited Plan 366 and Deposited Plan 504. This area was purchased by James Chesters of Melbourne in late 1891 and residential lots were progressively sold from that time (many to eastern states investors). However, development was initially slow.</p> <p>Entries in the Subiaco Rates Books suggest that what was then known as Lot 44, DP 366 was a vacant site owned by James Chesters in 1903. By 1904 it had been developed with a house, which was owned and occupied by Alfred Wayland and his wife, Mary.</p> <p>Wayland appears to have been a builder/developer and he offered several properties for sale in Subiaco in c.1904-1907:</p> <ul style="list-style-type: none"> <li>– Two 5-room villas in Kershaw Street (April 1904)</li> <li>– 6-room brick villa in Hamersley Road (October 1904) (possibly 113 Hamersley Road)</li> <li>– Two semi-detached cottages in Seddon Street, a 4-room brick villa in Alvin Street,</li> </ul>

	<p>and a 6-room brick villa in Hamersley Road (February 1906)</p> <p>The facades and front sections of the roofs of 111 and 113 Hamersley Road appear to have been almost identical, and the readily available evidence suggests that Wayland was responsible for the construction of both of these houses.</p> <p>His own house was advertised for sale in late 1907:</p> <p><i>HOUSE, 5 rooms and kitchen, all conveniences, electric light, inspection invited, deposit, balance as rent. 111 Hamersley-rd, Subiaco.</i></p> <p>According to the Rates Books 111 Hamersley Road was purchased and occupied by W Christie in that year (although the Post Office Directories continued to list Mrs Wayland as the primary occupant until 1908).</p> <p>The readily available information suggests that William Christie (c.1880-1945) and Annie Louisa Mead (c.1869-1965) were married in Perth in 1905 and that they subsequently had at least 4 children. They lived at 111 Hamersley Road in c.1907-1918 after which they built a large architecturally designed family home at 35 Heytesbury Road.</p> <p>There was a regular turn-over of occupants from c.1919 until the mid 1940s, after which 111 Hamersley Road became the long-term home of the Cecil Sims (c.1894-1954) and his wife 'Minnie' (c.1893-1985).</p> <p>An analysis of the 1927 Metropolitan Sewerage Plan and historical aerial photographs suggests that the overall footprint of the house has remained largely unchanged since that time.</p>
	<p>An analysis of the readily available information suggests that the primary occupants of the property from its time of construction until c.1977 included:</p> <p>c.1904-1907 Alfred Wayland (builder) and Mary Ann Wayland (home duties)</p> <p>c.1907-1918 William Christie (book binder/printer, later master printer) and Annie Louisa Christie (home duties)</p> <p>c.1919-1921 Henry George Proud (prospector) and Catherine Proud (home duties)</p> <p>c.1922-1925 Arthur Stuart McDonald (insurance inspector) and Francis Mary McDonald (home duties)</p> <p>c.1926 Robert Thompson</p> <p>c.1927-1929 Mrs Annie Rogers (home duties)</p> <p>c.1930 Albert Bates</p> <p>c.1931-1932 Frank Frederick Norfor (accountant)</p> <p>c.1933 Bertram George Langley (technical instructor), Ivy Langley (home duties) and Albert Baker</p> <p>c.1934 Listed as vacant in the PO Directory</p> <p>c.1935-1936 Herbert Austral Smith (engineer) and Irene Pretoria Smith (home duties)</p> <p>c.1937-1945 William Boyd</p> <p>c.1946-1954 Cecil Lennard Walter Sims (timber cutter) and Myrtle ('Minnie') Olive Simms (home duties)</p>

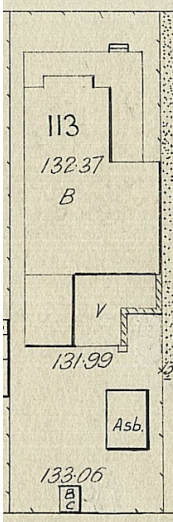
	<p>1954 until at least 1977</p> <p>Myrtle ('Minnie') Olive Simms (widow)</p>
	 <p>Metropolitan Sewerage Plan, Part Sheet 194, State Records Office of Western Australia (revised June 1927)</p>
<p><i>Physical Description</i> (Based on a streetscape inspection in October 2021)</p>	<p><u>Architectural style</u></p> <ul style="list-style-type: none"> <li>The style of the house has been partly obscured by later alterations, but the surviving detailing suggests that it was probably influenced to some degree by the Federation Queen Anne style.</li> </ul> <p>It was designed to a scale and form suitable for middle class residents such as office workers, small business owners, skilled tradesmen and people of modest independent means.</p> <p><u>Plan form at the street frontage</u></p> <ul style="list-style-type: none"> <li>Asymmetrical stepped façade.</li> </ul> <p>This has a projecting front section, with a step back along the eastern side for a short return verandah, and a second step back to a window. The main façade is further articulated with a shallow rectangular bay window at the centre of the front wall.</p> <p><u>Roof form and materials</u></p> <ul style="list-style-type: none"> <li>Hipped-gabled roof clad with decramastic sheeting (styled to imitate tiles).</li> <li>Dropped, raked verandah roof.</li> <li>Two tall brick chimneys along the western side.</li> </ul> <p><u>Wall materials and finishes to the main façade</u></p> <ul style="list-style-type: none"> <li>Rendered with a replicated string course at door-head height.</li> </ul> <p>Note: based on the style and period of the house, and comparison with the similar building at 113 Hamersley Road, it is likely that it was originally tuck-pointed.</p> <p><u>Other detailing to main façade</u></p> <ul style="list-style-type: none"> <li>Parapet walls on either side of the house.</li> <li>Wide projecting eaves to the front gable.</li> <li>Roughcast rendered face to upper part of the gable end, finished with vertical timber battens.</li> </ul>

	<ul style="list-style-type: none"> <li>• Smooth rendered finish to the lower part of the gable end, decorated with two horizontal rendered panels with a vermiculated finish.</li> <li>• Large, small-paned window to the front bay window. Note: Based on the detailing to the similar house at 113 Hamersley Road, a pair of narrow double-hung windows probably originally occupied this space.</li> <li>• Entrance door located at the end of the return verandah. This has a highlight and narrow sidelights with stained glass panels.</li> <li>• Double-hung window to the second setback.</li> <li>• Turned timber verandah posts with lacework frieze and brackets (not original).</li> </ul> <p><u>Streetscape setting</u></p> <ul style="list-style-type: none"> <li>• Verandah set back approximately 2.5m from the Hamersley Road boundary.</li> <li>• Front yard enclosed by a modern timber picket fence with masonry piers.</li> </ul> <p><u>General condition</u></p> <ul style="list-style-type: none"> <li>• Based on a streetscape inspection the building appears to be in good condition.</li> </ul>
<i>References</i>	<ul style="list-style-type: none"> <li>• Metropolitan Sewerage Plans, Sheet 194, State Records Office of Western Australia (<a href="https://mapping.sro.wa.gov.au/maps/SROWA_series634_cons4156_item0194.jpg">https://mapping.sro.wa.gov.au/maps/SROWA_series634_cons4156_item0194.jpg</a>)</li> <li>• Historical aerial photographs at Landgate Map Viewer Plus (<a href="https://map-viewer-plus.app.landgate.wa.gov.au">https://map-viewer-plus.app.landgate.wa.gov.au</a>)</li> <li>• City of Subiaco Historical Rate Books (information provided from selected years by the City of Subiaco, October 2021).</li> <li>• Wise's Western Australian Post Office Directories (<a href="http://www.slwa.wa.gov.au">www.slwa.wa.gov.au</a>), including information provided by the City of Subiaco, October 2021.</li> <li>• Various newspaper notices relating to 111 Hamersley Road and some of the primary occupants (<a href="http://trove.nla.gov.au">trove.nla.gov.au</a>), including: <ul style="list-style-type: none"> <li><i>The West Australian</i> 30 April 1904 p 4</li> <li><i>The West Australian</i> 15 February 1906 p 2</li> <li><i>The West Australian</i> 3 August 1907 p 6</li> </ul> </li> <li>• Electoral Rolls (<a href="http://Ancestry.com.au">Ancestry.com.au</a>). Note: At the time of the preparation of this report, the Electoral Rolls readily available online included 1903 &amp; selected later years through to 1980.</li> <li>• Ancestry family history resources (<a href="http://ancestry.com.au">ancestry.com.au</a>).</li> </ul> <p>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, relationships and occupations of the primary residents and has not been verified by detailed research.</p>




<i>Address</i>	<b>113 Hamersley Road, Subiaco</b> Lot 43, DP 366
<i>House name</i>	Ascotville (house name used by the Reeves family)
<i>Photograph</i> (Greenward Consulting, October 2021)	
<i>Contributory Significance</i>	<p><b>Some contribution to the assessed values of the Heritage Area</b></p> <p>Medium authenticity.</p> <p>The authenticity of the main facade has been reduced by the painting of the brickwork and streetscape views are limited by the high courtyard fence.</p> <p>However, the style and form of the original design can still be readily understood.</p>
<i>Construction date</i>	c.1903
<i>Historical Notes and Associations</i>	<p>In 1891-1892, Perth Suburban Lots 249 to 252 were subdivided into 198 residential lots, including the areas shown on Deposited Plan 366 and Deposited Plan 504. This area was purchased by James Chesters of Melbourne in late 1891 and residential lots were progressively sold from that time (many to eastern states investors). However, development was initially slow.</p> <p>Entries in the Subiaco Rates Books indicate that Lot 44, DP 366 was a vacant site owned by James Chesters in 1903. By 1904 it had been developed with a house, which was owned by Alfred Wayland - who was living in another newly built house at 111 Hamersley Road.</p> <p>Wayland appears to have been a builder/developer and he offered several properties for sale in Subiaco in c.1904-1906:</p> <ul style="list-style-type: none"> <li>– Two 5-room villas in Kershaw Street (April 1904)</li> <li>– 6-room brick villa in Hamersley Road (October 1904)</li> <li>– Two semi-detached cottages in Seddon Street, a 4-room brick villa in Alvin Street, and a 6-room brick villa in Hamersley Road (February 1906)</li> <li>– 111 Hamersley Road (August 1907)</li> </ul> <p>The facades and front sections of the roofs of 111 and 113 Hamersley Road were</p>

	<p>almost identical, and the readily available evidence suggests that Wayland was responsible for the construction of both of these houses.</p> <p>Wayland occupied No 111 in c.1904-1907 and it therefore seems likely that No 113 was the house he advertised for sale in October 1904:</p> <p><i>FOR Sale, Six-room Villa, brick, large rooms, lofty ceilings, two rooms and hall corniced, bath, pantry, laundry, tubs, copper, stove, dry well, verandah front, back, well finished, 100yds. from Rokeby-rd. tram, highest part Subiaco, very cheap; £100 deposit, 30s. week. Apply back of premises, Hammersley-rd. [sic], Subiaco. A. WAYLAND.</i></p> <p>According to the Rates Books, J Reeves was living here in 1904 and subsequently purchased the property.</p> <p>The readily available information suggests that John Reeves (c.1849-1933) and Isabella Drummond (c.1850-1929) were married in Victoria in 1873, and had at least eight children: Laura (born c.1875); James (c.1877); Alice (c.1878); Harold (c.1880); Margaret (c.1883); Duncan (c.1888); Thomas (c.1892) and Isabel (c.1899).</p> <p>John and Isabella lived at 113 Hamersley Road for the rest of their lives, sharing the house with at least some of their children. After their deaths descendants continued to live here until the early 1970s.</p> <p>An analysis of the 1927 Metropolitan Sewerage Plan and historical aerial photographs suggests that the house has been extended at the rear, but that the original footprint can still be readily understood.</p>
	<p>An analysis of the readily available information suggests that the primary occupants of the property from its time of construction until c.1972 included:</p> <p>c.1904-1929 John Leifchild Reeves (secretary, Swan River Mechanics Institute; later librarian, Perth Literary Institute) and Isabella Annie Reeves (home duties)</p> <p>c.1929-1933 John Leifchild Reeves (librarian)</p> <p>c.1935-1949 Margaret Harriet (Maggie) Reeves (school teacher); Thomas Roseby Reeves (car builder) and Isabel Annie Reeves (home duties)</p> <p>c.1950 until at least 1963 Thomas Roseby Reeves (car builder) and Isabel Annie Reeves (home duties)</p> <p>c.1963 until at least 1972 Donald Frank Reeves (motor mechanic)</p>

	 <p>Metropolitan Sewerage Plan, Part Sheet 194, State Records Office of Western Australia (revised June 1927)</p> <p>Note: the footprint of this building was shown inaccurately as it steps back twice along the eastern side and the physical evidence indicates that this was the original form.</p>
<p><i>Physical Description</i> (Based on a streetscape inspection in October 2021)</p>	<p><u>Architectural style</u></p> <ul style="list-style-type: none"> <li>The style of the house was influenced to some degree by the Federation Queen Anne style.</li> </ul> <p>It was designed to a scale and form suitable for middle class residents such as office workers, small business owners, skilled tradesmen and people of modest independent means.</p> <p><u>Plan form at the street frontage</u></p> <ul style="list-style-type: none"> <li>Asymmetrical stepped façade.</li> </ul> <p>This has a projecting front section, with a step back along the eastern side for a short return verandah, and a second step back to a window. The main façade is further articulated with a shallow rectangular bay window at the centre of the front wall.</p> <p><u>Roof form and materials</u></p> <ul style="list-style-type: none"> <li>Hipped-gabled roof clad with corrugated metal sheeting.</li> <li>Dropped, bullnosed verandah roof.</li> <li>Two tall, painted brick chimneys along the western side.</li> </ul> <p><u>Wall materials and finishes to the main façade</u></p> <ul style="list-style-type: none"> <li>Painted brick (originally tuck-pointed) with a rendered string course at door-head height.</li> </ul> <p><u>Other detailing to main façade</u></p> <ul style="list-style-type: none"> <li>Parapet walls on either side of the house.</li> <li>Wide projecting eaves to the front gable, with a tall central finial framed below the gable apex.</li> <li>Flared gable boards, with a decorative timber button at each of the lower ends.</li> <li>Roughcast rendered face to upper part of the gable end, finished with vertical timber battens.</li> <li>Smooth rendered finish to the lower part of the gable end, decorated with two horizontal rendered panels with a vermiculated finish.</li> <li>Pair of single, double-hung windows to the front bay.</li> <li>Entrance door located at the end of the return verandah.</li> </ul>

	<ul style="list-style-type: none"> <li>• Square timber verandah posts, carved timber brackets and a decorative verandah frieze with an arched motif.</li> </ul> <p><u>Streetscape setting</u></p> <ul style="list-style-type: none"> <li>• Verandah set back approximately 2.5m from the Hamersley Road boundary.</li> <li>• Front yard enclosed by a high masonry wall with decorative iron inset panels.</li> </ul> <p><u>General condition</u></p> <ul style="list-style-type: none"> <li>• Based on a streetscape inspection the building appears to be in fair to good condition.</li> </ul>
<i>References</i>	<ul style="list-style-type: none"> <li>• Metropolitan Sewerage Plans, Sheet 194, State Records Office of Western Australia (<a href="https://mapping.sro.wa.gov.au/maps/SROWA_series634_cons4156_item0194.jpg">https://mapping.sro.wa.gov.au/maps/SROWA_series634_cons4156_item0194.jpg</a>)</li> <li>• Historical aerial photographs at Landgate Map Viewer Plus (<a href="https://map-viewer-plus.app.landgate.wa.gov.au">https://map-viewer-plus.app.landgate.wa.gov.au</a>)</li> <li>• City of Subiaco Historical Rate Books (information provided from selected years by the City of Subiaco, October 2021).</li> <li>• Wise's Western Australian Post Office Directories (<a href="http://www.slaw.wa.gov.au">www.slaw.wa.gov.au</a>), including information provided by the City of Subiaco, October 2021.</li> <li>• Various newspaper notices relating to 113 Hamersley Road and some of the primary occupants (<a href="http://trove.nla.gov.au">trove.nla.gov.au</a>), including: <i>The West Australian</i> 29 October 1904 p 4</li> <li>• Electoral Rolls (<a href="http://Ancestry.com.au">Ancestry.com.au</a>).</li> </ul> <p>Note: At the time of the preparation of this report, the Electoral Rolls readily available online included 1903 &amp; selected later years through to 1980.</p> <ul style="list-style-type: none"> <li>• Ancestry family history resources (<a href="http://ancestry.com.au">ancestry.com.au</a>).</li> </ul> <p>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, relationships and occupations of the primary residents and has not been verified by detailed research.</p>



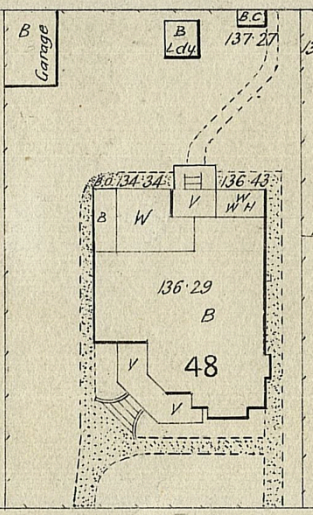
<i>Address</i>	<b>54 Rupert Street (cnr Hamersley Road), Subiaco</b> SP 7929
	Originally 115-117 Hamersley Road
<i>Photograph</i> (Greenward Consulting, October 2021)	
<i>Contributory Significance</i>	<b>No contribution to the assessed heritage values of the street</b> Late twentieth century development
<i>Construction date</i>	c.1979-1980
<i>Historical Notes and Associations</i>	This site was originally developed with 2 houses, known as 115 and 117 Hamersley Road. These were demolished in c.1979 and replaced with the existing block of 4, two-storey units.
<i>References</i>	<ul style="list-style-type: none"> <li>Historical aerial photographs at Landgate (<a href="https://www.landgate.wa.gov.au">https://www.landgate.wa.gov.au</a>)</li> </ul>

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Address	<b>48 Heytesbury Road, Subiaco</b>  Lot 64 & 65, DP366
House name	-
Photograph (Greenward Consulting, October 2021)	
Contributory Significance	<b>Considerable contribution to the assessed heritage values of the street</b>  Medium to high authenticity.  The place appears to have originally had a red tiled roof, but the traditional character of the place can still be readily understood.
Construction date	c.1909
Historical Notes and Associations	<p>In 1891-1892, Perth Suburban Lots 249 to 252 were subdivided into 198 residential lots, including the areas shown on Deposited Plan 366 and Deposited Plan 504. This area was purchased by James Chesters of Melbourne in late 1891 and residential lots were progressively sold from that time (many to eastern states investors). However, development was initially slow.</p> <p>The Subiaco Rates Books indicate that Lots 64 and 65, DP 366, were developed and occupied by E A Benson in c.1909 (although it was not until 1911 that the property was listed in the Post Office Directories).</p> <p>Elizabeth Ann Donald and Albert Ernest Benson were married in Perth in c.1908 and lived in their new house until c.1913 and again in c.1916 (after which they relocated to Victoria).</p> <p>48 Heytesbury Road then had a series of relatively short-term occupants until c.1930, when was acquired by the Bruse family. At that time, Frederick and Margaret Bruse were farmers of the Korrelocking/Wyalkatchem district and do not appear to have lived here permanently until the mid 1930s (when the Electoral Rolls described Frederick as a retired farmer).</p> <p>In c.1949, Frederick and Margaret's daughter, Melba, and son-in-law, Alexander</p>

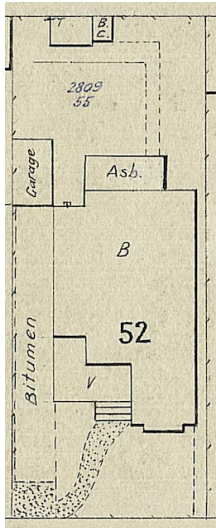
	<p>Lorimer Kennedy, became the primary occupants, remaining here until the early 1970s.</p> <p>An analysis of the 1955 Metropolitan Sewerage Plan and historical aerial photographs was undertaken as part of the Local Heritage Survey of the Triangle Precinct, 2020-2021 (LHS). This concluded that the place has been extended towards the rear in stages, in the early 1980s, late 1990s and c.2002, but that, while there have been significant additions, the form and extent of the original residence is still readily apparent. A tiled roof appears to have been replaced with red, pre-painted corrugated steel sheeting in c.2009.</p> <p>The LHS assessed 48 Heytesbury Road as being of Some Significance (contributes to the heritage of the City of Subiaco).</p>
	<p>An analysis of the readily available information suggests that the primary occupants of the property from its time of construction until c.1972 included:</p> <p>c.1909-1913    Albert Ernest Benson (photographer) and Elizabeth Ann Benson (home duties)</p> <p>c.1914-1915    Edward Richards Cooper-Browne (secretary) and Ethel Elizabeth Cooper-Browne (home duties)</p> <p>c.1916            Albert Ernest Benson (photographer) and Elizabeth Ann Benson (home duties)</p> <p>c.1917            Arthur Herbert Stovold (rubber merchant) and Iris Louise Mabel Stovold (home duties)</p> <p>c.1918-1924    Edward Happy Miller (produce merchant) and Elsie Miller (home duties)</p> <p>c.1925-1926    Alexander Dehring (fireman) and Mary Jane Dehring (home duties)</p> <p>c.1927            George Wilkins</p> <p>c.1928-1929    Edward Happy Miller and Elsie Miller</p> <p>c.1930-1932    Margaret Bruce (home duties)</p> <p>c.1933            Margaret Bruce and Gilbert Arthur Illsley (chemist)</p> <p>c.1934-1936    Frank Crawford Gooch (-)</p> <p>c.1936-1949    Margaret Bruce and Frederick Arthur Bruse (retired farmer) and</p> <p>c.1949-1972    Alexander Lorimer Kennedy (engineer) and Melba More Kennedy (home duties)</p> <p>Note: Alexander Lorimer Kennedy was a member of Douglas Mawson's Antarctic Expedition in c.1911-1913 and again in 1930-1931. He worked as a mining engineer in WA from c.1928.</p>



	 <p>Metropolitan Sewerage Plan, Part Sheet 194, State Records Office of Western Australia (revised January 1927 and March 1955)</p>
<p><i>Physical Description</i> (Based on a streetscape inspection in October 2021)</p>	<p><u>Architectural style</u></p> <ul style="list-style-type: none"> <li>Federation Queen Ann.</li> </ul> <p>The house was designed to a scale and form suitable for professionals and businessmen.</p> <p><u>Plan form at the street frontage</u></p> <ul style="list-style-type: none"> <li>Asymmetrical stepped façade.</li> </ul> <p>This was designed for its location on a relatively wide block, with a prominent raked entry at the south-west corner.</p> <p><u>Roof form and materials</u></p> <ul style="list-style-type: none"> <li>Hipped-gabled roof clad with red, pre-painted corrugated steel sheeting (originally tiled).</li> <li>Faceted hipped roof over the corner entry.</li> <li>Separate faceted roof over the corner verandah.</li> <li>Prominent gable to the Heytesbury Road frontage.</li> <li>Smaller gable facing west (to the rear of the main entry).</li> <li>Tall tuck-pointed chimney with a rendered cap.</li> </ul> <p><u>Wall materials and finishes to the main façade</u></p> <ul style="list-style-type: none"> <li>Tuck-pointed brickwork.</li> <li>Roughcast rendered eaves panel.</li> <li>Smooth rendered string-course at window sill level.</li> <li>Deep rendered lintel panels over each of the doors and windows to the verandah.</li> </ul> <p><u>Other detailing to main façade</u></p> <ul style="list-style-type: none"> <li>Splayed steps at the corner entry (with balustrades dating from the mid-twentieth century).</li> <li>Corner entrance with a traditional 5-panel door. Narrow sidelights with stained glass panels.</li> <li>French doors to the northern end of the verandah.</li> <li>Single casement windows with stained glass to either side of the entry.</li> <li>Rectangular bay window under the front gable, with three casement windows to the front and a single casement window to each side, plus highlights with square</li> </ul>

	<p>pattern leadlight glazing.</p> <p>This window has a raked corrugated metal cap and a moulded rendered sill.</p> <ul style="list-style-type: none"> <li>• Square timber verandah posts, inscribed with horizontal indents.</li> <li>• Square pattern timber verandah frieze.</li> </ul> <p><u>Streetscape setting</u></p> <ul style="list-style-type: none"> <li>• Compared to many other houses in the vicinity, 48 Heytesbury Road is set on a relatively generous 19.5 wide block (noting that the original subdivision was laid out with lots in the order of 10m wide).</li> <li>• Setback of approximately 5m from both the south (Heytesbury Road) and west boundaries.</li> <li>• Front section of the side garden now occupied by a free-standing carport (dating from the late 1990s).</li> <li>• Front boundary defined by a low clipped hedge.</li> </ul> <p><u>General condition</u></p> <ul style="list-style-type: none"> <li>• Based on a streetscape inspection the building appears to be in good condition.</li> </ul>
<i>References</i>	<ul style="list-style-type: none"> <li>• Local Heritage Survey of the Triangle Precinct, City of Subiaco, 2020-2021 – Heritage Place Record, House, 48 Heytesbury Road (Hocking Heritage and Architecture).</li> <li>• Certificate of Title Volume XLI Folio 81, created 26 October 1891 (copy provided by the City of Subiaco, 2013)</li> <li>• Metropolitan Sewerage Plans, Sheet 194, State Records Office of Western Australia (<a href="https://mapping.sro.wa.gov.au/maps/SROWA_series634_cons4156_item0194.jpg">https://mapping.sro.wa.gov.au/maps/SROWA_series634_cons4156_item0194.jpg</a>)</li> <li>• City of Subiaco Historical Rate Books (information provided from selected years by the City of Subiaco, October 2021).</li> <li>• Wise's Western Australian Post Office Directories (<a href="http://www.slaw.wa.gov.au">www.slaw.wa.gov.au</a>), including information provided by the City of Subiaco, October 2021.</li> <li>• Various newspaper notices relating to 48 Heytesbury Road and some of the primary occupants (<a href="http://trove.nla.gov.au">trove.nla.gov.au</a>).</li> <li>• Electoral Rolls (<a href="http://Ancestry.com.au">Ancestry.com.au</a>).</li> </ul> <p>Note: At the time of the preparation of this report, the Electoral Rolls readily available online included 1903 &amp; selected later years through to 1980.</p> <ul style="list-style-type: none"> <li>• Ancestry family history resources (<a href="http://ancestry.com.au">ancestry.com.au</a>).</li> </ul> <p>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, relationships and occupations of the primary residents and has not been verified by detailed research.</p>


Address	<b>52 Heytesbury Road, Subiaco</b> Lot 63, DP 366 and Lot 312 DP 31310
House name	-
Photograph (Greenward Consulting, October 2021)	
Contributory Significance	<p><b>Little contribution to the assessed values of the Heritage Area</b></p> <p>Low authenticity.</p> <p>The authenticity of the main facade has been reduced by the infill of the original front verandah, and the replacement of the original timber-framed windows with metal-framed windows.</p> <p>While the roof remains intact, the façade has been extensively altered and the original design cannot be readily understood.</p>
Construction date	c.1920
Historical Notes and Associations	<p>In 1891-1892, Perth Suburban Lots 249 to 252 were subdivided into 198 residential lots, including the areas shown on Deposited Plan 366 and Deposited Plan 504. This area was purchased by James Chesters of Melbourne in late 1891 and residential lots were progressively sold from that time (many to eastern states investors). However, development was initially slow and it was nearly 30 years before Lots 63 and part Lot 62, DP 366 were developed.</p> <p>The readily available evidence suggests that Herbert Stanley ('Bert') Kimber (c.1885-1952) and Gladys Robson (c.1889-1959) were married in April 1910. They had at least 2 children: Phyllis (born 1911) and Mary ('Molly') (1918), before they settled in a newly built home at 52 Heytesbury Road in c.1920.</p> <p>Herbert (who had been described as a salesman in the Electoral Rolls) died in September 1952 and the family home was offered for sale by auction in October 1954:</p> <p><i>SUBIACO. EXCELLENT BRICK AND TILE HOME 52 Heytesbury-Road. A most Attractive Home, in excellent order throughout, comprising Lounge, 3 Good Brms., Dining Rm. Well fitted Kitchen, Encl. Ver., Car Port. Delightful small rear grounds.</i></p>

	<p>By 1958 Gladys was living in Nedlands.</p> <p>An analysis of the 1927 Metropolitan Sewerage Plan and historical aerial photographs suggests that the front verandah was enclosed and the house extended to the rear in the period c.1954-1964. A new carport and garage were constructed along the western side of the house in c.1980. Despite these alterations the footprint of the main part of the original house (as defined by the tiled roof) can still be readily understood.</p>
	 <p>Metropolitan Sewerage Plan, Part Sheet 194, State Records Office of Western Australia (revised January 1927 and March 1955)</p>
<p><i>Physical Description</i> (Based on a streetscape inspection in October 2021)</p>	<p><u>Architectural style</u></p> <ul style="list-style-type: none"> <li>The original style of the house has been obscured by later alterations, but the surviving detailing suggests that it was influenced to some degree by the Federation Queen Anne and Federation Bungalow styles.</li> </ul> <p>It was designed to a scale and form suitable for the middle classes.</p> <p><u>Plan form at the street frontage</u></p> <ul style="list-style-type: none"> <li>Asymmetrical façade.</li> </ul> <p>This originally had a projecting wing on the eastern side, and stepped back twice along the western side, with a corner verandah. At the front of the projecting wing, further articulation was provided by a shallow rectangular window bay.</p> <p>The enclosure of the front verandah in the period around the mid 1950s-early 1960s extensively altered the plan form as viewed from the street.</p> <p><u>Roof form and materials</u></p> <ul style="list-style-type: none"> <li>Hipped-gabled roof clad with terracotta tiles.</li> </ul> <p>This features terracotta rams-horn finials and a prominent gable over the projecting wing.</p> <p><u>Wall materials and finishes to the main façade</u></p> <ul style="list-style-type: none"> <li>The original brickwork, which extends up to around 2.1m, retains evidence of tuck-pointing. At the top of this there was a projecting brick course, above which the walls were finished with roughcast render.</li> </ul> <p>Repairs and infill work have retained/replicated the pattern of brick and render, but without tuck-pointing.</p> <ul style="list-style-type: none"> <li>Rock-faced stone base to the bay window.</li> <li>Rock-faced stone foundation along the line of the original verandah (forming the</li> </ul>

	<p>base of the later infill walls).</p> <p><u>Other detailing to main façade</u></p> <ul style="list-style-type: none"> <li>• Roughcast rendered face to the main gable, finished with vertical timber battens.</li> <li>• Metal-framed windows to the original window bay and to the windows of the later verandah infill.</li> </ul> <p><u>Streetscape setting</u></p> <ul style="list-style-type: none"> <li>• Main façade set back approximately 5m from the Hamersley Road boundary.</li> <li>• Front yard enclosed by a low brick fence, decorated with diagonal brick insets.</li> <li>• Views of the house obscured by small trees and large shrubs in the front garden.</li> </ul> <p><u>General condition</u></p> <ul style="list-style-type: none"> <li>• Based on a streetscape inspection the building appears to be in fair to good condition.</li> </ul>
<i>References</i>	<ul style="list-style-type: none"> <li>• Certificate of Title Volume XLI Folio 81, created 26 October 1891 (copy provided by the City of Subiaco, 2013)</li> <li>• Metropolitan Sewerage Plans, Sheet 194, State Records Office of Western Australia (<a href="https://mapping.sro.wa.gov.au/maps/SROWA_series634_cons4156_item0194.jpg">https://mapping.sro.wa.gov.au/maps/SROWA_series634_cons4156_item0194.jpg</a>)</li> <li>• Historical aerial photographs at Landgate Map Viewer Plus (<a href="https://map-viewer-plus.app.landgate.wa.gov.au">https://map-viewer-plus.app.landgate.wa.gov.au</a>).</li> <li>• Wise's Western Australian Post Office Directories (<a href="http://www.slaw.wa.gov.au">www.slaw.wa.gov.au</a>), including information provided by the City of Subiaco, October 2021.</li> <li>• Various newspaper notices relating to 52 Heytesbury Road and some of the primary occupants (<a href="http://trove.nla.gov.au">trove.nla.gov.au</a>), including: <i>The West Australian</i> 20 October 1954 p 33</li> <li>• Electoral Rolls (<a href="http://Ancestry.com.au">Ancestry.com.au</a>).</li> </ul> <p>Note: At the time of the preparation of this report, the Electoral Rolls readily available online included 1903 &amp; selected later years through to 1980.</p> <ul style="list-style-type: none"> <li>• Ancestry family history resources (<a href="http://ancestry.com.au">ancestry.com.au</a>).</li> </ul> <p>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, relationships and occupations of the primary residents and has not been verified by detailed research.</p>

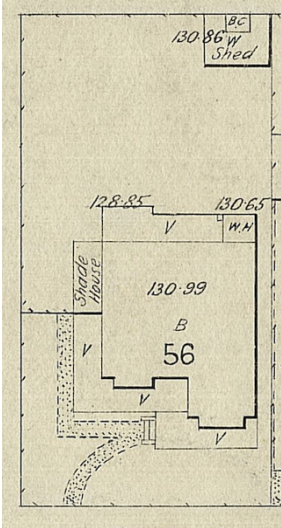
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Address	<b>56 Heytesbury Road, Subiaco</b> Lot 61, DP 366 and Lot 311, DP 31310
House name	<b>Considerable contribution to the assessed heritage values of the street</b> Medium to high authenticity.
Photograph (Greenward Consulting, October 2021)	
Contributory Significance	<b>Considerable contribution to the assessed heritage values of the street</b> Medium to high authenticity. The place appears to have originally had a red tiled roof, but the traditional character of the place can still be readily understood.
Construction date	c.1908
Historical Notes and Associations	<p>In 1891-1892, Perth Suburban Lots 249 to 252 were subdivided into 198 residential lots, including the areas shown on Deposited Plan 366 and Deposited Plan 504. This area was purchased by James Chesters of Melbourne in late 1891 and residential lots were progressively sold from that time (many to eastern states investors). However, development was initially slow.</p> <p>The Subiaco Rates Books indicate that Lots 61 and part 62, DP 366, were developed and occupied by Kathleen Ledger in 1908/09, at which time she was also the owner of the eastern portion of Lot 62 and Lot 63.</p> <p>The readily available evidence suggests that Kathleen Brennan (c.1869-1943) and Walter James ('Jim') Ledger (c.1873-1953) were married in Perth in June 1897 and had at least one child: Florence Annie ('Florrie') (born c.1898). They were living in Kalgoorlie during the first few years of the 20<sup>th</sup> century, but had moved to 56 Heytesbury Road by c.1909 and remained here until c.1928.</p> <p>Kathleen Ledger retained ownership of the house, renting it to a series of relatively short-term tenants, until 1944 when it was reported:</p> <p><i>Generous charitable bequest are provided by the will of the late Mrs Kathleen Ledger, of West Perth, who died on December 28 last, at the age of 75 years,</i></p>

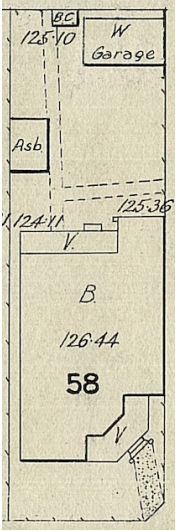
	<p><i>leaving estate of a probate value of £7,700/3/7.</i></p> <p><i>Beneficiaries under the will are the WA branch of the RSL (£250 and a property in Heytesbury-road, Subiaco, the proceeds to be used for the benefit of RSL members disabled in any way during the present war); the WA division of the Australian Red Cross Society (£250); the Salvation Army (£250); the WA Institute and Industrial School for the Blind (£100); the Parkerville Children's Home (£50); the Children's Hospital (£50); and the Dogs' Refuge Home, Inc (£10).</i></p> <p><i>The residue of the estate goes to the husband and daughter of the testatrix.</i></p> <p>The Returned Servicemen's League appears to have used the house to accommodate returned soldiers (including Cyril Edmund Clifton, who had served as a private during WWII), before offering it for sale in 1952/1953:</p> <p><i>TENDERS ABE INVITED FOR the purchase of a brick and iron Residence, situated at 56 Heytesbury-rd., Subiaco, containing lounge room, two bedrooms, vestibule, pantry, kitchen, small sleepout, front verandah, and enclosed back verandah, containing laundry and bathroom. Inspection by written authority only. Terms cash on acceptance of tender. Tenders will close at noon on Wednesday, 7th January, 1953, and are to be addressed to the State Secretary, Returned Servicemen's League, Anzac House, Perth.</i></p> <p>An analysis of the 1955 Metropolitan Sewerage Plan and historical aerial photographs was undertaken as part of the Local Heritage Survey of the Triangle Precinct, 2020-2021 (LHS). This concluded that the rear verandah had been altered in the late 1960s, but that the form and extent of the original residence are still readily apparent.</p> <p>The LHS assessed 56 Heytesbury Road as being of Some Significance (contributes to the heritage of the City of Subiaco).</p>
	<p>An analysis of the readily available information suggests that the primary occupants of the property from its time of construction until c.1980 included:</p> <p>c.1909-1928 Walter James Ledger (chemist) and Kathleen Ledger (home duties)</p> <p>c.1929 Edward Knox (civil engineer) and Bessie Alice Knox (home duties)</p> <p>c.1930 Mrs S Bell</p> <p>c.1931-1932 The house was listed as vacant on the PO Directories, but in April 1931 furniture from this house was offered for sale on behalf of Mr Hollebon, while in October 1931 an advertisement was placed offering a "comfortable front room" for rent to a "business gentleman".</p> <p>c.1933 Mrs B Wells</p> <p>c.1934-1937 Maud Boxall (home duties) and Daphne Maud Boxall (typiste)</p> <p>c.1938-1939 Richard Cobham</p> <p>c.1940-1944 Constance Harcourt Hawkes (home duties) and William Hosking (clerk)</p> <p>1945-1946 Listed as vacant in the PO Directories</p> <p>c.1947 until at least 1949 Charlotte Jane Clifton (home duties) and Cyril Edmund Clifton (no occupation listed in the Electoral Rolls, formerly a labourer)</p> <p>c.1958-1980 Christopher Chesky (driver) and Maria Janina Chesky (home duties)</p>



	 <p>Metropolitan Sewerage Plan, Part Sheet 194, State Records Office of Western Australia (revised January 1927 and March 1955)</p>
<p><i>Physical Description</i> (Based on a streetscape inspection in October 2021)</p>	<p><u>Architectural style</u></p> <ul style="list-style-type: none"> <li>The design of this house was influenced by the materials and detailing of the Federation Queen Anne style.</li> </ul> <p>It was designed to a scale and form suitable for middle class residents such as office workers, business owners, professional men and people of modest independent means.</p> <p><u>Plan form at the street frontage</u></p> <ul style="list-style-type: none"> <li>Asymmetrical stepped façade.</li> </ul> <p>The façade is broken up with a projecting wing on the eastern side and two rectangular window bays. The verandah steps back along the main facade and returns along the western side of the house.</p> <p><u>Roof form and materials</u></p> <ul style="list-style-type: none"> <li>Hipped-gabled roof clad with corrugated metal sheeting (originally tiled). This has a prominent gable over the projecting wing and a slightly smaller gable over the second window bay. The main E-W ridgeline to the hipped section of the roof has small louvered gablets at either end.</li> <li>Battened eaves.</li> <li>Two tall chimneys, each with painted brickwork (probably originally tuck-pointed), framed by a rendered plinth and rendered cap.</li> <li>Raked verandah roof.</li> </ul> <p><u>Wall materials and finishes to the main façade</u></p> <ul style="list-style-type: none"> <li>Tuck-pointed brickwork.</li> <li>Smooth rendered string-course at window sill level.</li> </ul> <p><u>Other detailing to main façade</u></p> <ul style="list-style-type: none"> <li>Roughcast render to both gables, finished with timber battens and panels in an arched pattern.</li> <li>Turned timber finials to both gables, each supported by a cross piece below the apex of the gable.</li> <li>Traditional flared ends to the gable boards.</li> <li>Prominent rectangular window bay to each of the front rooms.</li> </ul>

	<ul style="list-style-type: none"> <li>• Double casement window to each window bay, with small panes of coloured glass to the highlights over.</li> <li>• Moulded, projecting window sills.</li> <li>• Main entrance set under the verandah and abutting the projecting wing. This has a traditional 5-panel door with 3 stained glass panels, and is flanked by a matching sidelight and highlight.</li> <li>• Turned timber verandah posts.</li> </ul> <p><u>Streetscape setting</u></p> <ul style="list-style-type: none"> <li>• Compared to many other houses in the vicinity, 56 Heytesbury Road is set on a relatively generous 16.7m wide block (noting that the original subdivision was laid out with 10.7m wide lots).</li> <li>• The verandah is set back approximately 3.7m from both the Heytesbury Road and Rupert Street frontages.</li> <li>• The front yard is enclosed by a low brick fence, decorated with diagonal brick insets.</li> </ul> <p><u>General condition</u></p> <ul style="list-style-type: none"> <li>• Based on a streetscape inspection the building appears to be in good condition.</li> </ul>
<i>References</i>	<ul style="list-style-type: none"> <li>• Local Heritage Survey of the Triangle Precinct, City of Subiaco, 2020-2021 – Heritage Place Record, House, 56 Heytesbury Road (Hocking Heritage and Architecture).</li> <li>• Certificate of Title Volume XLI Folio 81, created 26 October 1891 (copy provided by the City of Subiaco, 2013)</li> <li>• Metropolitan Sewerage Plans, Sheet 194, State Records Office of Western Australia (<a href="https://mapping.sro.wa.gov.au/maps/SROWA_series634_cons4156_item0194.jpg">https://mapping.sro.wa.gov.au/maps/SROWA_series634_cons4156_item0194.jpg</a>)</li> <li>• City of Subiaco Historical Rate Books (information provided from selected years by the City of Subiaco, October 2021).</li> <li>• Wise's Western Australian Post Office Directories (<a href="http://www.slwa.wa.gov.au">www.slwa.wa.gov.au</a>), including information provided by the City of Subiaco, October 2021.</li> <li>• Various newspaper notices relating to 56 Heytesbury Road and some of the primary occupants (<a href="http://trove.nla.gov.au">trove.nla.gov.au</a>), including  <i>The West Australian</i> 30 April 1931 p 2.  <i>The West Australian</i> 23 October 1931 p 24.  <i>The West Australian</i> 13 March 1944 p 2.  <i>The West Australian</i> 20 December 1952 p 21.</li> <li>• Electoral Rolls (<a href="http://Ancestry.com.au">Ancestry.com.au</a>).  Note: At the time of the preparation of this report, the Electoral Rolls readily available online included 1903 &amp; selected later years through to 1980.</li> <li>• Ancestry family history resources (<a href="http://ancestry.com.au">ancestry.com.au</a>).</li> </ul> <p>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, relationships and occupations of the primary residents and has not been verified by detailed research.</p>


<i>Address</i>	<b>58 Heytesbury Road, Subiaco</b> Lot 27, DP 366
<i>House name</i>	Surrey Villa (house name used in a death notice placed by the Stevenson family in August 1908)
<i>Photograph</i> (Greenward Consulting, October 2021)	
<i>Contributory Significance</i>	<b>Some contribution to the assessed values of the Heritage Area</b> Medium authenticity. The authenticity of the main facade has been reduced by the painting/rendering of the brickwork and alterations to the detailing of the gables. However, the style and form of the original design can still be understood.
<i>Construction date</i>	c.1907
<i>Historical Notes and Associations</i>	<p>In 1891-1892, Perth Suburban Lots 249 to 252 were subdivided into 198 residential lots, including the areas shown on Deposited Plan 366 and Deposited Plan 504. This area was purchased by James Chesters of Melbourne in late 1891 and residential lots were progressively sold from that time (many to eastern states investors). However, development was initially slow.</p> <p>The Subiaco Rates Books indicate that Lot 27, DP 366, had been developed by 1907, when the house was owned by G Fraser and occupied by F Stevenson.</p> <p>The occupants changed every 1-5 years until c.1925 (including mixture of tenants and owner/occupiers), after which it became the long-term home of John and Maud Vile. John Vile (c.1858-1937) and Maud Gibbons (nee Riddle) (c.1865-1941) had married in the district of Coolgardie in c.1915 and lived in Rawson Street, Subiaco for a number of years before moving to 58 Heytesbury Road. Following John's death Maude took in boarders, prior to her death in Perth in November 1941.</p> <p>The house was then occupied by a widow, Kate Ethel Cocks (c.1872-1957), who remained here until at least the mid 1950s.</p> <p>An analysis of the 1955 Metropolitan Sewerage Plan and historical aerial photographs</p>

	<p>was undertaken as part of the Local Heritage Survey of the Triangle Precinct, 2020-2021 (LHS). This concluded that the place previously had a dark coloured corrugated iron roof, which was replaced in the 1970s, but that the form and extent of the original residence is still readily apparent.</p> <p>The LHS assessed 58 Heytesbury Road as being of Some Significance (contributes to the heritage of the City of Subiaco).</p>
	<p>An analysis of the readily available information suggests that the primary occupants of the property from its time of construction until the mid c.1950s included:</p> <p>c.1907-1909 Frederick Henry William Stevenson (photographer) and Eleanor Sarah Stevenson (home duties)</p> <p>c.1910 Not listed in the PO Directory</p> <p>c.1911-1912 John Jefferson (commercial traveller) and Matilda Jefferson</p> <p>c.1912 Listed as vacant in the PO Directory</p> <p>c.1913-1914 Mrs Pauline Blythe (home duties) (wife of Charles Christopher Blythe, a grazier of Brooking Creek Station in the Kimberley district)</p> <p>c.1915-1919 John Jeffrey (retired) and Mary Giles Jeffrey (home duties)</p> <p>c.1920 Mary Giles Jeffrey (home duties)</p> <p>c.1921 John C Smart</p> <p>c.1922-1923 Thomas Laidlaw (labourer) and Mary Spurden Laidlaw (home duties)</p> <p>c.1924 Thomas G Dawson</p> <p>c.1925-1937 John Vile (retired railway clerk) and Maud Vile (home duties)</p> <p>c.1937-1939 Maud Vile (widow)</p> <p>c.1940 Maud Vile (widow) and Miss Maud Thistleton</p> <p>c.1941 Maud Vile (widow), Miss Maud Thistleton and Mrs Ellen Forward</p> <p>c.1942 until at least 1954 Kate Ethel Cocks (widow)</p>
	 <p>Metropolitan Sewerage Plan, Part Sheet 194, State Records Office of Western Australia (revised January 1927 and March 1955)</p>

<p><i>Physical Description</i> (Based on a streetscape inspection in October 2021)</p>	<p><u>Architectural style</u></p> <ul style="list-style-type: none"> <li>The style of the house was influenced to some degree by the Federation Queen Anne style.</li> </ul> <p>It was designed to a scale and form suitable for middle class residents such as office workers, small business owners, skilled tradesmen and people of modest independent means.</p> <p><u>Plan form at the street frontage</u></p> <ul style="list-style-type: none"> <li>Asymmetrical stepped façade designed to address the corner of Heytesbury Road and Rupert Street.</li> </ul> <p>The house has a projecting wing on the western side of the Heytesbury Road frontage, a faceted corner entry and verandah, and a straight wall abutting the Rupert Street boundary.</p> <p><u>Roof form and materials</u></p> <ul style="list-style-type: none"> <li>Hipped-gabled roof clad with corrugated metal sheeting (possibly originally tiled). This has a short north-south ridgeline at the apex, flanked by small louvered gablets. The roofline extends as a faceted roof over the corner entry. Prominent verge gables face both Heytesbury Road and Rupert street (flanking the corner entry).</li> <li>Two tall chimneys serving the main part of the house, each with rendered faces (detailed with arched panels) and stepped rendered caps.</li> </ul> <p>Note: the surviving evidence suggests that the arched panels may have originally featured face brickwork).</p> <p><u>Wall materials and finishes to the main façade</u></p> <ul style="list-style-type: none"> <li>Painted/rendered brickwork (originally tuck-pointed around the main facade).</li> </ul> <p><u>Other detailing to main façade</u></p> <ul style="list-style-type: none"> <li>Plain panelled finish to the gable ends (possibly concealing evidence of the original detailing).</li> <li>Main entrance located at the centre of the corner verandah.</li> </ul> <p>This has moulded architraves and traditional stained glass sidelights and highlights.</p> <ul style="list-style-type: none"> <li>Two double hung windows to the projecting Heytesbury Road wing, each with a projecting moulded sill (located directly under the gable).</li> <li>Single double hung window under the front verandah (east of the entry).</li> <li>Single double hung window along the Rupert Street frontage, with a plain square-faced sill (located to the north of the gable)</li> <li>Turned timber verandah posts.</li> <li>Modern lace frieze and brackets.</li> </ul> <p><u>Streetscape setting</u></p> <ul style="list-style-type: none"> <li>Main façade set back approximately 3.5m from the Heytesbury Road boundary</li> <li>Zero setback to the Rupert Street frontage.</li> <li>Front yard enclosed by a modern scalloped timber picket fence.</li> </ul> <p><u>General condition</u></p> <ul style="list-style-type: none"> <li>Based on a streetscape inspection the building appears to be in fair to good condition.</li> </ul>
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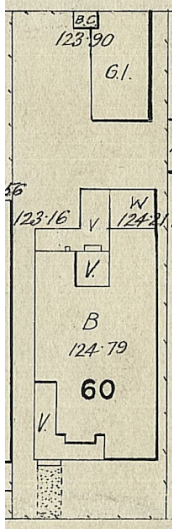
<i>References</i>	<ul style="list-style-type: none"><li>• Local Heritage Survey of the Triangle Precinct, City of Subiaco, 2020-2021 – Heritage Place Record, House, 58 Heytesbury Road (Hocking Heritage and Architecture).</li><li>• Certificate of Title Volume XLI Folio 81, created 26 October 1891 (copy provided by the City of Subiaco, 2013)</li><li>• Metropolitan Sewerage Plans, Sheet 194, State Records Office of Western Australia (<a href="https://mapping.sro.wa.gov.au/maps/SROWA_series634_cons4156_item0194.jpg">https://mapping.sro.wa.gov.au/maps/SROWA_series634_cons4156_item0194.jpg</a>)</li><li>• City of Subiaco Historical Rate Books (information provided from selected years by the City of Subiaco, October 2021).</li><li>• Wise’s Western Australian Post Office Directories (<a href="http://www.slwa.wa.gov.au">www.slwa.wa.gov.au</a>), including information provided by the City of Subiaco, October 2021.</li><li>• Various newspaper notices relating to 58 Heytesbury Road and some of the primary occupants (<a href="http://trove.nla.gov.au">trove.nla.gov.au</a>), including <i>The West Australian</i> 4 August 1908 p 1.</li><li>• Electoral Rolls (<a href="http://Ancestry.com.au">Ancestry.com.au</a>). Note: At the time of the preparation of this report, the Electoral Rolls readily available online included 1903 &amp; selected later years through to 1980.</li><li>• Ancestry family history resources (<a href="http://ancestry.com.au">ancestry.com.au</a>).</li></ul> <p>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, relationships and occupations of the primary residents and has not been verified by detailed research.</p>
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Address	<b>60 Heytesbury Road, Subiaco</b> Lot 26, DP 366
House name	Corrandrook (name used in a newspaper advertisement, 1907)
Photograph (Greenward Consulting, October 2021)	
Contributory Significance	<p><b>Little contribution to the assessed values of the Heritage Area</b></p> <p>Low authenticity.</p> <p>The authenticity of the main facade has been reduced by alterations to the gables, windows, wall finishes and the form of the wall under the western gable. The return verandah has been removed and replaced by raked awnings.</p> <p>These alterations mean that the original design can no longer be readily understood.</p>
Construction date	c.1905
Historical Notes and Associations	<p>In 1891-1892, Perth Suburban Lots 249 to 252 were subdivided into 198 residential lots, including the areas shown on Deposited Plan 366 and Deposited Plan 504. This area was purchased by James Chesters of Melbourne in late 1891 and residential lots were progressively sold from that time (many to eastern states investors). However, development was initially slow.</p> <p>The Subiaco Rates Books indicate that a newly built house on Lot 27, DP 366 was owned and occupied by Dorothea (aka 'Dora') Deans in 1905. In the Electoral Rolls, Dorothea was described as a 'spinster', but newspaper articles confirm that she had worked for many years for Foy and Gibsons, before establishing her own 'ladies outfitters' business at 654 Hay Street, Perth, in 1910:</p> <p><i>Miss Deans, whose announcement appears in another column, is glad to apprise her past clientele and also her friends that since relinquishing her position after 12 years with Foy and Gibson's she has opened business as "The Elite" in Central Hay-street.</i></p> <p><i>Here are to be viewed ladies' fashionable apparel of any description. Costumes, evening frocks, dust cloaks, and kindred lines made to order under her and a first-class dressmaker's supervision. Country business is executed equal to personal</i></p>

	<p><i>attendance.</i></p> <p>She continued to operate this business until the time of her death.</p> <p>Dorothea shared 60 Heytesbury Road with other members of her family, including her parents, James (a retired teacher, who died in 1911) and Laura. Some of Dorothea's siblings also lived here for at least part of this period, including Walter (a stationer, whose wife and infant son had died in 1907), George (a clerk), and Lillian (who married in 1909).</p> <p>Dorothea died in December 1913, aged around 39 years, and from c.1914 the house was advertised to let.</p> <p>After this time there were a series of short term occupants and the house was advertised for sale at least twice:</p> <p><i>SUBIACO, 60 Heytesbury-rd., 4 doors from tram. Brick Villa, 5 rooms, kitchen, bathroom and heater, c. and t., vestibule, gas and e.l. wood stoves, lawns and garden. £850, easy terms. [1927]</i></p> <p>And</p> <p><i>SUBIACO: Beautiful Brick Villa. 6 rooms, wood, gas stove, thoroughly renovated, garage; possession immediately. £835. 60 Heytesbury-rd. [1939]</i></p> <p>During the 1940s the primary occupant was Mrs Alice Harriet Balme, who appears to have been lived separately from her husband from the mid 1930s. Other members of the family who lived here at various times included two of Alice's daughters, Lucy (tailoress) and Sheila (machinist). A niece, Doreen Sims (nurse) also shared the house during this period.</p> <p>An analysis of the 1955 Metropolitan Sewerage Plan and historical aerial photographs was undertaken as part of the Local Heritage Survey of the Triangle Precinct, 2020-2021 (LHS). This concluded that a skillion-roofed addition was apparent at the rear of the house by 1964, and that red corrugated iron roof cladding was replaced in the 1980s.</p> <p>The LHS assessed 60 Heytesbury Road as being of Some Significance (contributes to the heritage of the City of Subiaco). However, further research has confirmed that the place has been extensively altered.</p>
	<p>An analysis of the readily available information suggests that the primary occupants of the property from its time of construction until c.1950 included:</p> <p>c.1906-1913 Dorothea Ellen Deans (ladies outfitter)</p> <p>c.1914 Laura Deans (widow)</p> <p>c.1915 Ernest J Oliver</p> <p>c.1916 Not listed in the PO Directory</p> <p>c.1917 Mrs Amy Walton (shopkeeper)</p> <p>c.1919 Arnold Large</p> <p>c.1920-1921 Walter Piper Wenban (bootmaker with business premises at 171 Rokeby Road)</p> <p>c.1922 Anthony Lakides (fish monger)</p> <p>c.1923 Mrs Cathrine McGillvray</p> <p>c.1924-1927 Herbert Vesper Hitch (salesman) and Caroline Victoria Hitch (home duties)</p>

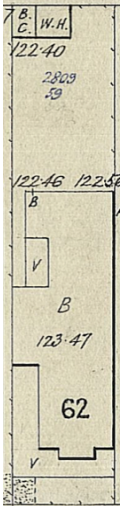


	<p>c.1928 Sarah Jane Hemming (home duties)</p> <p>c.1929-1930 Francis John Sketch (electrical fitter) and Florence Minnie Sketch (home duties)</p> <p>c.1931-1932 Peter Doulis (cabinet maker), Christine Doulis (home duties) and Christopher Doulis (mechanic)</p> <p>c.1933-1937 William McConnell (tailor) and Miss Jane McConnell (home duties)</p> <p>c.1938-1939 Allan Burke</p> <p>1940-1949 Mrs Alice Harriet Balme (home duties) and Miss Doreen Sims</p>
	 <p>Metropolitan Sewerage Plan, Part Sheet 194, State Records Office of Western Australia (revised January 1927 and March 1955)</p>
<p><i>Physical Description</i> (Based on a streetscape inspection in October 2021)</p>	<p><u>Architectural style</u></p> <ul style="list-style-type: none"> <li>Alterations to the façade mean that the original style can no longer be determined.</li> </ul> <p><u>Plan form at the street frontage</u></p> <ul style="list-style-type: none"> <li>Asymmetrical stepped façade.</li> </ul> <p>The general form of the stepped façade is still apparent, but comparison with the Metropolitan Sewerage Plan (as updated in March 1955) indicates that the house originally had a shallow rectangular window bay under the western gable (which would have been consistent with the period of construction). This wall has been largely reconstructed to provide a flush finish.</p> <p><u>Roof form and materials</u></p> <ul style="list-style-type: none"> <li>Hipped-gabled roof clad with corrugated metal sheeting (possibly originally tiled).</li> </ul> <p><u>Wall materials and finishes to the main façade</u></p> <ul style="list-style-type: none"> <li>Fully rendered.</li> </ul> <p>Note: the majority of the houses built in Subiaco in the early twentieth century had either plain face-brick or tuck-pointed brick facades, often with small sections of contrasting rendered detailing.</p> <p><u>Other detailing to main façade</u></p> <ul style="list-style-type: none"> <li>Plain panelled finish to both gables.</li> </ul> <p>Note: typically gables were used as a feature of the house and were detailed with a variety of decorative finishes.</p> <ul style="list-style-type: none"> <li>Wide window openings under each gable.</li> </ul>

	<p>Note: the majority of the houses built in Subiaco in the early twentieth century used vertical proportions for windows. The proportions and detailing of the current windows (and the window openings) are not consistent with the period of construction.</p> <ul style="list-style-type: none"> <li>Entrance located at the second setback.</li> </ul> <p>This has been modified, but still retains some evidence of traditional detailing to the architraves and sidelight.</p> <ul style="list-style-type: none"> <li>Raked awnings over the windows and entrance.</li> </ul> <p>Note: the former return verandah, as shown on the Metropolitan Sewerage Plan (March 1955), was consistent with the period of construction. Aerial photographs indicate that this had been fully removed by 1965.</p> <p><u>Streetscape setting</u></p> <ul style="list-style-type: none"> <li>Main façade set back approximately 3.5m from the Heytesbury Road boundary.</li> <li>Front boundary defined by stone piers and decorative palisade panels.</li> </ul> <p><u>General condition</u></p> <ul style="list-style-type: none"> <li>Based on a streetscape inspection the building appears to be in good condition.</li> </ul>
<i>References</i>	<ul style="list-style-type: none"> <li>Local Heritage Survey of the Triangle Precinct, City of Subiaco, 2020-2021 – Heritage Place Record, House, 60 Heytesbury Road (Hocking Heritage and Architecture).</li> <li>Certificate of Title Volume XLI Folio 81, created 26 October 1891 (copy provided by the City of Subiaco, 2013)</li> <li>Metropolitan Sewerage Plans, Sheet 194, State Records Office of Western Australia (<a href="https://mapping.sro.wa.gov.au/maps/SROWA_series634_cons4156_item0194.jpg">https://mapping.sro.wa.gov.au/maps/SROWA_series634_cons4156_item0194.jpg</a>)</li> <li>City of Subiaco Historical Rate Books (information provided from selected years by the City of Subiaco, October 2021).</li> <li>Wise's Western Australian Post Office Directories (<a href="http://www.slwa.wa.gov.au">www.slwa.wa.gov.au</a>), including information provided by the City of Subiaco, October 2021.</li> <li>Various newspaper notices relating to 60 Heytesbury Road and some of the primary occupants (<a href="http://trove.nla.gov.au">trove.nla.gov.au</a>), including <ul style="list-style-type: none"> <li><i>The West Australian</i> 9 July 1907 p 3.</li> <li><i>The West Australian</i> 19 August 1910 p 7.</li> <li><i>The West Australian</i> 2 April 1927 p 5.</li> <li><i>The West Australian</i> 6 May 1939 p 11.</li> </ul> </li> <li>Electoral Rolls (<a href="http://Ancestry.com.au">Ancestry.com.au</a>).</li> </ul> <p>Note: At the time of the preparation of this report, the Electoral Rolls readily available online included 1903 &amp; selected later years through to 1980.</p> <ul style="list-style-type: none"> <li>Ancestry family history resources (<a href="http://ancestry.com.au">ancestry.com.au</a>).</li> </ul> <p>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, relationships and occupations of the primary residents and has not been verified by detailed research.</p>


Address	<b>62 Heytesbury Road, Subiaco</b> S/L 1, S/P 3764
House name	-
Photograph (Greenward Consulting, October 2021)	
Contributory Significance	<b>Little contribution to the assessed values of the Heritage Area</b> Low authenticity. The authenticity of the main facade has been reduced by alterations to the roof form and wall finishes. These alterations mean that the original design can no longer be readily understood.
Construction date	c.1911
Historical Notes and Associations	<p>In 1891-1892, Perth Suburban Lots 249 to 252 were subdivided into 198 residential lots, including the areas shown on Deposited Plan 366 and Deposited Plan 504. This area was purchased by James Chesters of Melbourne in late 1891 and residential lots were progressively sold from that time (many to eastern states investors). However, development was initially slow.</p> <p>The Subiaco Rates Books indicate that the freestanding house at 62 Heytesbury Road and the adjacent semi-detached houses at 64-66 Heytesbury Road were all built when this area (then known as Lots 24 and 25, DP 366) were owned by George Ross Suckling (a painter and decorator).</p> <p>Nos 64-66, on the western portion of the block, were the first to be constructed, and had been occupied by 1905. Until the third residence was built on the eastern portion of the block in 1911, these semi-detached houses were known as Nos 62 and 64. What was subsequently known as 62 Heytesbury Road is likely to be the house for which Suckling called for tenders from bricklayers in July 1911.</p> <p>James Hayles (telegraphist) and Elizabeth Turnbull were married in c.1911, and were living in the newly built house at 62 Heytesbury Road when they announced the birth of their first child in March 1912. They remained here until c.1913, after which there was a high turn-over of occupants until George Suckling died in 1923.</p>

	<p>The first long-term occupants were James and Agnes Kerr, who lived at 62 Heytesbury Road from c.1924-1937, after which they moved to Hollywood. The house was also occupied by their son, Athol, and for at least part of this time by Agnes' mother, Margaret Muir.</p> <p>From the late 1930s until at least 1950 the house returned to relatively short-term occupants and may, once again, have been used as a rental property.</p> <p>An analysis of the 1955 Metropolitan Sewerage Plan and historical aerial photographs was undertaken as part of the Local Heritage Survey of the Triangle Precinct, 2020-2021 (LHS). This concluded that the houses at 62-66 Heytesbury Road were refurbished in the late 1940s or early 1950s, as during that period the chimneys were removed and the roof form appears to change (although it was noted that the clarity of the images is not good). With reference to this group of three houses it was concluded that the style and detail of the front elevations suggests a post war renovation.</p> <p>The LHS assessed the group of houses at 62-66 Heytesbury Road as being of Little Significance (has elements or values worth noting for community interest but otherwise makes no contribution to the local heritage values).</p>
	<p>An analysis of the readily available information suggests that the primary occupants of the property from its time of construction until c.1950 included:</p> <p>c.1912-1913 James Hayles (telegraphist) and Elizabeth Turnbull (home duties)</p> <p>c.1914 George Ross Suckling (painter/decorator) and Margaret Suckling (home duties)</p> <p>c.1915-1916 Not listed in the PO Directory</p> <p>c.1917 Mrs F M Morrison</p> <p>c.1917-1919 Clifford Webb Wildy (shop assistant) and Eliza Ann Wildy</p> <p>c.1920 Howard Raymond Bennett (electrician)</p> <p>c.1921 Frederick Thomas Black (reader), Edith Isabella Black (home duties) and Ernest Frederick Thomas Black (clerk)</p> <p>c.1922 Arthur Ramsbottom</p> <p>c.1923-1937 James Thomas Kerr (brass polisher) and Agnes Kerr (home duties)</p> <p>c.1937-1939 William John Page (police constable) and Florence Emma Jane Page (home duties)</p> <p>c.1940-1946 Roy Smith (bootrepaire) and Nancy Smith (home duties)</p> <p>c.1947-1950 Inet Winifred Cowell (widow)</p>

	 <p>Metropolitan Sewerage Plan, Part Sheet 194, State Records Office of Western Australia (revised January 1927 and March 1955)</p>
<p><i>Physical Description</i> (Based on a streetscape inspection in October 2021)</p>	<p><u>Architectural style</u></p> <ul style="list-style-type: none"> <li>Alterations to the roof and façade mean that the original style can no longer be determined.</li> </ul> <p><u>Plan form at the street frontage</u></p> <ul style="list-style-type: none"> <li>Asymmetrical stepped façade. This has a projecting wing on the eastern side, with a long narrow set back to the main entry.</li> </ul> <p><u>Roof form and materials</u></p> <ul style="list-style-type: none"> <li>Hipped-gabled roof clad with mid-twentieth century tiles. Note: based on comparison with other similar houses, 62 Heytesbury Road would have probably been designed with a hipped-gabled roof, featuring a prominent street front gable.</li> </ul> <p><u>Wall materials and finishes to the main façade</u></p> <ul style="list-style-type: none"> <li>Fully rendered with a textured finish. Note: the majority of houses built in Subiaco in the early twentieth century had either plain face-brick or tuck-pointed brick facades, often with small sections of contrasting rendered detailing. The current finish possibly dates from the mid-twentieth century.</li> </ul> <p><u>Other detailing to main façade</u></p> <ul style="list-style-type: none"> <li>Double-hung windows to the main façade, with a wide central opening flanked by narrow openings.</li> <li>Main entrance facing west at the end of the original return verandah.</li> <li>Traditional full height double hung window facing south at the end of the original return verandah.</li> <li>Original verandah removed and replaced by the wide overhangs of the mid-twentieth century hipped roof, supported by masonry columns,</li> </ul> <p><u>Streetscape setting</u></p> <ul style="list-style-type: none"> <li>Main façade set back approximately 1.6 from the Heytesbury Road boundary.</li> <li>Front yard enclosed by a low brick wall.</li> </ul> <p><u>General condition</u></p> <ul style="list-style-type: none"> <li>Based on a streetscape inspection the building appears to be in good condition.</li> </ul>

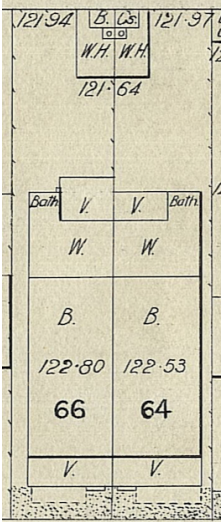
<i>References</i>	<ul style="list-style-type: none"><li>• Local Heritage Survey of the Triangle Precinct, City of Subiaco, 2020-2021 – Heritage Place Record, House, 62-66 Heytesbury Road (Hocking Heritage and Architecture).</li><li>• Certificate of Title Volume XLI Folio 81, created 26 October 1891 (copy provided by the City of Subiaco, 2013)</li><li>• Metropolitan Sewerage Plans, Sheet 194, State Records Office of Western Australia (<a href="https://mapping.sro.wa.gov.au/maps/SROWA_series634_cons4156_item0194.jpg">https://mapping.sro.wa.gov.au/maps/SROWA_series634_cons4156_item0194.jpg</a>)</li><li>• City of Subiaco Historical Rate Books (information provided from selected years by the City of Subiaco, October 2021).</li><li>• Wise’s Western Australian Post Office Directories (<a href="http://www.slwa.wa.gov.au">www.slwa.wa.gov.au</a>), including information provided by the City of Subiaco, October 2021.</li><li>• Various newspaper notices relating to 62 Heytesbury Road and some of the primary occupants (<a href="http://trove.nla.gov.au">trove.nla.gov.au</a>), including <i>The West Australian</i> 5 July 1911 p 3</li><li>• Electoral Rolls (<a href="http://Ancestry.com.au">Ancestry.com.au</a>). Note: At the time of the preparation of this report, the Electoral Rolls readily available online included 1903 &amp; selected later years through to 1980.</li><li>• Ancestry family history resources (<a href="http://ancestry.com.au">ancestry.com.au</a>).</li></ul> <p>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, relationships and occupations of the primary residents and has not been verified by detailed research.</p>
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Address	<b>64 Heytesbury Road, Subiaco</b> S/L 2, S/P 3764
House name	-
Photograph (Greenward Consulting, October 2021)	 <p>64 Heytesbury Road is the semi-detached house on the right and 66 is on the left</p>
Contributory Significance	<p><b>Little contribution to the assessed values of the Heritage Area</b></p> <p>Low authenticity.</p> <p>The authenticity of the main facade has been reduced by alterations to the roof form, verandah and wall finishes.</p> <p>These alterations mean that the original design can no longer be readily understood.</p>
Construction date	c.1905
Historical Notes and Associations	<p>In 1891-1892, Perth Suburban Lots 249 to 252 were subdivided into 198 residential lots, including the areas shown on Deposited Plan 366 and Deposited Plan 504. This area was purchased by James Chesters of Melbourne in late 1891 and residential lots were progressively sold from that time (many to eastern states investors). However, development was initially slow.</p> <p>The Subiaco Rates Books indicate that the freestanding house at 62 Heytesbury Road and the adjacent semi-detached houses at 64-66 Heytesbury Road were all built when this property (then known as Lots 24 and 25, DP 366), was owned by George Ross Suckling (a painter and decorator).</p> <p>Nos 64-66, on the western portion of the block, were the first to be constructed, and had been occupied by 1905. Until the third residence was built on the eastern portion of the block in 1911, these semi-detached houses were known as Nos 62 and 64.</p> <p>George Suckling and his wife, Margaret, occupied what is now known as 64 Heytesbury Road in c.1905-1911, c.1915/1916 and c.1923 (the year that he died).</p> <p>The first long-term occupants were Lettie Bruhn and Ellen Harvey, who had been living together in Perth from at least 1915. They settled at 64 Heytesbury Road in c.1933</p>

	<p>and shared the house until around the time of Ellen's death in 1947 (aged 84 years). During that period they also shared the house at different times with a Mrs Mary Dodson and a Mrs Eliz. Wilson.</p> <p>Lettie was still listed at this address in the Electoral Rolls of 1954, and it seems likely that this was the Baletta Ann ('Lettie') Bruhn who was born in Victoria in c.1880 and died in WA in c.1965.</p> <p>An analysis of the 1955 Metropolitan Sewerage Plan and historical aerial photographs was undertaken as part of the Local Heritage Survey of the Triangle Precinct, 2020-2021 (LHS). This concluded that the houses at 62-66 Heytesbury Road were refurbished in the late 1940s or early 1950s, as during that period the chimneys were removed and the roof form appears to change (although it was noted that the clarity of the images is not good). With reference to this group of three houses it was concluded that the style and detail of the front elevations suggests a post war renovation.</p> <p>The LHS assessed the group of houses at 62-66 Heytesbury Road as being of Little Significance (has elements or values worth noting for community interest but otherwise makes no contribution to the local heritage values).</p>
	<p>An analysis of the readily available information suggests that the primary occupants of the property from its time of construction until c.1950 included:</p> <p>c.1905-1911 George Ross Suckling (painter/decorator) and Margaret Suckling (home duties)</p> <p>c.1912-1914 Harry Potts (clerk) and Minnie Potts (home duties)</p> <p>c.1915-1916 George Ross Suckling (painter/decorator) and Margaret Suckling (home duties)</p> <p>c.1917 Alfred O Charlton and William A Thomas</p> <p>c.1918 Listed as vacant in the PO Directories</p> <p>c.1919-1920 Harry Bergin</p> <p>c.1921 William F Saunders</p> <p>c.1922 John Curtin</p> <p>c.1923 George Ross Suckling (painter/decorator) and Margaret Suckling (home duties)</p> <p>c.1924 Harold Oglesby (builder)</p> <p>c.1925-1930 Ernest Howe (clerk) and Annie Howe (home duties)</p> <p>c.1931-1932 Cyril H Birch</p> <p>c.1933-1947 Miss Lettie Bruhn (shop assistant/tea room proprietor) and Miss Ellen Harvey (home duties)</p> <p>c.1947 until at least 1954 Lettie Bruhn (shop assistant)</p>

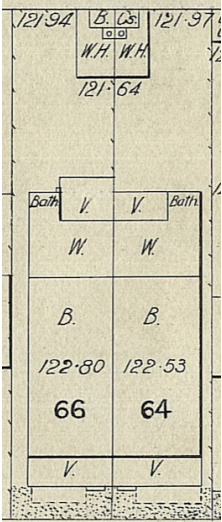


	 <p>Metropolitan Sewerage Plan, Part Sheet 194, State Records Office of Western Australia (revised January 1927 and March 1955)</p>
<p><i>Physical Description</i> (Based on a streetscape inspection in October 2021)</p>	<p><u>Architectural style</u></p> <ul style="list-style-type: none"> <li>Alterations to the roof and façade mean that the original style of the semi-detached houses at 64-66 Heytesbury Road can no longer be determined.</li> </ul> <p><u>Plan form at the street frontage</u></p> <ul style="list-style-type: none"> <li>Symmetrical façade, with the two houses being laid out as a mirror image of each other around the central dividing wall.</li> </ul> <p><u>Roof form and materials</u></p> <ul style="list-style-type: none"> <li>Hipped roof clad with tiles dating from the mid-twentieth century.</li> </ul> <p><u>Wall materials and finishes to the main façade</u></p> <ul style="list-style-type: none"> <li>Fully rendered with a textured finish.</li> </ul> <p>Note: the majority of houses built in Subiaco in the early twentieth century had either plain face-brick or tuck-pointed brick facades, often with small sections of contrasting rendered detailing. The current finish possibly dates from the mid-twentieth century.</p> <p><u>Other detailing to main façade</u></p> <ul style="list-style-type: none"> <li>Main entrance abutting the central wall between the two houses. Plain opening, with no evidence of sidelights or highlights.</li> <li>Traditional triple casement windows to the front room.</li> <li>The mid-twentieth century, hipped roof over 64-66 Heytesbury Road extends in an unbroken alignment over the verandahs, supported at the front by masonry columns.</li> </ul> <p><u>Streetscape setting</u></p> <ul style="list-style-type: none"> <li>Verandah set back approximately 1.4 from the Heytesbury Road boundary.</li> <li>Front yard enclosed by a tall hedge.</li> </ul> <p><u>General condition</u></p> <ul style="list-style-type: none"> <li>Based on a streetscape inspection the building appears to be in good condition.</li> </ul>
<p><i>References</i></p>	<ul style="list-style-type: none"> <li>Local Heritage Survey of the Triangle Precinct, City of Subiaco, 2020-2021 – Heritage Place Record, House, 62-66 Heytesbury Road (Hocking Heritage and Architecture).</li> <li>Certificate of Title Volume XLI Folio 81, created 26 October 1891 (copy provided by</li> </ul>

	<p>the City of Subiaco, 2013)</p> <ul style="list-style-type: none"><li>• Metropolitan Sewerage Plans, Sheet 194, State Records Office of Western Australia (<a href="https://mapping.sro.wa.gov.au/maps/SROWA_series634_cons4156_item0194.jpg">https://mapping.sro.wa.gov.au/maps/SROWA_series634_cons4156_item0194.jpg</a>)</li><li>• City of Subiaco Historical Rate Books (information provided from selected years by the City of Subiaco, October 2021).</li><li>• Wise’s Western Australian Post Office Directories (<a href="http://www.slaw.wa.gov.au">www.slaw.wa.gov.au</a>), including information provided by the City of Subiaco, October 2021.</li><li>• Various newspaper notices relating to 64 Heytesbury Road and some of the primary occupants (<a href="http://trove.nla.gov.au">trove.nla.gov.au</a>).</li><li>• Electoral Rolls (<a href="http://Ancestry.com.au">Ancestry.com.au</a>).</li></ul> <p>Note: At the time of the preparation of this report, the Electoral Rolls readily available online included 1903 &amp; selected later years through to 1980.</p> <ul style="list-style-type: none"><li>• Ancestry family history resources (<a href="http://ancestry.com.au">ancestry.com.au</a>).</li></ul> <p>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, relationships and occupations of the primary residents and has not been verified by detailed research.</p>
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Address	<b>66 Heytesbury Road, Subiaco</b> S/L 3, S/P 3764
House name	-
Photograph (Greenward Consulting, October 2021)	 <p>64 Heytesbury Road is the semi-detached house on the right and 66 is on the left</p>
Contributory Significance	<b>Little contribution to the assessed values of the Heritage Area</b> Low authenticity. The authenticity of the main facade has been reduced by alterations to the roof form, verandah and wall finishes. These alterations mean that the original design can no longer be readily understood.
Construction date	c.1905
Historical Notes and Associations	<p>In 1891-1892, Perth Suburban Lots 249 to 252 were subdivided into 198 residential lots, including the areas shown on Deposited Plan 366 and Deposited Plan 504. This area was purchased by James Chesters of Melbourne in late 1891 and residential lots were progressively sold from that time (many to eastern states investors). However, development was initially slow.</p> <p>The Subiaco Rates Books indicate that the freestanding house at 62 Heytesbury Road and the adjacent semi-detached houses at 64-66 Heytesbury Road were all built when this property (then known as Lots 24 and 25, DP 366), was owned by George Ross Suckling.</p> <p>Nos 64-66, on the western portion of the block, were the first to be constructed, and had been occupied by 1905. Until the third residence was built on the eastern portion of the block in 1911, these semi-detached houses were known as Nos 62 and 64.</p> <p>The occupants of what is now known as 66 Heytesbury Road changed regularly through until at least the mid-twentieth century, which suggests that it was primarily a rental property.</p> <p>An analysis of the 1955 Metropolitan Sewerage Plan and historical aerial photographs</p>

	<p>was undertaken as part of the Local Heritage Survey of the Triangle Precinct, 2020-2021 (LHS). This concluded that the houses at 62-66 Heytesbury Road were refurbished in the late 1940s or early 1950s, as during that period the chimneys were removed and the roof form appears to change (although it was noted that the clarity of the images is not good). With reference to this group of three houses it was concluded that the style and detail of the front elevations suggests a post war renovation.</p> <p>The LHS assessed the group of houses at 62-66 Heytesbury Road as being of Little Significance (has elements or values worth noting for community interest but otherwise makes no contribution to the local heritage values).</p>
	<p>An analysis of the readily available information suggests that the primary occupants of the property from its time of construction until c.1950 included:</p> <p>c.1910-1911 Ernest Horwood (clerk) and Florence Horwood (home duties)</p> <p>c.1912 Jack V Heeps</p> <p>c.1913-1914 George Hogarth Ormiston (traveller) and Jessie Ormiston (home duties)</p> <p>c.1915 Beatrice Wakefield (home duties)</p> <p>c.1916 Alexander Baker Pope</p> <p>c.1917 Listed as vacant in the PO Directory</p> <p>c.1917-1920 Mrs Mary Jane Sefton (home duties)</p> <p>c.1921-1922 Samuel Edwards (butcher)</p> <p>c.1923 Harry Wales (mason) and Olive Wales (home duties)</p> <p>c.1924-1925 Thomas John Jewell (contractor) and Sarah Ann Jewell (home duties)</p> <p>c.1926-1927 Benjamin Newell (manager) and Marjorie Lois Newell (home duties)</p> <p>c.1928 Miss Mary Apps</p> <p>c.1929 Mrs Hilda Gallaway</p> <p>c.1930 Mrs H Nelson</p> <p>c.1931-1932 William J Martin</p> <p>c.1933-1937 Albert Edmund Pill (mechanic), Emma Pill (home duties) and Ernest Pill (mechanic)</p> <p>c.1938-1939 Ernest Pill (mechanic)</p> <p>c.1940-1944 Mrs Alice Maud Constandt</p> <p>c.1945-1949 Mrs Davies</p>

	 <p>Metropolitan Sewerage Plan, Part Sheet 194, State Records Office of Western Australia (revised January 1927 and March 1955)</p>
<p><i>Physical Description</i> (Based on a streetscape inspection in October 2021)</p>	<p><u>Architectural style</u></p> <ul style="list-style-type: none"> <li>Alterations to the roof and façade mean that the original style of the semi-detached houses at 64-66 Heytesbury Road can no longer be determined.</li> </ul> <p><u>Plan form at the street frontage</u></p> <ul style="list-style-type: none"> <li>Symmetrical façade, with the two houses being laid out as a mirror image of each other around the central dividing wall.</li> </ul> <p><u>Roof form and materials</u></p> <ul style="list-style-type: none"> <li>Hipped roof clad with tiles dating from the mid-twentieth century.</li> </ul> <p><u>Wall materials and finishes to the main façade</u></p> <ul style="list-style-type: none"> <li>Fully rendered with a textured finish.</li> </ul> <p>Note: the majority of houses built in Subiaco in the early twentieth century had either plain face-brick or tuck-pointed brick facades, often with small sections of contrasting rendered detailing. The current finish possibly dates from the mid-twentieth century.</p> <p><u>Other detailing to main façade</u></p> <ul style="list-style-type: none"> <li>Main entrance abutting the central wall between the two houses. Plain opening, with no evidence of sidelights or highlights.</li> <li>Traditional triple casement windows to the front room.</li> <li>The mid-twentieth century, hipped roof over 64-66 Heytesbury Road extends in an unbroken alignment over the verandahs, supported at the front by masonry columns.</li> </ul> <p><u>Streetscape setting</u></p> <ul style="list-style-type: none"> <li>Verandah set back approximately 1.4 from the Heytesbury Road boundary.</li> <li>Front yard enclosed by a tall timber fence with masonry piers.</li> </ul> <p><u>General condition</u></p> <ul style="list-style-type: none"> <li>Based on a streetscape inspection the building appears to be in good condition.</li> </ul>
<p><i>References</i></p>	<ul style="list-style-type: none"> <li>Local Heritage Survey of the Triangle Precinct, City of Subiaco, 2020-2021 – Heritage Place Record, House, 62-66 Heytesbury Road (Hocking Heritage and Architecture).</li> <li>Certificate of Title Volume XLI Folio 81, created 26 October 1891 (copy provided by</li> </ul>

	<p>the City of Subiaco, 2013)</p> <ul style="list-style-type: none"><li>• Metropolitan Sewerage Plans, Sheet 194, State Records Office of Western Australia (<a href="https://mapping.sro.wa.gov.au/maps/SROWA_series634_cons4156_item0194.jpg">https://mapping.sro.wa.gov.au/maps/SROWA_series634_cons4156_item0194.jpg</a>)</li><li>• City of Subiaco Historical Rate Books (information provided from selected years by the City of Subiaco, October 2021).</li><li>• Wise's Western Australian Post Office Directories (<a href="http://www.slaw.wa.gov.au">www.slaw.wa.gov.au</a>), including information provided by the City of Subiaco, October 2021.</li><li>• Various newspaper notices relating to 66 Heytesbury Road and some of the primary occupants (<a href="http://trove.nla.gov.au">trove.nla.gov.au</a>).</li><li>• Electoral Rolls (<a href="http://Ancestry.com.au">Ancestry.com.au</a>).</li></ul> <p>Note: At the time of the preparation of this report, the Electoral Rolls readily available online included 1903 &amp; selected later years through to 1980.</p> <ul style="list-style-type: none"><li>• Ancestry family history resources (<a href="http://ancestry.com.au">ancestry.com.au</a>).</li></ul> <p>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, relationships and occupations of the primary residents and has not been verified by detailed research.</p>
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### 3 EXPANDED KINGS ROAD HERITAGE AREA

#### 3.1 ASSESSMENT OF CULTURAL HERITAGE VALUES

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 1, Heritage Assessment Criteria.

It has been based on a review of the original assessment undertaken for the Kings Road Heritage Area (prepared by Greenward Consulting on behalf of the City of Subiaco, 2017), updated with reference to the additional information collated for this report.

##### 3.1.1 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 expanded Kings Road Heritage Area has aesthetic values:

- For its retention of many good, representative, examples of early twentieth century suburban houses, ranging from the modest houses of the middle classes through to the larger villas of successful business and professional men (which collectively illustrate a gradual evolution in architectural detailing of these places between the turn of the century and the early Inter-War years).
- For the manner in which the period and nature of development has resulted in cohesive streetscapes, defined by a consistent palette of materials and design idioms, and enlivened by a diversity of individual details.

##### 3.1.2 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 expanded Kings Road Area has historic values:



- For its association with the subdivision and sale of Deposited Plan 352 by investors from Melbourne, in the early 1890s. 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 it continues to represent the rapid development of the higher parts of Subiaco (near Kings Park) with good quality houses during the early twentieth century and its consolidation as a desirable residential area through to the 1920s.
- For the manner in which the history of these houses helps to demonstrate the original settlement of this part of Subiaco as a solid middle class area, in which the family residences of senior professional men and business owners existed side by side with the smaller residences of more junior white-collar workers, retail employees and tradespeople.

Note: Early occupants of the houses included white-collar workers (such as civil servants, banking employees, a law clerk and accountant); retail proprietors/employees (such as the manager of jewellery store, a draper, butcher and store-keeper); skilled trades people (such as a builder, plasterer and engraver); farmers/graziers; and women of apparently independent means (variously identified as “widow” or “spinster”). Only one house was originally owned and occupied by a labourer (later identified as a wood machinist).

- As a representative collection of houses that illustrate the scale and standard of housing considered appropriate for these families in the early twentieth century.
- For its association with a 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 3.6.2).

### 3.1.3 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 expanded Kings Road Heritage Area has been assessed as having no particular Scientific Values.

### 3.1.4 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 expanded Kings Road 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 adjacent Heritage Areas).

Note: the traditional residential character of many other streetscapes in Subiaco's Triangle Precinct has been diminished to a much greater degree by the cumulative impact of alterations to the original housing stock, infill and redevelopment.

### 3.2 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.

#### 3.2.1 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 expanded Kings Road Heritage Area is:

- A good representative collection of the type of early twentieth century housing developed in the higher parts of Subiaco, in close proximity to public transport and Kings Park.

#### 3.2.2 Integrity

In accordance with Section 2.3 of 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.*

- This report has found that the overall integrity of expanded Kings Road Heritage Area as a collection of early twentieth century residential houses (c.1901-1924) is high.

Note: Only one of the houses is now used for non-residential purposes (11 Kings Road), having been adapted as consulting rooms.

### 3.2.3 Authenticity

In accordance with Section 2.3 of 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. Changes include rear extensions, a small number of street front carport/garage addition's, alterations to verandahs, new fencing, painting/rendering and re-roofing. However, the original houses (as viewed from the street) have, overall, retained a medium to high level of authenticity.

### 3.2.4 Condition

In accordance with Section 2.3 of 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 the streetscape survey, the buildings in the study area appear to be generally well maintained and in good condition commensurate with their age.

## 3.3 STATEMENT OF SIGNIFICANCE

The expanded Kings Road Heritage Area is of cultural heritage significance within the City of Subiaco for the following reasons:

- The existing development within this area continues to represent the rapid development of the higher parts of Subiaco (near Kings Park) with good quality houses during the early the twentieth century and its consolidation as a desirable residential area through to the 1920s. Unlike many other local areas, the majority of the properties 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 character of the area epitomizes the valued heritage characteristics of what is now known as the City of Subiaco's Triangle Precinct and makes an important contribution to the sense of place and local identity of Subiaco.

- The history of the houses helps to demonstrate the original settlement of this part of Subiaco as a solid middle class area, in which the family residences of more senior white-collar workers existed side by side with the smaller, but still well-built, houses of more junior white-collar workers, retail employees and tradespeople.
- The history of the subdivision and early sale of residential lots within the expanded Kings Road Heritage Area helps to illustrate the status of Western Australia as a place of opportunity during the gold rush era of the late nineteenth century – attracting significant interest and investment from the eastern states.

### 3.4 LEVELS OF CONTRIBUTION

In accordance *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, 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.

- *Little/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 5 illustrates the Levels of Contribution for 10-52 Hamersley Road, 25 & 28 Kings Road and 25 Francis Street, together with the places originally included in the Kings' Street Heritage Area.

Note: A brief streetscape assessment of the latter was undertaken to determine if any substantive changes have occurred since 2017. At this stage, the Levels of Contribution remain unchanged but, subject to the completion of major renovation works, 4 Kings Road could warrant elevation from Some to Considerable Contribution at a future date.

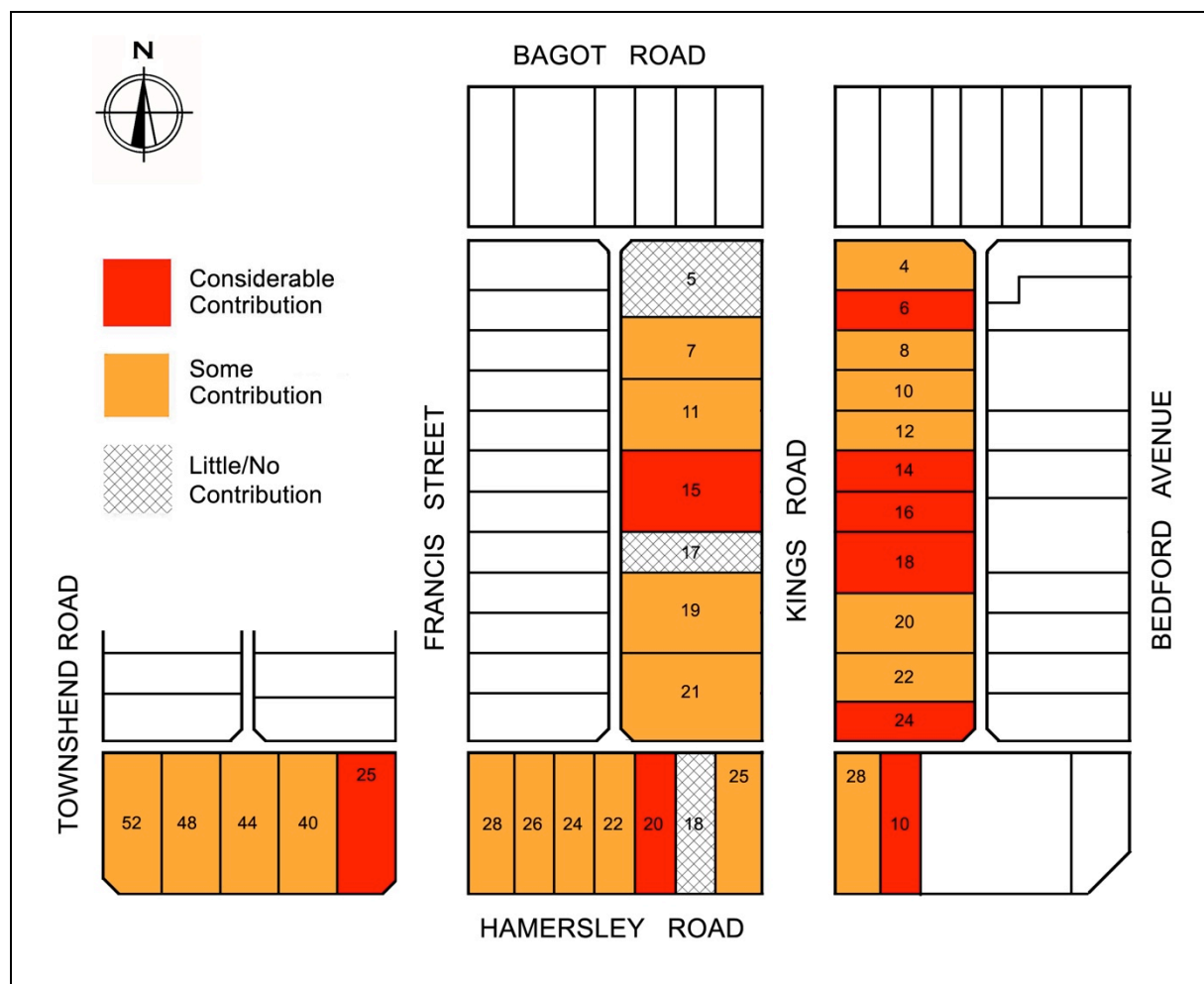


Figure 5: Levels of contribution for the places in the Kings Road Heritage Area (as adopted 23 May 2017) and the additional places considered in this report <sup>15</sup>

<sup>15</sup> Based on the plan prepared for the Heritage Assessment of the Kings Road Heritage Area (Greenward Consulting, 2017).

### 3.5 MANAGEMENT RECOMMENDATIONS

#### 3.5.1 Proposed expansion of the Kings Road Heritage Area

Based on the assessment undertaken for this report it is recommended that the following places warrant inclusion within an expanded Kings Road Heritage Area

- 10-52 Hamersley Road
- 25 & 28 Kings Road
- 25 Francis Street

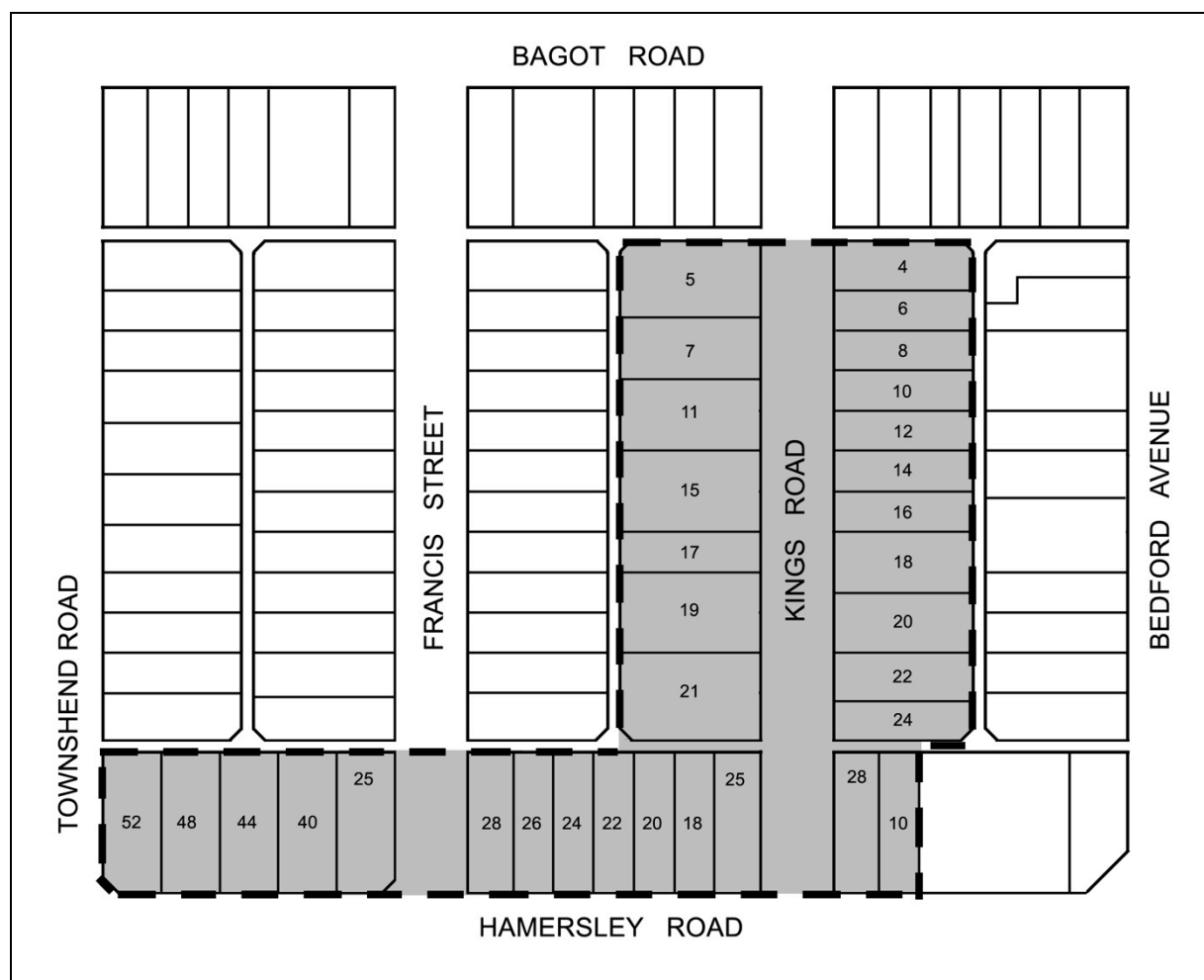


Figure 6: Proposed boundary for the expanded Kings Road Heritage Area

### 3.6 SUPPORTING DOCUMENTATION

The following is based on research undertaken for the Heritage Assessment of Kings Road (Greenward Consulting, 2017), with additional research relating to the new places considered in this report.

#### 3.6.1 Brief history of the development of the expanded Kings Road Heritage Area

##### Original subdivision and land sales in Subiaco (1883-1890)

In 1883 the Western Australian government announced it would survey a section of the Perth Commonage into large suburban lots and that these would be made available for private sale. The land in question incorporated the majority of the present day suburbs of Subiaco and Shenton Park and was laid out with typically 4-5 acre (1.6-2ha) lots on a grid pattern. This subdivision identified the major north-south and east-west streets of the present suburb (including Hamersley Road).

Despite the lack of development in the early years, the government's prediction that investors would find the new subdivision an attractive proposition proved correct and most of the available land was purchased within two years of the first auction in November 1883. Over the next few years various land parcels changed hands as some investors acquired larger holdings and new players entered the Perth property market, while others took up alternative investment strategies or went bankrupt.

However, it was not until increasing activity on the goldfields supported an increasing population in Perth, that investors saw opportunities to capitalise on their Subiaco land holdings. Residential subdivisions of the Perth Suburban Lots (PSL) commenced in 1890 and, while there continued to be little building activity until the mid 1890s, speculative real estate activity ramped up during the early part of the decade.<sup>16</sup>

##### Subdivision of PSL 243 to 246 (1891)

Deposited Plan 352 (encompassing PSL 243 to 246) was lodged on 1 July 1891, creating 141 residential allotments with frontages to the southern side of Bagot Road, eastern side of Townsend Road, north-western side of Thomas Street, northern side of Hamersley Road, and to both sides of Francis Street, Park Street (now Kings Road)<sup>17</sup> and Market Street (now part Bedford Avenue).

This property was owned by a Perth-based stationer and investor, James Mackey, but none of the residential lots were sold until after it was transferred to James Fleming of North Carlton, Melbourne, on 9 September 1891.<sup>18</sup>

One year later, Fleming transferred the residue of DP 352 to Patrick Callaghan, 'the younger', a land agent of Swanston Street, Melbourne, who continued selling lots from this estate until at least 1895.<sup>19</sup>

While the sale of land proceeded rapidly, these blocks were typically purchased for investment purposes (with a significant proportion of the purchasers being Victorian based) and development did not proceed to any significant extent prior to 1900.

The expanded Kings Road Heritage Area includes the area originally laid out as Lots 64-76 and 84-95 (fronting Kings Road) and Lots 20-26, 58-64, and 96-97 (fronting Hamersley Road).

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<sup>16</sup> *A Brief Outline of the Development of Subiaco: 1882-1930s*, a private research paper prepared by Annette Green, 2020 (copy available in the City of Subiaco Library, Local History Collection)

<sup>17</sup> By the early twentieth century, private subdivisions had created a number of duplications of street names across Subiaco, including three named Park Street. The Subiaco Council officially changed the names of several streets in late 1901, inclusive of renaming this Park Street as Kings Road (*The West Australian* 1 November 1901 p 3)

<sup>18</sup> Certificate of Title Volume 26 Folio 32 (copy provided by the City of Subiaco, September 2016)

<sup>19</sup> Certificate of Title Volume 47 Folio 86 (copy provided by the City of Subiaco, September 2016)



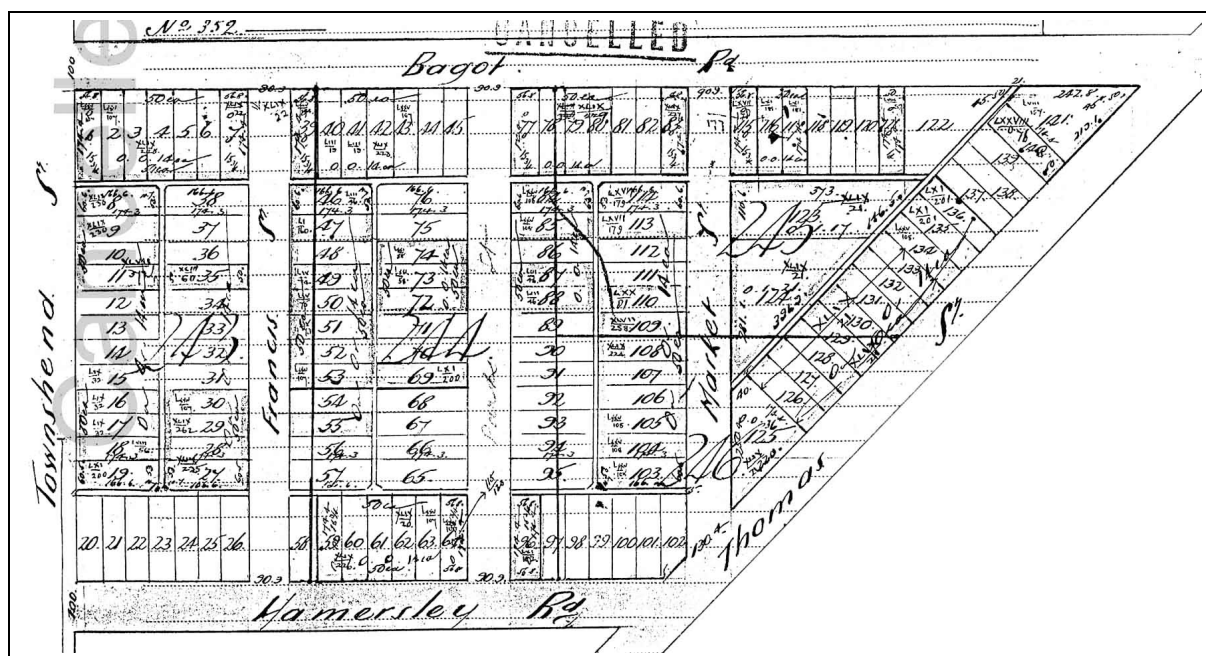


Figure 7: Deposited Plan 352<sup>20</sup>

### Development and consolidation (c.1900-1923)

The readily available evidence indicates that the first two houses had been constructed in the expanded Kings Road Heritage Area by 1901, being 5 Kings Road (since demolished) and 28 Kings Road. These were followed by 8 more houses in c.1903-1905, being 15, 19 and 21 Kings Road and 20, 22, 24, 26 and 28 Hamersley Road (the latter replaced in c.1916).

By 1906, measures were being taken to ensure that the immediate area was developed with good quality housing:

*A special committee of the Council recommended that the following thoroughfares should be added to the list of streets in which the erection of brick and stone buildings alone was permitted, subject to the proviso that the Town Clerk should have power to issue building permits to those desirous of building weatherboard houses of approved design, of the value of not less than £250 in any of the streets in question:- Barker-road, Mueller-road, King's-road, Coghlan-road, Bedford-avenue, Hersham-street, Heytesbury-road (from the Park to Hensman-road), Bagot-road, Thomas-street, Francis-street, Townshend-road, Chester-street, and Hamersley-road. An amendment to the effect that the erection of weatherboard houses of the value of not less than £150 should be permitted, was carried.*<sup>21</sup>

Public works undertaken during that year also supported “good quality” development. In January it was reported that Kings Road was one of several local streets where preparations were in place for providing a permanent water supply via extensions to the water mains; while in September, it was reported that it was one of several streets that had been topped with limestone ballast.<sup>22</sup>

Development then continued steadily with a further 8 houses being built in c.1906-1908: being 6, 7, 8, 11, 12, 14, 16 & 25 Kings Road.

<sup>20</sup> Extract from Certificate of Title Volume 47 Folio 86

<sup>21</sup> *The West Australian* 25 January 1906 p 6 (trove.nla.gov.au)

<sup>22</sup> *The West Australian* 31 January 1906 p 2; and *The Daily News* 20 September 1906 p 6 (trove.nla.gov.au)

After a short hiatus, 4 more houses were built in c.1911-1914, being 4, 10, 18 and 20 Kings Road; and the remaining 10 in c.1916-1923, being 22 & 24 Kings Road, 18, 28, 25, 40, 44, 48 & 52 Hamersley Road, and 25 Francis Street.

Public works continued to upgrade the area in the mid-late 1920s. In 1925 it was reported that Kings Road had been “tar-topped”, while in 1927 plans were in place for street planting:

*The council recently intimated its willingness to plant the space between the footpaths and metalled roadway in residential streets with grass and palms, provided the ratepayers interested paid the bare cost. Among the requests for the formation of plantations were several from residents in Francis-street and King's-road, and it has been decided that the necessary work will be performed by the council at a cost 22/- per chain and to advise all residents in those thorough-fares accordingly.*<sup>23</sup>

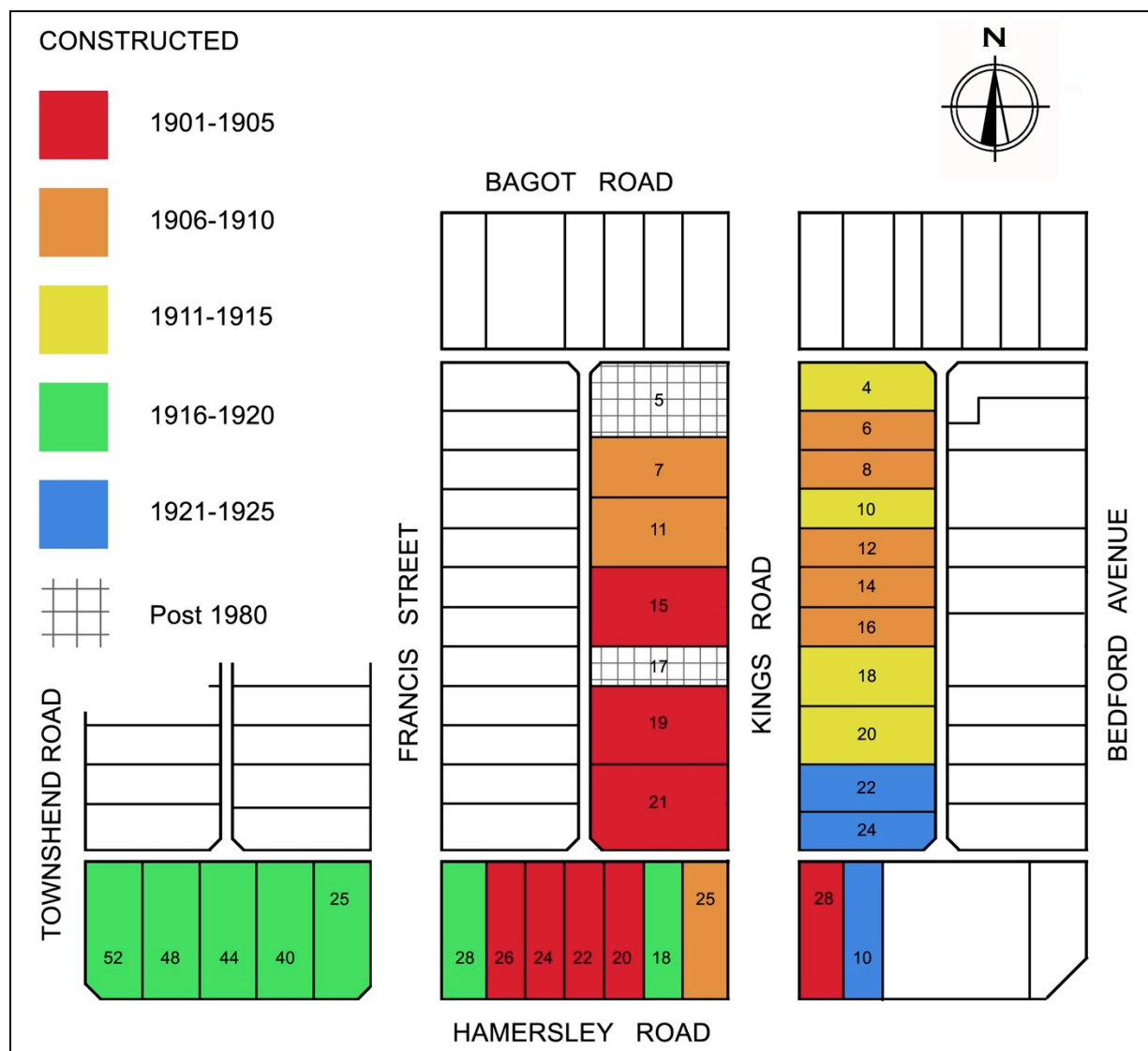
#### **Modern development (c.1985-2016)**

No additional residential development took place until the mid-1980s when a new house was built as infill development at 17 Kings Street; and c.2006-2009, when the c.1901 jarrah weatherboard house at 5 Kings Street was replaced by a modern dwelling.

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<sup>23</sup> *The West Australian* 3 November 1925 p 12; & *The West Australian* 31 October 1927 p 10 (trove.nla.gov.au)

## Sequence of development



**Figure 8: Sequence of development for the places in the Kings Road Heritage Area (as adopted 23 May 2017) and the additional places considered in this report <sup>24</sup>**

<sup>24</sup> Based on the plan prepared for the Heritage Assessment of the Kings Road Heritage Area (Greenward Consulting, 2017), with the addition of places assessed in this report.

### 3.6.2 Historical associations

#### Investors associated with the original subdivision

- James Mackey<sup>25</sup>

The readily available evidence suggests that James Mackey (c.1855-1892), who was born in Victoria, began life as the child of poor Irish immigrants, but went on to epitomize some of the opportunities of the developing country by achieving considerable success as a businessman while still a relatively young man. He entered service with Sands and McDougall (stationers) in the mid 1870s and moved to Western Australia in c.1884, following his appointment as manager of the company's Western Australian branch.

Mackey was an early participant in land purchases in Subiaco and, by the mid-1880s, he had already acquired Perth Suburban Lots (PSLs) 212, 213 and 214 (bounded by Hay Street, Thomas Street, Barker Road and Coghlan Road).<sup>26</sup> Numerous other land purchases followed and by 1890 he was sufficiently confident in his investments to retire from Sands and McDougall.

In that year his local land holdings included PSL 243-245, PSL 249-252, and PSL 278 to 281, all of which were located in the area bounded by Thomas Street, Rokeby Road and Bagot Road.

In mid-1891, Mackey submitted residential subdivision plans (DPs) for a large part of this area:

- PSL 243-245, DP 352 – which was laid out with 141 lots and created Francis Street, Park Street (now Kings Road) and Market Street (now part of Bedford Avenue);  
The area that now incorporates the Kings Road Heritage Area.
- PSL 278-281, DP 353 – which was laid out with 138 lots and created Mackey Street (now part of Rupert Street), Paterson Street (now part of Salisbury Street) and Finlayson Street;  
The area that now incorporates the Salisbury and Rupert Street Heritage Area.
- PSL 251, 252 and part 250, DP 366 – which was laid out with 99 lots between Hamersley and Heytesbury Road and created Hawkstone Avenue (now part of Rupert Street) and Salisbury Street.

The area that now incorporates the western half of the Chesters Subdivision Heritage Area.

It seems likely that these subdivisions were primarily a means of making the land appear more attractive, as Mackey on-sold all three land holdings to other developers in mid-late 1891, before any of the 378 residential lots were sold.

In September-December 1891, PSL 243-245 and 278- 281 were sold to James Fleming of Melbourne, and PSL 249-252 to James Chesters of Melbourne.

By 1892 Mackey was also investing in Western Australian mining ventures, and still held major land holdings in Subiaco, including part PSL 284 to 287 (in the area bounded by Rokeby, Keightley, Hensman and Nicholson Roads); part PSL 308 to 310 (in the area bounded by Park Street, Onslow, Hensman and Keightley Roads); and part PSL 315 & 320 (in the area bounded by Murchison Street, Onslow, Herbert and Aberdare Roads).<sup>27</sup> However, his life was tragically cut short when he drowned while swimming with friends at Cottesloe in August of that year.<sup>28</sup>

<sup>25</sup> *A Brief Outline of the Development of Subiaco: 1882-1930s*, a private research paper prepared by Annette Green, 2020 (copy available in the City of Subiaco Library, Local History Collection)

<sup>26</sup> Bizzaca, K. *Thematic History and Framework of Subiaco*, City of Subiaco, 2014, p 14

<sup>27</sup> *The West Australian* 25 February 1893 p 3 (trove.nla.gov.au)

<sup>28</sup> *The Inquirer and Commercial News* 31 August 1892 p 5 (trove.nla.gov.au)

- James Fleming

At the time of his purchase of Perth Suburban Lots 243 to 245, James Fleming was described as a butcher of North Carlton, Melbourne. No further information has been confirmed regarding this man.

- Patrick James Callaghan

At the time of his purchase of the residue of Perth Suburban Lots 243 to 245 in October 1892, Patrick Callaghan, jnr, was described as an agent of Swanston Street, Melbourne.

Callaghan was already involved in land sales in the colony by 1891, when it was reported that he had visited Western Australia to establish local estate agencies:

*Mr P. Callaghan jnr., the well-known and old established estate agent, of 134 Swanston Street, Melbourne, recently visited this "coming colony," and established agencies throughout Western Australia. Altogether, over four million acres have been placed in his hands for sale on very liberal terms; plans and fullest particulars will be forwarded to any person desiring to invest in "the best investment of the day."* <sup>29</sup>

Callaghan continued to promote land sales in WA over the next few years and by 1893 had published an illustrated pamphlet titled *"The Handbook of Western Australia"*.

He was still selling land in Subiaco in 1898 when he advertised as follows:

*PERTH,— Few - Subiaco Lots, very cheap, easy terms. For particulars,- Callaghan, 134 Swanston-St.* <sup>30</sup>

## Builders

The following builders were responsible for a considerable amount of residential development in Subiaco in the early twentieth century, and were involved in speculative development in the expanded Kings Road Heritage Area.<sup>31</sup>

- Francis James Robbins (20 Hamersley Road, c.1905)

Francis ('Frank') Robbins (1863-1949) was born in Melbourne in 1863 and married there in 1884. In the mid 1890s the family moved to Perth after what was described as:

*.... a true Australian epic of struggle and heart-ache Melbourne in the nineties in the doldrums following the bursting of the boom .....*

*With matters at a desperate stage in 1895, it became necessary to look further afield. Work being impossible to obtain in Victoria, the family was divided reluctantly. Father and son came to Western Australia ... Some months later the family were re-united, and after a brief sojourn in Perth "went bush" to Subiaco. In those days Broome-road was being made. Now it is Hay-street. Camel teams were quite a common sight, and Rokeby road had to be cleared of a big avenue of white gums. Gradually Subiaco became known as the model suburb. Streets were cleared and roads and footpaths made. Better class houses were erected, and a prominent part in such construction was taken by "Frank" Robbins, who was noted for his quality and originality. When Subiaco became largely filled up the Robbins family moved to Nedlands, which was then*

<sup>29</sup> *The Kyneton Observer* (Victoria) 11 June 1891 p 3 (trove.nla.gov.au)

<sup>30</sup> *The Age* [Victoria] 6 June 1898 p 2 (trove.nla.gov.au)

<sup>31</sup> *Who Built Subiaco? The builders who lived and/or worked in Subiaco in the period c.1895-1940*, an unpublished research paper prepared by Annette Green (copy available in the City of Subiaco Library, Local History Collection)

*blossoming out, and many a fine residence there today bears the "F.J.R." stamp of worthwhileness.*<sup>32</sup>

One of the houses believed to have been constructed by Robbins was 20 Hamersley Road, which was constructed in c.1905. In c.1907-1911 this was occupied as the family home of his eldest daughter Elizabeth May Annie ('Pansy') Burton (nee Robbins).

- Frederick Edward Sedgley (row of 5 houses at 25 Francis Street and 40, 44, 48 & 52 Hamersley Road, c.1917-1918)

In 1903 Frederick Sedgley (c.1878-1958) and his wife, Matilda, were living in Henry Street, Subiaco - at which time the Electoral Roll gave his occupation as 'labourer'. However, he quickly established himself as a builder of some note, as indicated by the following entry in *The Cyclopaedia of Western Australia*, Vol. 1 in 1912:

*Frederick Edward Sedgley, contractor, 39 Nicholson Road, Subiaco, is a South Australian, having been born at Hoyleston, in that state, on April 6, 1878 ... In 1896 he came to Western Australia and entered the building trade. After working on the goldfields for some time Mr Sedgley came to Perth in 1902 and established himself in business on his own account as a builder and contractor. Since that time his connection has steadily increased, the work undertaken being of a very varied character, ranging from church erection to the building of the humble cottage ....*

Frederick undertook extensive speculative residential development in Subiaco and the surrounding suburbs in the period c.1906 to 1930, advertising at least nineteen houses for sale in Subiaco during that period – ranging from compact jarrah cottages through to a substantially built 7 room villa. He was also involved in other local building works, including the Subiaco Council Chambers (1909), Subiaco Congregational Sunday School rooms (1914) and the Subiaco War Memorial Clock Tower (1923).

The extent of Sedgley's development activities towards the end of this period (and his intent to cease speculative building) is reflected in a report he gave to an Arbitration Court hearing in 1930:

*Frederick Edward Sedgley, builder and contractor, said that he had about 27 cottages on his hands at present; he had built them as speculations, but owing to the prevailing depression was unable to dispose of them. They were all being rented, but he could not sell them. The cost of bricklaying to the contractor had greatly increased in consequence of the scarcity of labour prior to the present depression. Bricklayers had been in a position to demand practically anything they chose, and their demands had to be met if the jobs were to be done. Witness had only done one contract job this year, and he had altogether abandoned speculative building, and did not intend to resume it.*<sup>33</sup>

Other newspaper articles indicate that Sedgley served terms as the President of the Western Australian Master Builders and Contractors' Association (c.1921-25) and President of the Western Australian Master Builders Association (c.1952). His associated business interests also included acting as Managing Director of the West Australian Brick Co., Ltd. (c.1924), and owning a foundry business in West Perth.

- Joseph Totterdell, building contractor (18 Hamersley Road, c.1921)

Joseph Totterdell was one of four brothers from the Totterdell family who had entered the building trade in WA by the early twentieth century. Both jointly and separately Charles, Daniel, Joseph and Samuel Totterdell were responsible for the construction of many houses in Subiaco, including speculative development. This included 18 Hamersley Road, which was built in c.1920 and occupied as the Totterdell family home in c.1921.

<sup>32</sup> *Western Mail* 12 October 1944 p 4 ([trove.nla.gov.au](http://trove.nla.gov.au))

<sup>33</sup> *The West Australian* 20 September 1930 p 6 ([trove.nla.gov.au](http://trove.nla.gov.au))

Joseph Totterdell also entered politics, serving as a councillor, and then Lord Mayor (1946-1953) of Perth. In 1950 was also elected to the Legislative Assembly as member for West Perth, and in 1953 was one of 10 Australians awarded a knighthood the New Years Honours list.

### Residents

Typical of any street of this nature, the expanded Chesters' Subdivision Heritage Area had some residents who were prominent in the local business community or were otherwise public identities of the early to mid twentieth century. For *example*:

- Joshua Kemmis Warner, butcher (25 Francis Street)

Joshua was one of the first people to complete a circuit of Australia in a motor vehicle, travelling via Broome, Derby, Halls Creek, across the northern Territory, to Brisbane via Winton and Longreach, down the coast to Sydney and Melbourne, and then back to Perth via Adelaide and Eucla. He completed this journey in 1925/1926, having previously completed a return motor vehicle trip between Perth and Brisbane in 1922/1923.

- Geoffrey Lauderdale Burgoyne, managing editor of the *Daily News*, and later a member of the editorial staff at *The West Australian* (19 Kings Road).
- Frank Rosman, owner of the Franklyn Hosiery Mills at 263 Hay Street (19 Kings Road).
- William Walter Berry, retired restaurateur (11 Kings Road).

At the time of his death in 1943, Berry was described as a prominent retired caterer with former restaurants in St. George's Terrace and Hay Street. It was also noted that he had been connected with the Stock Exchange and, for considerable periods, had been secretary of the Canning Park and Helena Vale race clubs.

Other residents did not feature prominently in the business, political or social newspaper articles of the early to mid-twentieth century, but are still known to have held senior positions. For example:

- Arthur Thomas Gray, founding partner of Musgrove's Ltd., musical dealers, and manager of its pianoforte department (3 Kings Road).
- William Colin Scott McLintock, an Inspector of Schools with the Education Department (4 Kings Road).
- Walter Beck, who was a clerk on ledgers for the Agricultural Bank when he moved into the street in c.1908 and had risen to the position of chief accountant with that organisation by the time of his retirement in 1931 (7 Kings Road).

However, most of the local residents were from the junior professional classes (such as law clerks, office clerks, accountants, bank officers, and several civil servants); were small business owners or salesmen (such as a local butcher); skilled tradespeople (such as dressmakers, a plasterer, carpenter and wood machinist); or were women of apparently independent means (typically identified simply as "married woman", "widow" or "spinster").

### 3.6.3 General description of the expanded Kings Road Heritage Area

#### Public Realm

Kings Road has an 18.3m wide road reserve, which includes a sealed surface of approximately 7.7m, with a landscaped zone and concrete footpath on either side. Hamersley Road, which was laid out as a main through road, is a 20m wide road reserve, with sealed road surfaces of approximately 10m. The original subdivision also included rear lanes, which are approximately 3m wide.

Historical aerial photographs confirm that there was some established street planting in 1948, but that it was of inconsistent spacing and maturity. More regular street planting had been re-established by the mid-1960s and this almost certainly included some of the brush box trees (*Lophostemon*



confertus) that are now mature and prominent elements of the Kings Road streetscape. However, since the 1970s there has been a focus on the planting of alternative street trees, including a variety of eucalypts, and the present planting scheme is mixed in terms of both species and maturity.

The adjacent section of Hamersley Road includes diverse array of species including mature Queensland box trees (*Lophostomon confertus*), and peppermint trees (*Agonis flexuosa*), with mixed infill plantings including Royal Poinciana (*Delonix regia*), carob (*Ceratonia siliqua*), and eucalypts.

Footpaths and cross-overs are of varied finishes and quality. Verges have varied treatments, predominantly lawns, but with some planted garden beds.

### **Residential Lots and Setbacks**

The original subdivision created lots which were typically around 10m wide by 35m deep (with some slightly wider corner lots), but several of the lots along the western side of the Kings Road were amalgamated to create larger blocks for more substantial villas. Prior to development, the six original Hamersley Road lots between Francis Street and Townshend Road were also re-subdivided to create 5 lots of approximately 14.6m wide. The present lot size therefore ranges from approximately 10 x 35m up to 22 x 35m (the latter being 21 Kings Road).

Traditional front setbacks along the western side of Kings Road are in the order of 5.5 to 6m, while on the eastern side of the street they range from approximately 2.5 to 6m, and are most typically in the order of 3.5 to 5.5m. There are similar setbacks along Hamersley Road, which are generally in the order of 2.5 to 5m.

Most of the current houses have only small side setbacks, and there are several properties where the houses were built up to one side boundary (6 to 16 Kings Road and 20 to 24 Hamersley Road). However, there were also some relatively large side setbacks on the amalgamated lots and some of these accommodated the development of side driveways as the use of motor cars became popular.

### **Residential Development**

The majority of the houses built in this general area in the period c.1900-1923 were influenced to some degree by the popular Federation Queen Anne style, although this was applied with a varying degree of decoration and detailing depending on the size and nature of each place (ranging from very basic to ornate). The Federation Bungalow style also influenced the detailing of some of the local houses, but with a compatible use of materials. Within the study area, the influence of the latter was particularly apparent for the five adjacent houses developed by a local builder, Frederick Edward Sedgley, at 25 Francis Street and 40, 44, 48 & 50 Hamersley Road (c.1917-1918).

The general building materials, scale, massing and the influence of Federation Queen Anne and Federation Bungalow styles, provide an overall sense of consistency, while the individual designs and detailing add a richness and complexity to the streetscapes. Some of the key characteristics of the original housing stock include single storey frontages; tuck-pointed brick facades (now with a mixture of face brick, painted brick and rendered brick); plain or roughcast rendered string courses or panels; stepped facades; verandahs with timber posts and detailing; gable-hipped, corrugated metal or tiled roofs; prominent verge gables, and prominent chimneys.

This is consistent with the general character of the area now referred to as the Triangle Precinct, bounded by Churchill Avenue, Thomas Street, Nicholson Road and the rear of properties along the eastern side of Rokeby Road.

Most of the front fences and gardens have been replaced since the mid-twentieth century.

Due to the generally small setbacks, garages are not a prominent part of the local streetscapes.

### 3.6.4 Key features/elements of the streetscapes

- Approximately 5m wide verges, which are predominantly grassed with concrete paths adjacent to the front boundaries of the residential lots;
- Mixed street planting – predominantly Queensland box trees (*Lophostomon confertus*), peppermint trees (*Agonis flexuosa*), Royal Poinciana (*Delonix regia*) and eucalypts.
- Varied lot frontages of approximately 10-22m, (based on the original 10-12m widths with some amalgamations);
- Varied front setbacks, generally in the order of 3.5 to 6m;
- Typically small side setbacks, but with some wider side yards on amalgamated blocks;
- Front boundaries predominantly finished with modern timber picket fences, but with some variations including: unfenced, masonry walls with tall piers and metal bar infill panels, and courtyard walls;
- Traditionally single-storey houses, several now extended with two storey rear additions;
- Housing of a similar scale, although typically slightly larger on the amalgamated lots;
- Predominant influence of Federation Queen Anne detailing (ranging from complex to restrained, depending of the size and date of the dwelling);
- Collection of houses influenced by the Federation Bungalow style along Hamersley road, between Francis Street and Townshend Road.
- Similar materials, including:
  - Predominant use of red face brick for the main facades, with restrained decorative detailing including tuck-pointing to the main façade(s) and contrasting finishes to gable ends, string courses, window sills and selected panels;
 

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, fully rendered.

Note: There is only one surviving example of a timber houses in the study area (28 Kings Road).
  - Terracotta tile or grey corrugated metal roof cladding.
 

Note: The readily available evidence suggests that tiles were originally the predominant roofing material, but many roofs have been reclad with corrugated metal sheeting since the mid-twentieth century.
- Similar architectural forms and detailing, including:
  - Predominant use of asymmetrical facades.
  - A breakdown of the apparent bulk of the main façade through the varied use of design elements such as projecting wings, shallow projecting window bays and return or straight verandahs.
  - Predominant use of gabled-hipped roof forms, usually with verge gable(s) as key decorative elements that helped to create an individual character for each place (using a variety of detailing including half-timbered designs and timber shingles)
  - Brick chimneys with traditional detailing and/or finishes reflecting key elements of the detailing and/or finishes to the main façade.
  - Panelled entry doors located under verandahs (variously set at the front or along one side), and featuring moulded architraves, highlights and sidelights,
  - Narrow, vertical proportions to timber framed windows, which are typically double hung sashes (single or paired) or casements (in groups of three or four).

- Stained glass or geometric leadlight to the main entrances and, to a lesser degree, to front windows.
- Raked or bull-nosed verandahs to the main façade, with turned or square posts and varied use of brackets and friezes, typically in timber (ranging from restrained to ornate depending on the size and style of the place).
- Raked or bull-nose window hoods set on timber brackets (particularly over the windows to projecting wings).

### **3.6.5 Historic Themes**


As listed in Section 2.6.5

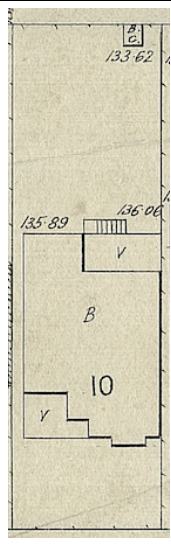
### **3.6.6 Key References**

As listed in Section 2.6.6

**3.7 EXPANDED KINGS ROAD HERITAGE AREA - PLACE RECORDS FOR THE ADDITIONAL PROPERTIES CONSIDERED IN THIS REPORT**

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Address	<b>10 Hamersley Road, Subiaco</b> Lot 97, DP 352
House name	-
Photograph (Greenward Consulting, October 2021)	
Contributory Significance	<b>Considerable contribution to the assessed values of the Heritage Area</b> High authenticity
Construction date	c.1922
Historical Notes and Associations	<p>Perth Suburban Lots 243 to 246, bounded by Townshend Road, Bagot Road, Thomas Street and Hamersley Road, were subdivided as Deposited Plan 352 in mid 1891, creating 141 residential lots, plus Francis Street, Park Street (now Kings Road) and Market Street (now part Bedford Avenue). This area was purchased by James Fleming of North Carlton, Melbourne, in September 1891, after which the sale of residential lots proceeded rapidly. However, they were typically purchased for investment purposes (with a significant proportion of the purchasers being Victorian based), and it was another 30 years before a house was built on Lot 97 (10 Hamersley Road).</p> <p>Daniel Bell and Constance Daw were married in St Joseph's Church, Subiaco, in June 1922 and appear to have settled in a newly built house at 10 Hamersley Road at around that time.</p> <p>In c.1930, Daniel and Constance moved to Swanbourne and the next long term resident was Ann Athaliah ('Annie') Hoare, who lived here in the mid 1930s, but apparently spent the late 1930s at 87 Hamersley Road, where her husband, Charles, died in September 1937.</p> <p>Ann Hoare had returned to No 10 by the early 1940s and then remained here until (or near) the time of her death in 1957 (aged approx. 84 years). Entries in the Post Office Directories suggest that she took in boarders for at least part of that time.</p> <p>An analysis of the 1954 Metropolitan Sewerage Plan and historical aerial photographs suggests that the house was extended at the rear in the late 1980s, but that the original footprint of the house can still be readily understood.</p>

	<p>An analysis of the readily available information suggests that the primary occupants of the property from its time of construction until c.1954 included:</p> <p>c.1922-1929 Daniel Bell (engraver) and Constance Cecelia Bell (home duties)</p> <p>c.1930-1932 John William Drew (railway officer) and Mary Drew (home duties)</p> <p>c.1933-1935 Albert Davis Drew (clerk) and Doris Ada Drew (home duties)</p> <p>c.1936-1937 Charles Edwin Hoare (retired WAGR Inspector) and Ann Athaliah Hoare (home duties)</p> <p>c.1939-1941 Miss Armstrong</p> <p>c.1942 until at least 1954 Ann Athaliah Hoare (widow)</p>
	 <p>Metropolitan Sewerage Plan, Part Sheet 186, State Records Office of Western Australia (revised March 1927 and March 1954)</p>
<p><i>Physical Description</i> (Based on a streetscape inspection in October 2021)</p>	<p>Note: visual access to this property from the public realm is restricted by mature garden planting.</p> <p><u>Architectural style</u></p> <ul style="list-style-type: none"> <li>The design of this house was influenced by the materials and detailing of the Federation Queen Anne style.</li> </ul> <p>It was designed to a scale and form suitable for middle class residents such as office workers, small business owners, skilled tradesmen and people of modest independent means.</p> <p><u>Plan form at the street frontage</u></p> <ul style="list-style-type: none"> <li>Asymmetrical stepped façade.</li> </ul> <p>This has a projecting wing on the eastern side, with an abutting verandah extending across the remainder of the frontage. Under the eastern end of the verandah there is a small projecting entry vestibule.</p> <p><u>Roof form and materials</u></p> <ul style="list-style-type: none"> <li>Hipped-gabled roof clad with terracotta tiles.</li> </ul> <p>This has a prominent pair of stepped gables over the projecting wing and entry vestibule.</p> <ul style="list-style-type: none"> <li>Two tuck-pointed brick chimneys.</li> </ul>



	<p><u>Wall materials and finishes to the main façade</u></p> <ul style="list-style-type: none"> <li>• Tuck-pointed brickwork.</li> </ul> <p><u>Other detailing to main façade</u></p> <ul style="list-style-type: none"> <li>• Smooth face and vertical timber battens to each of the gables.</li> <li>• Rectangular window bay to the front of the projecting wing with a raked tiled roof.</li> <li>• Triple casement window to the window bay. Each window is divided into 8 panes and has a stained glass highlight over.</li> <li>• Main entrance set in a small vestibule abutting the projecting wing. This has a traditional, low-waisted 4-panel door, framed by a highlight and sidelights.</li> <li>• Square timber verandah posts with simple timber brackets.</li> </ul> <p><u>Streetscape setting</u></p> <ul style="list-style-type: none"> <li>• Main façade set back approximately 6m from the Hamersley Road boundary.</li> <li>• Front yard enclosed by a scalloped timber picket fence.</li> </ul> <p><u>General condition</u></p> <ul style="list-style-type: none"> <li>• Based on a streetscape inspection the building appears to be in good condition.</li> </ul>
<i>References</i>	<ul style="list-style-type: none"> <li>• Certificate of Title Volume 47, Folio 86 (provided by the City of Subiaco for the Kings Street Heritage Assessment, September 2016)</li> <li>• Metropolitan Sewerage Plans, Sheet 186, State Records Office of Western Australia (<a href="https://mapping.sro.wa.gov.au/maps/SROWA_series634_cons4156_item0186.jpg">https://mapping.sro.wa.gov.au/maps/SROWA_series634_cons4156_item0186.jpg</a>)</li> <li>• Historical aerial photographs at Landgate Map Viewer Plus (<a href="https://map-viewer-plus.app.landgate.wa.gov.au">https://map-viewer-plus.app.landgate.wa.gov.au</a>).</li> <li>• City of Subiaco Historical Rate Books (information provided from selected years by the City of Subiaco, October 2021).</li> <li>• Wise's Western Australian Post Office Directories (<a href="http://www.slwa.wa.gov.au">www.slwa.wa.gov.au</a>), including information provided by the City of Subiaco, October 2021.</li> <li>• Various newspaper notices relating to 10 Hamersley Road and some of the primary occupants (<a href="http://trove.nla.gov.au">trove.nla.gov.au</a>).</li> <li>• Electoral Rolls (<a href="http://Ancestry.com.au">Ancestry.com.au</a>).</li> </ul> <p>Note: At the time of the preparation of this report, the Electoral Rolls readily available online included 1903 &amp; selected later years through to 1980.</p> <ul style="list-style-type: none"> <li>• Ancestry family history resources (<a href="http://ancestry.com.au">ancestry.com.au</a>).</li> </ul> <p>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, relationships and occupations of the primary residents and has not been verified by detailed research.</p>

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Address	<b>28 Kings Road (cnr Hamersley Road), Subiaco</b> Lot 96, DP 352
House name	Originally known as 12 Hamersley Road
Photograph (Greenward Consulting, October 2021)	
Contributory Significance	<p><b>Some contribution to the assessed heritage values of the street (main façade)</b>  <b>No contribution to the assessed heritage values of the street (rear additions)</b></p> <p>Medium authenticity</p> <p>Recent additions have had a major impact on the scale and form of the place, particularly as viewed from Kings Road. However, the original scale and general character can still be readily understood from the Hamersley Road frontage.</p> <p>Note: this is one of only a few surviving examples of pre-1903 houses identified in the Heritage Areas of the Triangle Precinct.</p>
Construction date	c.1901
Historical Notes and Associations	<p>Perth Suburban Lots 243 to 246, bounded by Townshend Road, Bagot Road, Thomas Street and Hamersley Road, were subdivided as Deposited Plan 352 in mid 1891, creating 141 residential lots, plus Francis Street, Park Street (now Kings Road) and Market Street (now part Bedford Avenue). This area was purchased by James Fleming of North Carlton, Melbourne, in September 1891, after which the sale of residential lots proceeded rapidly. However, they were typically purchased for investment purposes (with a significant proportion of the purchasers being Victorian based), and development did not proceed to any significant extent prior to 1900.</p> <p>The 1903 Rate Books listed E Hocking as the owner/occupier of a house on Lot 96. However, according to an analysis of the Post Office Directories, the house on the corner of Hamersley and Kings Road that was occupied by Mrs Hocking in 1905-1906, was occupied by Mrs Anne Joyce in 1902-1903 and by a Mrs Turner in 1904, so it appears that it was rented out for some of this period. In c.1907, the property was transferred to a new owner, Mrs Patience Venning.</p> <p>The first long-term owner/occupant was Annie Webster who settled here in c.1909.</p>

	<p>Online family trees suggest that Annie had been widowed in Scotland in c.1894, while immigration records confirm that Annie Webster (aged 45 years) migrated from Scotland to Western Australia in 1908, travelling with three of her adult children: Andrew (born c.1884), Violet (c.1886); and Annie, jnr (aka “Nan”) (c.1888).</p> <p>Annie, jnr, lived at 12 Hamersley Road until her marriage in c.1916, while Andrew (a clerk and later agent) and Violet (a dressmaker) continued to share the house with their mother until the early 1940s. During this period the address was often used for Andrew’s business as an agent for the importation of tea, coffee and cocoa.</p> <p>The Webster family appear to have moved away from Subiaco after the death of Andrew in June 1942.</p> <p>The next occupants were the Cole family who moved into 12 Hamersley Road in c.1943. Aubrey Cole, master hairdresser, died here in November 1949. At that time he was described as the husband of “Millie” and father of Lionel and Les.</p> <p>Reference to the 1954 Metropolitan Water Supply and Sewerage Department plan, plus a review of historical aerial photographs, indicates that the building envelope of the front part of the house has remained largely unchanged.</p> <p>Major rear additions were constructed in 2016, with associated modifications to the roofline over the original house.</p>
	<p>An analysis of the readily available information suggests that the primary occupants of the property from its time of construction until c.1950 included:</p> <p>c.1902-1903 Mrs Anne Joyce</p> <p>c.1904 Mrs Turner</p> <p>c.1905-1906 Mrs Hocking</p> <p>c.1907 Jabez Venning (contractor) and Patience Warren Venning (home duties)</p> <p>c.1908-1909 Patience Warren Venning (widow)</p> <p>c.1909-1942 Mrs Annie Webster</p> <p>c.1943-1949 Edwin Aubrey Messiter Cole, hairdresser and Mary Ann Amelia Cole, home duties</p>
	<div data-bbox="464 1346 660 1874" data-label="Image"> </div> <p>Metropolitan Sewerage Plan, Part Sheet 186, State Records Office of Western Australia (revised March 1927 and March 1954)</p>

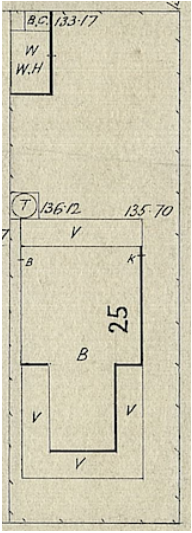
<p><i>Physical Description</i> (Based on a streetscape inspection in October 2021)</p>	<p><u>Architectural style</u></p> <ul style="list-style-type: none"> <li>Federation era timber house</li> </ul> <p>This house does not represent any of the key Architectural styles of the Federation period, but its form and detailing reflect some influence of the popular Federation Queen Anne style.</p> <p><u>Plan form at the street frontage</u></p> <ul style="list-style-type: none"> <li>Asymmetrical stepped façade.</li> </ul> <p>This has a projecting wing on the western side, with a verandah extending across the full frontage.</p> <p><u>Roof form and materials</u></p> <ul style="list-style-type: none"> <li>Hipped-gabled roof clad with corrugated metal sheeting.</li> </ul> <p>This has a prominent gable over the projecting wing and a pyramid hipped roof over the main part of the original house. However, historical aerial photographs confirm that this originally had a flat east-west ridgeline to the hipped section of the main roofline.</p> <ul style="list-style-type: none"> <li>Raked verandah roof extending in a broken-back alignment from the main roof.</li> <li>Rendered chimney with a corbelled face-brick cap.</li> </ul> <p><u>Wall materials and finishes to the main façades</u></p> <ul style="list-style-type: none"> <li>Weatherboards to the main (Hamersley Road) façade detailed to imitate block work.</li> <li>Plain, square edged weatherboards to the side (Kings Road) facade.</li> </ul> <p><u>Other detailing to main façade</u></p> <ul style="list-style-type: none"> <li>Prominent gable over the projecting wing.</li> </ul> <p>This features a flush panel face inset with a simple pattern of horizontal, vertical and diagonal timber battens. It has a turned timber finial at the apex and a traditional “button” motif to the ends of the gable boards.</p> <ul style="list-style-type: none"> <li>Main entrance located under the verandah, abutting the projecting wing.</li> </ul> <p>This has a traditional four-panel door, moulded timber architraves, highlights and narrow sidelights.</p> <ul style="list-style-type: none"> <li>Bank of double-hung windows to the projecting wing.</li> </ul> <p>This has a wide central sash flanked by very narrow sashes (a popular detail of the era).</p> <ul style="list-style-type: none"> <li>Single double hung window opening onto the front verandah.</li> <li>Square posts and curved timber brackets to the front verandah.</li> <li>Double hung window to the original section of the side (Kings Road) façade, shaded by a curved pressed metal window hood.</li> <li>Large, two storey additions at the rear, constructed of rendered masonry and ‘weatherboard’.</li> </ul> <p><u>Streetscape setting</u></p> <ul style="list-style-type: none"> <li>Front verandah set back approximately 3m from the main (Hamersley Road) frontage.</li> <li>Hamersley and Kings Road boundaries defined by an acorn capped timber picket fence.</li> </ul>
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	<p><u>General condition</u></p> <ul style="list-style-type: none"><li>Based on a streetscape inspection the building appears to be in good condition.</li></ul>
<i>References</i>	<ul style="list-style-type: none"><li>Heritage Assessment of Kings Road, Subiaco, prepared for the City of Subiaco by Greenward Consulting, April 2017)</li><li>Metropolitan Sewerage Plans, Sheet 186, State Records Office of Western Australia (<a href="https://mapping.sro.wa.gov.au/maps/SROWA_series634_cons4156_item0186.jpg">https://mapping.sro.wa.gov.au/maps/SROWA_series634_cons4156_item0186.jpg</a>)</li></ul> <p>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, relationships and occupations of the primary residents and has not been verified by detailed research.</p>



<i>Address</i>	<b>25 Kings Road (cnr Hamersley Road), Subiaco</b>  Lot 64, DP 352
<i>House name</i>	Originally known as 14 Hamersley Road
<i>Photograph</i> (Greenward Consulting, October 2021)	
<i>Contributory Significance</i>	<b>Some contribution to the assessed heritage values of the street</b>  Medium authenticity  The authenticity of the main facade has been diminished by the painting of the original face brickwork and the infill of the west verandah.
<i>Construction date</i>	c.1907
<i>Historical Notes and Associations</i>	<p>Perth Suburban Lots 243 to 246, bounded by Townshend Road, Bagot Road, Thomas Street and Hamersley Road, were subdivided as Deposited Plan 352 in mid 1891, creating 141 residential lots, plus Francis Street, Park Street (now Kings Road) and Market Street (now part Bedford Avenue). This area was purchased by James Fleming of North Carlton, Melbourne, in September 1891, after which the sale of residential lots proceeded rapidly. However, they were typically purchased for investment purposes (with a significant proportion of the purchasers being Victorian based) and development did not proceed to any significant extent prior to 1900.</p> <p>An analysis of information in the Rate Books, Western Australian Post Office Directories and Electoral Rolls indicates that the first owner/occupier of Lot 64 was Emma Dean.</p> <p>Online family trees and newspaper notices suggest that Emma Mews (c.1851-1948) had married Edward Charles Dean (c.1833-1907) in Fremantle in c.1875. At the time of Edward's death it was stated that he had been employed with the Lands Department until his retirement in 1896 (when he was Chief Draftsman). By 1908 Emma had moved from her former family home in Ventor Street, West Perth, to Hamersley Road, together with her adult son, Harold Nelson Dean. In 1909-1915, the Post Office Directories listed her address more specifically as 14 Hamersley Road – changing to 25</p>




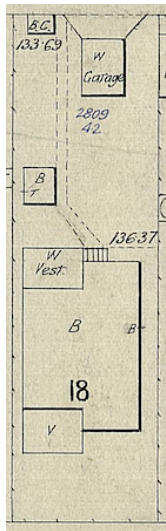
	<p>Kings Road in 1916.</p> <p>Harold moved to Union Street, Subiaco, at around the time of his marriage in 1913, but Emma remained here until the time of her death on 22 June 1948, aged 97 years.</p> <p>On her 94<sup>th</sup> birthday, a newspaper report recorded an interview with Emma, which stated that her grandparents had arrived in the colony in 1830 and that she had been born at her parents house in Mounts Bay Road. After some reminiscences about her early life in Perth it was stated that the 'tiny' and 'white-haired' Mrs Deans:</p> <p><i>reads with the aid of glasses, walks with a stick and does her own cooking, but confessed that she had to have help in the house. Asked the secret of her long, able life, the little woman said: 'Well, I reckon that people live longer if they don't take strong drink, and lead a regular life, with early hours. 'And I think that too rich food is not good for anyone. Plain living is the thing.'</i></p> <p>To round-out this pen portrait the reporter concluded:</p> <p><i>I left Mrs Dean, dressed in the high-neck, ankle-length black dress and the little shawl traditional to her age, preparing her breakfast.</i></p> <p>The 1954 Metropolitan Water Supply and Sewerage Department plan confirms that the house originally had verandahs on three sides, wrapping around a prominent wing that projected towards Hamersley Road.</p> <p>The garage off Kings Road appears to have been constructed in c.1985-1995.</p>
	 <p>Metropolitan Sewerage Plan, Part Sheet 186, State Records Office of Western Australia (revised March 1927 and March 1954)</p>
<p><i>Physical Description</i> (Based on a streetscape inspection in October 2021)</p>	<p><u>Architectural style</u></p> <ul style="list-style-type: none"> <li>The design of this house was influenced by the materials and detailing of the Federation Queen Anne style.</li> </ul> <p>It was designed to a scale and form suitable for middle class residents such as office workers, small business owners, skilled tradesmen and people of modest independent means.</p> <p><u>Plan form at the street frontage</u></p> <ul style="list-style-type: none"> <li>Designed with a generally symmetrical façade to the main (Hamersley Road) frontage. The documentary and physical evidence confirms that this originally had a prominent central wing with a verandah across the full frontage, returning along both sides to abut the wider rear part of the house.</li> </ul> <p>Note: the symmetry has been offset by later infill of the western return verandah.</p>

	<p><u>Roof form and materials</u></p> <ul style="list-style-type: none"> <li>Gable-hipped roof clad with corrugated metal sheeting.</li> </ul> <p>This has a gabled roof to the projecting Hamersley Road wing, intersecting with a pyramid shaped hipped roof over the wider rear section of the house. A secondary decorative gable extends from the hipped roof as a feature along the Kings Road frontage.</p> <p>Note: The shade of the roof on the black and white 1948 aerial photograph suggests that it <i>may</i> have been either clad with tiles or had a dark, painted corrugated iron roof. The form of the roof over the main part of the house appears to be unchanged since that time.</p> <ul style="list-style-type: none"> <li>Two painted brick chimneys (originally face-brick), with simple rendered projecting caps.</li> <li>Raked verandah roof, integrated with the main roofline.</li> </ul> <p><u>Wall materials and finishes to the main façade</u></p> <ul style="list-style-type: none"> <li>Painted brick walls with two rendered string-courses, one at door head height and the other at window sill height.</li> </ul> <p><u>Other detailing to main façades</u></p> <ul style="list-style-type: none"> <li>Prominent gable facing Hamersley Road, with a roughcast rendered face finished with curved timber battens.</li> <li>Smaller gable to the Kings Road frontage with matching detailing.</li> <li>Two individual double hung windows at the centre of the Hamersley Road frontage. Set over a continuous, moulded, rendered sill.</li> <li>Main entrance facing Kings Road at the end of the east-facing verandah. This has moulded timber architraves, highlights and narrow sidelights.</li> <li>Full-height double hung window facing south at the end of the east-facing verandah.</li> <li>Two plain double hung windows to the projecting section of the side (Kings Road) facade.</li> <li>Turned timber posts; carved brackets; and a frieze of square timber balusters to the verandah.</li> <li>Brick infill to the former return verandah along the western side of the house.</li> </ul> <p><u>Streetscape setting</u></p> <ul style="list-style-type: none"> <li>Main façade set back approximately 3 m from Hamersley Road.</li> <li>Street boundaries defined by a low brick wall with tall brick piers.</li> </ul> <p><u>General condition</u></p> <ul style="list-style-type: none"> <li>Based on a streetscape inspection the building appears to be in good condition.</li> </ul>
<i>References</i>	<ul style="list-style-type: none"> <li>Heritage Assessment of Kings Road, Subiaco, prepared for the City of Subiaco by Greenward Consulting, April 2017)</li> <li>Metropolitan Sewerage Plans, Sheet 186, State Records Office of Western Australia (<a href="https://mapping.sro.wa.gov.au/maps/SROWA_series634_cons4156_item0186.jpg">https://mapping.sro.wa.gov.au/maps/SROWA_series634_cons4156_item0186.jpg</a>)</li> <li>Various newspaper notices relating to 25 Kings Road and to the Dean family (<a href="http://trove.nla.gov.au">trove.nla.gov.au</a>), including: <i>The Daily News</i> 6 June 1945 p 7.</li> </ul> <p>Note: Biographical information has been based on readily available information from a</p>

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	range of online sources. It is intended to provide an indication of the names, relationships and occupations of the primary residents and has not been verified by detailed research.
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Address	<b>18 Hamersley Road, Subiaco</b> Lot 63, DP 352
House name	-
Photograph (Greenward Consulting, October 2021)	
Contributory Significance	<p><b>Little contribution to the assessed heritage values of the street</b></p> <p>Low authenticity</p> <p>The form, style and materials of the roofline and main façade were extensively altered in c.2008. While the house remains consistent with the general character of the area it no longer represents the early twentieth century development of this site.</p>
Construction date	c.1920
Historical Notes and Associations	<p>Perth Suburban Lots 243 to 246, bounded by Townshend Road, Bagot Road, Thomas Street and Hamersley Road, were subdivided as Deposited Plan 352 in mid 1891, creating 141 residential lots, plus Francis Street, Park Street (now Kings Road) and Market Street (now part Bedford Avenue). This area was purchased by James Fleming of North Carlton, Melbourne, in September 1891, after which the sale of residential lots proceeded rapidly. However, they were typically purchased for investment purposes (with a significant proportion of the purchasers being Victorian based) and it was nearly 30 years before a house was built on Lot 63.</p> <p>The readily available evidence suggests that 18 Hamersley Road was built by Joseph Totterdell and occupied as his family home in c.1921.</p> <p>Joseph was one of four brothers from the Totterdell family who had entered the building trade in WA by the early twentieth century. Both jointly and separately Charles, Daniel, Joseph and Samuel Totterdell were responsible for the construction of many houses in Subiaco, including speculative development. From the time of their marriage in 1910 until 1924, Joseph and Florence Totterdell lived in at least 9 different houses around Subiaco, the majority (if not all) of which would have been built by Joseph.</p> <p>By 1922 Joseph and Florence had moved to 31 Barker Road, and 18 Hamersley Road</p>

	<p>had been occupied by Pauline Dick (widow of Hamilton Dick), who remained here until the time of her death in January 1935.</p> <p>The next long-term occupant was Miss Mary Lee Walker (born c.1898, died 1981), who settled here in c.1937 and remained until around the time of her death. Mary had previously lived in Darlington with her parents, Helen (died 1933) and Cyril Walker (died 1936), and an inheritance of nearly £5,000 from her father would have provided her with the means to purchase her own home.</p> <p>An analysis of the 1954 Metropolitan Sewerage Plan and historical aerial photographs indicates that the roof form, roof materials and front verandah of 18 Hamersley Road were extensively altered in c.2008. At the same time the house was extended towards the rear.</p>
	<p>An analysis of the readily available information suggests that the primary occupants of the property from its time of construction until c.1980 included:</p> <p>c.1921 Joseph Totterdell (builder/contractor) and Florence Totterdell (home duties)</p> <p>c.1922-1935 Pauline Eugenie Dick (widow)</p> <p>c.1936-1937 Sydney Walker (packer) and Kathleen Vera Stella Walker (home duties)</p> <p>c.1937 until at least 1980 Mary Lee Walker (home duties)</p>
	 <p>Metropolitan Sewerage Plan, Part Sheet 186, State Records Office of Western Australia (revised March 1927 and March 1954)</p>
<p><i>Physical Description</i> (Based on a streetscape inspection in October 2021)</p>	<p><u>Architectural style</u></p> <ul style="list-style-type: none"> <li>The original design of this house has been obscured by later alterations.</li> </ul> <p>Note: based on the date of construction and the previous form of the roof (as seen in historical aerial photographs) the original house <i>may</i> have been influenced to some degree by the Californian Bungalow style. Compared to other contemporary houses that were still being influenced by the Queen Anne style, these generally included much more prominent and deeper front verandahs and often included paired gables that occupied the full width of the main façade.</p> <p><u>Plan form at the street frontage</u></p> <ul style="list-style-type: none"> <li>Asymmetrical stepped façade.</li> </ul> <p>Prior to major alterations in c.2008 (and from at least 1954) the verandah</p>

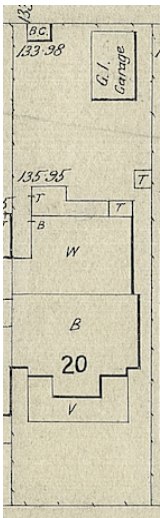
	<p>projected forward from the front of the house, under a gabled extension of the main gabled roofline. This has been reconstructed to reflect the detailing of the many early twentieth century houses that were influenced by the Queen Anne style.</p> <p><u>Roof form and materials</u></p> <ul style="list-style-type: none"> <li>Hipped-gabled roof clad with corrugated metal sheeting.</li> </ul> <p>Prior to major alterations in c.2008 the house had a tiled gabled roof, featuring large twin gables to the main façade.</p> <ul style="list-style-type: none"> <li>Single chimney along the western side of the house, finished with roughcast render and a flat top.</li> </ul> <p><u>Wall materials and finishes to the main façade</u></p> <ul style="list-style-type: none"> <li>Lightly textured render with a roughcast rendered eaves panel.</li> </ul> <p>The roughcast panel appears to be an original detail. Based on the period of the house the walls below the eaves panel were probably originally face brick or tuck-pointed brick.</p> <p><u>Other detailing to main façade</u></p> <ul style="list-style-type: none"> <li>Modern lattice detail to gable.</li> <li>Main entrance with sidelights, located near the centre of the verandah.</li> <li>Pair of double-hung windows to the projecting wing.</li> <li>Raked window hood with ‘shingled’ cladding and decorative timber brackets (dating from c.2008).</li> <li>Bull-nosed verandah (dating from c.2008).</li> <li>Turned timber verandah posts, carved timber brackets and timber verandah frieze (dating from c.2008).</li> </ul> <p><u>Streetscape setting</u></p> <ul style="list-style-type: none"> <li>Main façade set back approximately 6m from the Hamersley Road boundary.</li> <li>Front yard enclosed by a low masonry wall, tall masonry piers, and timber infill panels.</li> </ul> <p><u>General condition</u></p> <ul style="list-style-type: none"> <li>Based on a streetscape inspection the building appears to be in good condition.</li> </ul>
<i>References</i>	<ul style="list-style-type: none"> <li>Local Heritage Survey of the Triangle Precinct, City of Subiaco, 2020-2021 – Heritage Place Record, Group, 18-28 Hamersley Road (Hocking Heritage and Architecture).</li> <li>Certificate of Title Volume 47, Folio 86 (provided by the City of Subiaco for the Kings Street Heritage Assessment, September 2016)</li> <li>Metropolitan Sewerage Plans, Sheet 186, State Records Office of Western Australia (<a href="https://mapping.sro.wa.gov.au/maps/SROWA_series634_cons4156_item0186.jpg">https://mapping.sro.wa.gov.au/maps/SROWA_series634_cons4156_item0186.jpg</a>)</li> <li>Historical aerial photographs at Landgate Map Viewer Plus (<a href="https://map-viewer-plus.app.landgate.wa.gov.au">https://map-viewer-plus.app.landgate.wa.gov.au</a>).</li> <li>City of Subiaco Historical Rate Books (information provided from selected years by the City of Subiaco, October 2021).</li> <li>Wise’s Western Australian Post Office Directories (<a href="http://www.slwa.wa.gov.au">www.slwa.wa.gov.au</a>), including information provided by the City of Subiaco, October 2021.</li> <li><i>Who Built Subiaco? The builders who lived and/or worked in Subiaco in the period c.1895-1940</i>, an unpublished research paper prepared by Annette Green,</li> </ul>

	<p>Greenward Consulting</p> <ul style="list-style-type: none"><li>• Various newspaper notices relating to 18 Hamersley Road and some of the primary occupants (<a href="http://trove.nla.gov.au">trove.nla.gov.au</a>).</li><li>• Electoral Rolls (<a href="http://Ancestry.com.au">Ancestry.com.au</a>).</li></ul> <p>Note: At the time of the preparation of this report, the Electoral Rolls readily available online included 1903 &amp; selected later years through to 1980.</p> <ul style="list-style-type: none"><li>• Ancestry family history resources (<a href="http://ancestry.com.au">ancestry.com.au</a>).</li></ul> <p>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, relationships and occupations of the primary residents and has not been verified by detailed research.</p>
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<i>Address</i>	<b>20 Hamersley Road, Subiaco</b> Lot 62, DP 352
<i>House name</i>	Creig Dene (name given for the house in family notices dated 1911) Belgian (name given for the house in a family notice dated 1917) Eveleigh (current nameplate adjacent to the front door)
<i>Photograph</i> (Greenward Consulting, October 2021)	
<i>Contributory Significance</i>	<b>Considerable contribution to the assessed values of the Heritage Area</b> High to medium authenticity Some alterations to the detailing of the roof and verandah.
<i>Construction date</i>	c.1905
<i>Historical Notes and Associations</i>	<p>Perth Suburban Lots 243 to 246, bounded by Townshend Road, Bagot Road, Thomas Street and Hamersley Road, were subdivided as Deposited Plan 352 in mid 1891, creating 141 residential lots, plus Francis Street, Park Street (now Kings Road) and Market Street (now part Bedford Avenue). This area was purchased by James Fleming of North Carlton, Melbourne, in September 1891, after which the sale of residential lots proceeded rapidly. However, they were typically purchased for investment purposes (with a significant proportion of the purchasers being Victorian based) and development did not proceed to any significant extent prior to 1900.</p> <p>Entries in the Subiaco Rates Books show that a house had been built on Lot 62 by 1905. In the period c.1905-1911, the owner of the property was almost certainly Francis James Robbins, a builder who was living in Olive Street, Subiaco at that time. 'Frank' Robbins had settled in Subiaco by the mid 1890s and worked as a bricklayer and then builder, playing a prominent part in the residential development of the suburb during the first quarter of the century. He is also known to have built his own family homes in the immediate area, as well as building houses for at least some of his children.</p> <p>20 Hamersley Road appears to have been occupied by tenants until around 1909.</p>

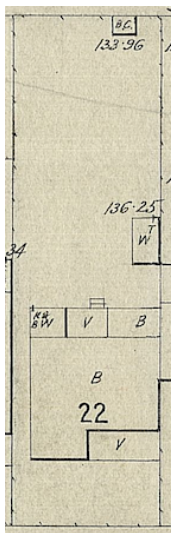
	<p>Frank Robbin's eldest daughter, Elizabeth May Annie ('Pansy') Robbins, married Percival Anderson ('Percy') Burton in c.1907. This couple moved into 20 Hamersley Road in around 1909, but sadly Elizabeth died as a result of complications during childbirth on 24 April 1911, followed by her infant son 10 days later.</p> <p>In the period around Elizabeth's death Percival purchased the house, and he continued to live here until c.1920, sharing it with his second wife, Catherine, from 1914.</p> <p>The house was then occupied for a few years by Harold and Christina Phillips, before becoming the long-term home of the Covington family.</p> <p>Harry Francis Covington (c. 1891-1976) and Eva Florence Nicholas (c.1902-1982) were married in Subiaco in August 1926 and the readily available evidence suggests that they had 4 children – two sons and two daughters. Harry and Eva both remained at 20 Hamersley Road until (or near) the end of their lives.</p> <p>An analysis of the 1954 Metropolitan Sewerage Plan and historical aerial photographs was undertaken as part of the Local Heritage Survey of the Triangle Precinct, 2020-2021 (LHS). This concluded that the timber portion of the house at the rear (as seen on the 1927 Metropolitan Sewerage Plan) was replaced by a new rear addition in the 1980s. However, the form and extent of the original residence is still readily apparent. The LHS assessed 20 Hamersley Road as being of Some Significance (contributes to the heritage of the City of Subiaco).</p>
	<p>An analysis of the readily available information suggests that the primary occupants of the property from its time of construction until c.1980 included:</p> <p>c.1905-1909 Various occupants, including Frederick William Corney (estate agent) and a Mrs Trevena</p> <p>c.1909-1911 Percival Anderson Burton (driver) and Elizabeth May Annie Robbins (home duties)</p> <p>c.1911-1914 Percival Anderson Burton (collector)</p> <p>c.1914-1920 Percival Anderson Burton (collector) and Catherine Grace Burton (home duties)</p> <p>c.1921-1926 Harold Edgar Phillips (salesman) and Christina May Phillips (home duties)</p> <p>c.1927-1976 Harry Francis Covington (clerk) and Eva Florence Covington (home duties)</p> <p>c.1976-1982 Eva Florence Covington (widow)</p>

	 <p>Metropolitan Sewerage Plan, Part Sheet 186, State Records Office of Western Australia (revised March 1927 and March 1954)</p>
<p><i>Physical Description</i> (Based on a streetscape inspection in October 2021)</p>	<p><u>Architectural style</u></p> <ul style="list-style-type: none"> <li>The design of this house was influenced by the materials and detailing of the Federation Queen Anne style.</li> </ul> <p>It was designed to a scale and form suitable for middle class residents such as office workers, small business owners, skilled tradesmen and people of modest independent means.</p> <p><u>Plan form at the street frontage</u></p> <ul style="list-style-type: none"> <li>Symmetrical façade.</li> </ul> <p>This has a projecting entrance bay at the centre, stepping back twice on either side.</p> <p><u>Roof form and materials</u></p> <ul style="list-style-type: none"> <li>Hipped-gabled roof clad with corrugated metal sheeting.</li> </ul> <p>This has a short east-west ridgeline at the apex, flanked by small louvered gablets; and a prominent gable over the entrance bay.</p> <ul style="list-style-type: none"> <li>Dropped, shallow-pitched, raked verandah roof.</li> </ul> <p>Note: there are some marks on the wall that suggest that this <i>may</i> have originally been a shallow bull-nosed roof.</p> <ul style="list-style-type: none"> <li>Two chimneys largely hidden behind the ridgeline.</li> </ul> <p>These have face brick sides and a rendered cap (featuring a mixture of smooth and roughcast render).</p> <p><u>Wall materials and finishes to the main façade</u></p> <ul style="list-style-type: none"> <li>Tuck-pointed brickwork.</li> <li>Two contrasting smooth rendered string-courses, one at window sill level and the other at door head height.</li> </ul> <p><u>Other detailing to main façade</u></p> <ul style="list-style-type: none"> <li>Roughcast rendered face and timber battens to the central panel of the gable. Corner panels carved with a delicate leaf motif.</li> <li>Moulded brackets along the base of the gable.</li> <li>Central door with a stained glass panel.</li> <li>Textured leadlight glazing to the sidelights and highlight.</li> <li>Full-height double hung window to the first step-back on either side of the entry.</li> </ul>

	<ul style="list-style-type: none"> <li>• Turned timber verandah posts, and a simple timber battened frieze timber verandah frieze.</li> </ul> <p><u>Streetscape setting</u></p> <ul style="list-style-type: none"> <li>• Verandah set back approximately 6m from the Hamersley Road boundary.</li> <li>• Front yard enclosed by a scalloped timber picket fence.</li> </ul> <p><u>General condition</u></p> <ul style="list-style-type: none"> <li>• Based on a streetscape inspection the building appears to be in good condition.</li> </ul>
<i>References</i>	<ul style="list-style-type: none"> <li>• Local Heritage Survey of the Triangle Precinct, City of Subiaco, 2020-2021 – Heritage Place Record, Group, 20 Hamersley Road (Hocking Heritage and Architecture).</li> <li>• Certificate of Title Volume 47, Folio 86 (provided by the City of Subiaco for the Kings Street Heritage Assessment, September 2016)</li> <li>• Metropolitan Sewerage Plans, Sheet 186, State Records Office of Western Australia (<a href="https://mapping.sro.wa.gov.au/maps/SROWA_series634_cons4156_item0186.jpg">https://mapping.sro.wa.gov.au/maps/SROWA_series634_cons4156_item0186.jpg</a>)</li> <li>• City of Subiaco Historical Rate Books (information provided from selected years by the City of Subiaco, October 2021).</li> <li>• Wise's Western Australian Post Office Directories (<a href="http://www.slwa.wa.gov.au">www.slwa.wa.gov.au</a>), including information provided by the City of Subiaco, October 2021.</li> <li>• Various newspaper notices relating to 20 Hamersley Road and some of the primary occupants (<a href="http://trove.nla.gov.au">trove.nla.gov.au</a>).</li> <li>• Electoral Rolls (<a href="http://Ancestry.com.au">Ancestry.com.au</a>).</li> </ul> <p>Note: At the time of the preparation of this report, the Electoral Rolls readily available online included 1903 &amp; selected later years through to 1980.</p> <ul style="list-style-type: none"> <li>• Ancestry family history resources (<a href="http://ancestry.com.au">ancestry.com.au</a>).</li> <li>• Historical information about the date of construction provided to the City of Subiaco by the current owner, September 2021</li> </ul> <p>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, relationships and occupations of the primary residents and has not been verified by detailed research.</p>

Address	<b>22 Hamersley Road, Subiaco</b> Lot 61, DP 352
House name	
Photograph (Greenward Consulting, October 2021)	
Contributory Significance	<b>Some contribution to the assessed heritage values of the street</b> Medium authenticity The authenticity of the main facade has been diminished by the painting of the original face brickwork
Construction date	c.1905
Historical Notes and Associations	<p>Perth Suburban Lots 243 to 246, bounded by Townshend Road, Bagot Road, Thomas Street and Hamersley Road, were subdivided as Deposited Plan 352 in mid 1891, creating 141 residential lots, plus Francis Street, Park Street (now Kings Road) and Market Street (now part Bedford Avenue). This area was purchased by James Fleming of North Carlton, Melbourne, in September 1891, after which the sale of residential lots proceeded rapidly. However, they were typically purchased for investment purposes (with a significant proportion of the purchasers being Victorian based) and development did not proceed to any significant extent prior to 1900.</p> <p>Entries in the Subiaco Rates Books show that the Lot 61 was a vacant site owned by W Ainsley in 1904 and that a house had been built by 1905, when it was owned by Claude Rich.</p> <p>The readily available information suggests that Claude Lawrence Rich (c.1867-1944) and Maria (known as Marie) Jenkinson (c.1865-1945) were married in Perth in 1905. Claude was first listed as a primary resident of Hamersley Road in 1906, which suggests that they settled here at the time of, or shortly after, their marriage. The couple then remained at this address for the rest of their lives.</p> <p>An analysis of the 1954 Metropolitan Sewerage Plan and historical aerial photographs suggests that the house at 22 Hamersley Road had major additions constructed towards the rear in the late 1990s. However, the general footprint of the original</p>




	<p>house can still be understood.</p> <p>The Local Heritage Survey of the Triangle Precinct, 2020-2021 assessed the group of houses at 18-28 Hamersley Road as being of Some Significance (contributes to the heritage of the City of Subiaco).</p>
	<p>An analysis of the readily available information suggests that the primary occupants of the property from its time of construction until c.1950 included:</p> <p>c.1905-1944 Claude Lawrence Rich (salesman) and Marie Rich (home duties)</p> <p>c.1945-1946 Listed as vacant in the Post Office Directories</p> <p>c.1947-1949 Laurence Harold Jamieson (soldier) and Dulcie May Jamieson (home duties)</p>
	 <p>Metropolitan Sewerage Plan, Part Sheet 186, State Records Office of Western Australia (revised March 1927 and March 1954)</p>
<p><i>Physical Description</i> (Based on a streetscape inspection in October 2021)</p>	<p>Note: visual access to this property from the public realm is restricted by mature garden planting.</p> <p><u>Architectural style</u></p> <ul style="list-style-type: none"> <li>The design of this house was influenced by the materials and detailing of the Federation Queen Anne style.</li> </ul> <p>It was designed to a scale and form suitable for middle class residents such as office workers, small business owners, skilled tradesmen and people of modest independent means.</p> <p><u>Plan form at the street frontage</u></p> <ul style="list-style-type: none"> <li>Asymmetrical stepped façade.</li> </ul> <p>This has a projecting wing on the western side, with an abutting verandah extending across the remainder of the frontage.</p> <ul style="list-style-type: none"> <li>Built up to the eastern boundary with a parapet wall.</li> </ul> <p><u>Roof form and materials</u></p> <ul style="list-style-type: none"> <li>Hipped-gabled roof clad with corrugated metal sheeting.</li> </ul> <p>This has a short east-west ridgeline flanked by gablets at the apex, and a prominent gable over the projecting wing.</p> <p>The verandah has a dropped bullnose roof.</p> <ul style="list-style-type: none"> <li>One surviving chimney, with painted brick faces (originally unpainted), framed by a smooth rendered base, cornice moulding and cap.</li> </ul>

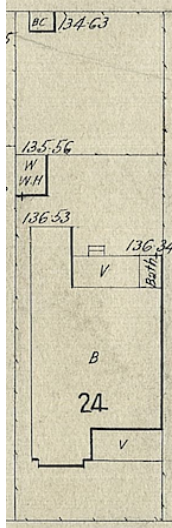
	<p><u>Wall materials and finishes to the main façade</u></p> <ul style="list-style-type: none"> <li>Painted (originally tuck-pointed) brickwork.</li> </ul> <p><u>Other detailing to main façade</u></p> <ul style="list-style-type: none"> <li>Roughcast rendered face to the gable, finished with a pattern of vertical and diagonal timber battens.</li> <li>Tall turned timber finial supported at the base by a cross member near the apex of the gable.</li> <li>Main entrance set under the verandah and abutting the projecting wing.</li> <li>Triple casement window to the projecting wing, with highlights and a plain raked sill.</li> <li>Timber verandah posts and turned timber balustrades to the verandah frieze.</li> </ul> <p><u>Streetscape setting</u></p> <ul style="list-style-type: none"> <li>Main façade set back approximately 4.7m from the Hamersley Road boundary.</li> <li>Front yard enclosed by a scalloped timber picket fence.</li> <li>Roofline of the two-storey rear additions visible behind the original portion of the house.</li> </ul> <p><u>General condition</u></p> <ul style="list-style-type: none"> <li>Based on limited streetscape views the building appears to be in good condition.</li> </ul>
<i>References</i>	<ul style="list-style-type: none"> <li>Local Heritage Survey of the Triangle Precinct, City of Subiaco, 2020-2021 – Heritage Place Record, Group, 18-28 Hamersley Road (Hocking Heritage and Architecture).</li> <li>Certificate of Title Volume 47, Folio 86 (provided by the City of Subiaco for the Kings Street Heritage Assessment, September 2016)</li> <li>Metropolitan Sewerage Plans, Sheet 186, State Records Office of Western Australia (<a href="https://mapping.sro.wa.gov.au/maps/SROWA_series634_cons4156_item0186.jpg">https://mapping.sro.wa.gov.au/maps/SROWA_series634_cons4156_item0186.jpg</a>)</li> <li>Historical aerial photographs at Landgate Map Viewer Plus (<a href="https://map-viewer-plus.app.landgate.wa.gov.au">https://map-viewer-plus.app.landgate.wa.gov.au</a>).</li> <li>City of Subiaco Historical Rate Books (information provided from selected years by the City of Subiaco, October 2021).</li> <li>Wise's Western Australian Post Office Directories (<a href="http://www.slwa.wa.gov.au">www.slwa.wa.gov.au</a>), including information provided by the City of Subiaco, October 2021.</li> <li>Various newspaper notices relating to 22 Hamersley Road and some of the primary occupants (<a href="http://trove.nla.gov.au">trove.nla.gov.au</a>).</li> <li>Electoral Rolls (<a href="http://Ancestry.com.au">Ancestry.com.au</a>).</li> </ul> <p>Note: At the time of the preparation of this report, the Electoral Rolls readily available online included 1903 &amp; selected later years through to 1980.</p> <ul style="list-style-type: none"> <li>Ancestry family history resources (<a href="http://ancestry.com.au">ancestry.com.au</a>).</li> </ul> <p>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, relationships and occupations of the primary residents and has not been verified by detailed research.</p>



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Address	<b>24 Hamersley Road, Subiaco</b>  Lot 60, DP 352
House name	
Photograph (Greenward Consulting, October 2021)	
Contributory Significance	<b>Some contribution to the assessed heritage values of the street</b>  Medium authenticity  The authenticity of the main facade has been diminished by the painting of the original tuck-pointed face brickwork.
Construction date	c.1905
Historical Notes and Associations	<p>Perth Suburban Lots 243 to 246, bounded by Townshend Road, Bagot Road, Thomas Street and Hamersley Road, were subdivided as Deposited Plan 352 in mid 1891, creating 141 residential lots, plus Francis Street, Park Street (now Kings Road) and Market Street (now part Bedford Avenue). This area was purchased by James Fleming of North Carlton, Melbourne, in September 1891, after which the sale of residential lots proceeded rapidly. However, they were typically purchased for investment purposes (with a significant proportion of the purchasers being Victorian based) and development did not proceed to any significant extent prior to 1900.</p> <p>Entries in the Subiaco Rates Books show that Lot 60 was a vacant site owned by Mrs Evers in 1904 and that a house had been built by 1905, when it was owned by I Farrell (Isabella Farrell). At that time the primary occupant was listed as Isabella's husband Hugh Farrell, who was described as a contractor (changing to farmer in the following year).</p> <p>In December 1910 a newspaper report noted that H.K.M. Farrell had been allocated farming land at Dumberning, (near Narrogin). By 1913, Hugh and Isabella had settled on their Dumberning farm and they rented their Subiaco property out until at least 1919.</p> <p>The first longer term resident was Ethel (known as Olive) Prisk, who settled here in c.1922, following the death of her husband, Percy, in May 1921. Olive remained here</p>

	<p>until the early 1940s, sharing 24 Hamersley Road at various times with her daughters, Joan (a nurse) and Barbara, Margaret, and Joyce (all of whom listed as teachers during their time in this house).</p> <p>While Olive's occupation was listed as 'home duties' in the Electoral Rolls, a list of WA state school teachers confirms that she worked as an assistant teacher for Correspondence Classes in c.1922-1937.</p> <p>An analysis of the 1954 Metropolitan Sewerage Plan and historical aerial photographs suggests that the house at 24 Hamersley Road may have had a tiled roof prior to the mid-late 1970s, and that additions were constructed at the rear in the period around 2001. However, the footprint of the main part of the original house can still be readily understood.</p> <p>The Local Heritage Survey of the Triangle Precinct, 2020-2021 assessed the group of houses at 18-28 Hamersley Road as being of Some Significance (contributes to the heritage of the City of Subiaco).</p>
	<p>An analysis of the readily available information suggests that the primary occupants of the property from its time of construction until c.1950 included:</p> <p>c.1905-1912 Hugh Kernohan McNiese Farrell (farmer) and Isabella Farrell (home duties)</p> <p>c.1913-1914 Thomas Power</p> <p>c.1915-1916 William David Lessells (bank official) and Mary Lucy Josephine Lessells (home duties)</p> <p>c.1917 William Paramor (traveller for the Emu Brewery)</p> <p>c.1918 William David Lessells (bank official) and Mary Lucy Josephine Lessells (home duties)</p> <p>c.1918-1919 William Thomas Coombs (plasterer) and Ellen Coombs</p> <p>c.1920 Thomas Moore</p> <p>c.1922-1928 Ethel Olive Prisk (assistant teacher)</p> <p>c.1929 Hugh Fowler</p> <p>c.1930-1941 Ethel Olive Prisk (assistant teacher)</p> <p>c.1941-1944 Harry Marquand Jackman (storekeeper and business manager) and Emma Louisa Jackman (home duties)</p> <p>c.1944 until the mid-late 1940s Emma Louisa Jackman (widow)</p>

	 <p>Metropolitan Sewerage Plan, Part Sheet 186, State Records Office of Western Australia (revised March 1927 and March 1954)</p>
<p><i>Physical Description</i> (Based on a streetscape inspection in October 2021)</p>	<p>Note: visual access to this property from the public realm is restricted by a high boundary fence.</p> <p><u>Architectural style</u></p> <ul style="list-style-type: none"> <li>The design of this house was influenced by the materials and detailing of the Federation Queen Anne style.</li> </ul> <p>It was designed to a scale and form suitable for middle class residents such as office workers, small business owners, skilled tradesmen and people of modest independent means.</p> <p><u>Plan form at the street frontage</u></p> <ul style="list-style-type: none"> <li>Asymmetrical stepped façade.</li> </ul> <p>This has a projecting wing on the western side, with an abutting verandah extending across the remainder of the frontage. Further articulation is provided by a shallow rectangular window bay to the projecting wing.</p> <ul style="list-style-type: none"> <li>Built up to the eastern boundary with a parapet wall.</li> </ul> <p><u>Roof form and materials</u></p> <ul style="list-style-type: none"> <li>Hipped-gabled roof clad with corrugated metal sheeting.</li> </ul> <p>This has a short north-south ridgeline at the apex, flanked by small louvered gablets; and a prominent gable over the projecting wing.</p> <p>The verandah has a dropped bullnose roof.</p> <ul style="list-style-type: none"> <li>Two chimneys along the western side, with painted brick faces (originally tuck-pointed) and contrasting smooth rendered detailing.</li> <li>One truncated chimney on the eastern side, with no surviving decorative detailing.</li> </ul> <p><u>Wall materials and finishes to the main façade</u></p> <ul style="list-style-type: none"> <li>Painted (originally tuck-pointed) brickwork.</li> </ul> <p><u>Other detailing to main façade</u></p> <ul style="list-style-type: none"> <li>Roughcast rendered face to the main gable, finished with a pattern of vertical and curved timber battens. Decorative carved apex panel and turned timber finial.</li> <li>Rectangular window bay to the front of the projecting wing.</li> <li>Curved, corrugated metal window hood with carved timber brackets and plain timber battens to the end panels.</li> </ul>

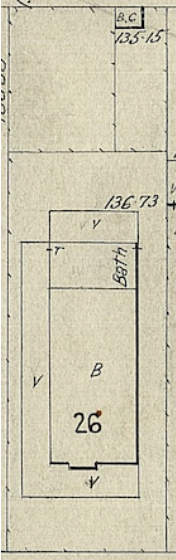
	<ul style="list-style-type: none"> <li>Two double hung windows to the face of the window bay, each with a moulded rendered sill.</li> <li>Main entrance set under the verandah and abutting the projecting wing. This has a traditional 5-panel timber door, moulded architraves, a highlight and single wide sidelight.</li> <li>Wide opening to the east of the main entrance, fitted with French doors and side lights.</li> <li>Turned timber verandah posts.</li> </ul> <p><u>Streetscape setting</u></p> <ul style="list-style-type: none"> <li>Main façade set back approximately 4.7 from the Hamersley Road boundary.</li> <li>Front yard enclosed by a rendered masonry wall.</li> </ul> <p><u>General condition</u></p> <ul style="list-style-type: none"> <li>Based on a streetscape inspection the building appears to be in good condition.</li> </ul>
<i>References</i>	<ul style="list-style-type: none"> <li>Local Heritage Survey of the Triangle Precinct, City of Subiaco, 2020-2021 – Heritage Place Record, Group, 18-28 Hamersley Road (Hocking Heritage and Architecture).</li> <li>Certificate of Title Volume 47, Folio 86 (provided by the City of Subiaco for the Kings Street Heritage Assessment, September 2016)</li> <li>Metropolitan Sewerage Plans, Sheet 186, State Records Office of Western Australia (<a href="https://mapping.sro.wa.gov.au/maps/SROWA_series634_cons4156_item0186.jpg">https://mapping.sro.wa.gov.au/maps/SROWA_series634_cons4156_item0186.jpg</a>)</li> <li>Historical aerial photographs at Landgate Map Viewer Plus (<a href="https://map-viewer-plus.app.landgate.wa.gov.au">https://map-viewer-plus.app.landgate.wa.gov.au</a>).</li> <li>City of Subiaco Historical Rate Books (information provided from selected years by the City of Subiaco, October 2021).</li> <li>Wise's Western Australian Post Office Directories (<a href="http://www.slwa.wa.gov.au">www.slwa.wa.gov.au</a>), including information provided by the City of Subiaco, October 2021.</li> <li>Various newspaper notices relating to 24 Hamersley Road and some of the primary occupants (<a href="http://trove.nla.gov.au">trove.nla.gov.au</a>).</li> <li>Electoral Rolls (<a href="http://Ancestry.com.au">Ancestry.com.au</a>).</li> </ul> <p>Note: At the time of the preparation of this report, the Electoral Rolls readily available online included 1903 &amp; selected later years through to 1980.</p> <ul style="list-style-type: none"> <li>The Education Circular, WA State School Teachers 1900-1980 (<a href="https://www.carnamah.com.au/teachers?search=prisk">https://www.carnamah.com.au/teachers?search=prisk</a>)</li> <li>Ancestry family history resources (<a href="http://ancestry.com.au">ancestry.com.au</a>).</li> </ul> <p>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, relationships and occupations of the primary residents and has not been verified by detailed research.</p>




<i>Address</i>	<b>26 Hamersley Road, Subiaco</b> Lot 59, DP 352
<i>House name</i>	-
<i>Photograph</i> (Greenward Consulting, October 2021)	
<i>Contributory Significance</i>	<p><b>Some contribution to the assessed heritage values of the street</b></p> <p>Medium authenticity</p> <p>The authenticity of the main facade has been diminished by the painting of the original face brickwork and the enclosure of the return verandah along the western side of the house.</p>
<i>Construction date</i>	c.1905
<i>Historical Notes and Associations</i>	<p>Perth Suburban Lots 243 to 246, bounded by Townshend Road, Bagot Road, Thomas Street and Hamersley Road, were subdivided as Deposited Plan 352 in mid 1891, creating 141 residential lots, plus Francis Street, Park Street (now Kings Road) and Market Street (now part Bedford Avenue). This area was purchased by James Fleming of North Carlton, Melbourne, in September 1891, after which the sale of residential lots proceeded rapidly. However, they were typically purchased for investment purposes (with a significant proportion of the purchasers being Victorian based) and development did not proceed to any significant extent prior to 1900.</p> <p>Entries in the Subiaco Rates Books show that Lot 59 was a vacant site owned by G Cummings in 1904 and that a house had been built by 1905, when it was owned by Mrs R Donnell.</p> <p>The readily available information suggests that Alice Maud Whitfield (c.1884-?) and Redmond Joseph O'Donnell (c.1880-1945) were married in Perth in 1905. They appear to have lived at 26 Hamersley Road until c.1910, after which they had moved to Southern Cross (where Redmond had taken up a position with the Southern Cross Times).</p> <p>The occupants then continued to change regularly until at least the mid twentieth century – with a mixture of owner/occupiers and tenants.</p>

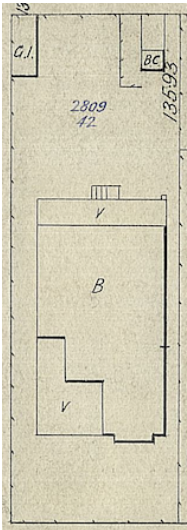
	<p>An analysis of the 1954 Metropolitan Sewerage Plan and historical aerial photographs suggests that the house at 26 Hamersley Road had progressive alterations and additions at the rear, including a major extension which had been completed by the 1980s (which is around the same time that the tiled roof over the front portion of the house was replaced with corrugated metal sheeting). The footprint of the main part of the original house can still be readily understood.</p> <p>The Local Heritage Survey of the Triangle Precinct, 2020-2021 assessed the group of houses at 18-28 Hamersley Road as being of Some Significance (contributes to the heritage of the City of Subiaco).</p>
	<p>An analysis of the readily available information suggests that the primary occupants of the property from its time of construction until c.1950 included:</p> <p>c.1905            H Evers (traveller)</p> <p>c.1905-1910    Redmond O'Donnell (linotype operator) and Alice Maud O'Donnell (home duties)</p> <p>c.1912            Harry Tune (telegraphic operator) and Mary Jane Tune (home duties)</p> <p>c.1913            Frank Jackman</p> <p>c.1914            John Cruikshank</p> <p>c.1915            Edward Rigby (blacksmith) and Margaret Isabel Rigby (home duties)</p> <p>c.1916            Robert James Milligan (motor engineer)</p> <p>c.1917-1921    Edwin Walter Daw (tramway inspector) and Mary Ellen Daw (home duties)</p> <p>c.1921-1924    Edwin Walter Daw (tramway inspector)</p> <p>c.1925            Robert Miller</p> <p>c.1926-1927    Margret Hogg (widow) (died here in January 1927)</p> <p>c.1928-1929    Harry Hanney</p> <p>c.1930            John Maddocks (tea room proprietor) and Mary Alice Maddocks (home duties)</p> <p>c.1931-1936    Walter William Emery Henrys (carpenter) and Florence Alvina Henrys (home duties)</p> <p>c.1936-1938    Florence Alvina Henrys (widow)</p> <p>c.1939            John Maddocks (-)</p> <p>c.1940-1946    Miss Lena Walden (cousin of Mary Alice Maddocks)</p> <p>c.1947-1949    Andrew Barclay Stephen (captain A.R.A) and Mary Stephen (home duties)</p>



	 <p>Metropolitan Sewerage Plan, Part Sheet 186, State Records Office of Western Australia (revised March 1927 and March 1954)</p>
<p><i>Physical Description</i> (Based on a streetscape inspection in October 2021)</p>	<p>Note: visual access to this property from the public realm is restricted by a high boundary fence/hedge.</p> <p><u>Architectural style</u></p> <ul style="list-style-type: none"> <li>The design of this house was influenced by the materials and detailing of the Federation Queen Anne style.</li> </ul> <p>It was designed to a scale and form suitable for middle class residents such as office workers, small business owners, skilled tradesmen and people of modest independent means.</p> <p><u>Plan form at the street frontage</u></p> <ul style="list-style-type: none"> <li>Asymmetrical stepped façade.</li> </ul> <p>This has a projecting window bay off-set from the centre of the front verandah, with the entrance located at the eastern end of the verandah.</p> <p>The original design had an open return verandah along the western side of the house, but this was enclosed at some stage after 1954.</p> <p><u>Roof form and materials</u></p> <ul style="list-style-type: none"> <li>Hipped roof with a small gable at the centreline of the front verandah.</li> </ul> <p>This is clad with corrugated metal sheeting (which replaced a tiled roof in the early 1980s).</p> <p>The verandah has a dropped bullnose roof.</p> <ul style="list-style-type: none"> <li>Tuck pointed brick chimney with plain rendered cornice moulding and stepped cap.</li> </ul> <p><u>Wall materials and finishes to the main façade</u></p> <ul style="list-style-type: none"> <li>Rendered brickwork.</li> </ul> <p>Based on the period and style of the house (and the detailing of the chimney), this was probably originally tuck-pointed.</p> <p><u>Other detailing to main façade</u></p> <ul style="list-style-type: none"> <li>Roughcast rendered face to the small gable panels.</li> <li>Large curved ends at the base of the gable boards, featuring a small trefoil detail.</li> <li>Turned timber finial.</li> <li>Main entrance located on the eastern side of the main façade,</li> </ul>

	<p>This has traditional moulded timber architraves; narrow sidelights and a highlight, with stained glass panels to the door and highlight.</p> <ul style="list-style-type: none"> <li>• Traditional, full-height double hung window to the window bay.</li> <li>• Turned timber verandah posts.</li> </ul> <p><u>Streetscape setting</u></p> <ul style="list-style-type: none"> <li>• Front of verandah set back approximately 3.6 m from the Hamersley Road boundary.</li> <li>• Front yard enclosed by a scalloped timber picket fence, set behind a low hedge.</li> </ul> <p><u>General condition</u></p> <ul style="list-style-type: none"> <li>• Based on a streetscape inspection the building appears to be in good condition.</li> </ul>
<i>References</i>	<ul style="list-style-type: none"> <li>• Local Heritage Survey of the Triangle Precinct, City of Subiaco, 2020-2021 – Heritage Place Record, Group, 18-28 Hamersley Road (Hocking Heritage and Architecture).</li> <li>• Certificate of Title Volume 47, Folio 86 (provided by the City of Subiaco for the Kings Street Heritage Assessment, September 2016)</li> <li>• Metropolitan Sewerage Plans, Sheet 186, State Records Office of Western Australia (<a href="https://mapping.sro.wa.gov.au/maps/SROWA_series634_cons4156_item0186.jpg">https://mapping.sro.wa.gov.au/maps/SROWA_series634_cons4156_item0186.jpg</a>)</li> <li>• Historical aerial photographs at Landgate Map Viewer Plus (<a href="https://map-viewer-plus.app.landgate.wa.gov.au">https://map-viewer-plus.app.landgate.wa.gov.au</a>).</li> <li>• City of Subiaco Historical Rate Books (information provided from selected years by the City of Subiaco, October 2021).</li> <li>• Wise's Western Australian Post Office Directories (<a href="http://www.slaw.wa.gov.au">www.slaw.wa.gov.au</a>), including information provided by the City of Subiaco, October 2021.</li> <li>• Various newspaper notices relating to 26 Hamersley Road and some of the primary occupants (<a href="http://trove.nla.gov.au">trove.nla.gov.au</a>).</li> <li>• Electoral Rolls (<a href="http://Ancestry.com.au">Ancestry.com.au</a>).</li> </ul> <p>Note: At the time of the preparation of this report, the Electoral Rolls readily available online included 1903 &amp; selected later years through to 1980.</p> <ul style="list-style-type: none"> <li>• Ancestry family history resources (<a href="http://ancestry.com.au">ancestry.com.au</a>).</li> </ul> <p>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, relationships and occupations of the primary residents and has not been verified by detailed research.</p>


<b>Address</b>	<b>28 Hamersley Road (cnr Francis Street), Subiaco</b>  Lot 58, DP 352
<b>House name</b>	-
<b>Photograph</b> (Greenward Consulting, October 2021)	
<b>Contributory Significance</b>	<p><b>Some contribution to the assessed heritage values of the street</b></p> <p>Medium authenticity</p> <p>The authenticity of the main facades has been diminished by the painting of the original face brickwork and the enclosure of the verandah at the south-west corner. However, the original design can still be readily understood.</p>
<b>Construction date</b>	c.1916
<b>Historical Notes and Associations</b>	<p>Perth Suburban Lots 243 to 246, bounded by Townshend Road, Bagot Road, Thomas Street and Hamersley Road, were subdivided as Deposited Plan 352 in mid 1891, creating 141 residential lots, plus Francis Street, Park Street (now Kings Road) and Market Street (now part Bedford Avenue). This area was purchased by James Fleming of North Carlton, Melbourne, in September 1891, after which the sale of residential lots proceeded rapidly. However, they were typically purchased for investment purposes (with a significant proportion of the purchasers being Victorian based) and development did not proceed to any significant extent prior to 1900.</p> <p>Entries in the Subiaco Rates Books show that Lot 59 had been developed with a house by 1903, when it was owned by 'Wilson'. The Post Office Directories suggests that James Toohill lived in this location from 1902 until 1911, and that he was the only resident between Kings Road and Francis Street in 1902-1905. However, this doesn't correspond with entries in the Rates Books, which don't identify him as the occupant until c.1909.</p> <p>The property was listed as vacant in 1912 and was omitted from the Post Office Directories in 1913-1918.</p> <p>In the Rates Books of 1916/17 Howard Estcourt was identified as the owner of the property, with no corresponding entry for a house. This suggests that the original</p>

	<p>dwelling may have been of a very modest nature and that it was demolished in the period leading up to WWI.</p> <p>The readily available information suggests that Howard Cavaliero Estcourt (c.1887-1948) and Millian Alithea Long (c. 1892-1962) were married in St Andrews Church, Subiaco, in September 1916, and that they had 4 children: Adrienne (known as Judy) (born 1917), Vernon (1921), Charlotte (1922) and Basil (1925, died in infancy).</p> <p>Millian and Howard (who worked as a clerk) appear to have settled at 28 Hamersley Road in the first year of their marriage and remained here for most (if not all) of the rest of their lives (noting that Millian was still listed at this address in the Electoral Rolls of 1958).</p> <p>Howard's father, Howard Henry Estcourt, who was widely recognised as a leading stained glass designer for the local firm, Barnett Bros. (hardware, glass and leadlight specialists), also lived here towards the time of his death in 1939.</p> <p>An analysis of the 1954 Metropolitan Sewerage Plan and historical aerial photographs suggests that the house at 28 Hamersley Road has had progressive additions/alterations towards the rear, but the original footprint of the main part of the house can still be readily understood.</p> <p>The Local Heritage Survey of the Triangle Precinct, 2020-2021 assessed the group of houses at 18-28 Hamersley Road as being of Some Significance (contributes to the heritage of the City of Subiaco).</p>
	 <p>Metropolitan Sewerage Plan, Part Sheet 186, State Records Office of Western Australia (revised March 1927 and March 1954)</p>
<p><i>Physical Description</i> (Based on a streetscape inspection in October 2021)</p>	<p>Note: visual access to this property from the public realm is partly restricted by mature garden planting.</p> <p><u>Architectural style</u></p> <ul style="list-style-type: none"> <li>The design of this house was influenced by the materials and detailing of the Federation Bungalow style (which is in contrast to the more common influence of the Federation Queen Anne style).</li> </ul> <p>It was designed to a scale and form suitable for middle class residents such as It was designed to a scale and form suitable for middle class residents such as professionals and businessmen.</p> <p><u>Plan form at the street frontage</u></p> <ul style="list-style-type: none"> <li>Asymmetrical stepped façade.</li> </ul> <p>This has a projecting wing and rectangular window bay on the eastern side of the Hamersley Road frontage, with the main facade stepping back twice at the south-</p>

	<p>west corner. The space created by the latter was occupied by a large porch, which has been mostly enclosed.</p> <p><u>Roof form and materials</u></p> <ul style="list-style-type: none"> <li>Hipped-gabled roof clad with terracotta tiles.</li> </ul> <p>The main hipped section continues in a broken back alignment to create a raked roof over the corner verandah. The roof also features terracotta cresting along the main ridgeline and terracotta rams-horn finials.</p> <ul style="list-style-type: none"> <li>Tapered chimneys with a roughcast finish and flat face-brick caps.</li> </ul> <p><u>Wall materials and finishes to the main façade</u></p> <ul style="list-style-type: none"> <li>The main façade had tuck-pointed brickwork to approximately 2.1m (now painted), with roughcast render over. To the north of the verandah (along the Francis Street frontage) the walls were plain face-brick (now painted).</li> </ul> <p><u>Other detailing to main façade</u></p> <ul style="list-style-type: none"> <li>Imitation shingled cladding.</li> </ul> <p>The gable end and the window awning to the projecting wing (facing Hamersley Road) are both clad with weatherboards with a notched edge. This was used to loosely imitate the effect of timber shingles, which were a popular element of the Federation Bungalow and Federation Arts and Craft styles.</p> <p>Similar boards are used over the entry at the northern end of the corner porch.</p> <ul style="list-style-type: none"> <li>Large masonry posts and half-height masonry balustrades to the corner verandah</li> </ul> <p>This was a key feature derived from the Federation Bungalow style and was originally enlivened with a combination of roughcast render, smooth render and tuck-pointed brick.</p> <p>At some stage the space between the top of the balustrade and the roof beam was enclosed with timber-framed casement windows, creating an additional room/sleep-out.</p> <p>A later (dilapidated) metal awning now shades the west facing windows.</p> <ul style="list-style-type: none"> <li>Robust, paired timber posts on masonry piers framing the entrance to the verandah (off Francis Street).</li> <li>Main entrance facing west at the northern end of the original porch.</li> </ul> <p>This has a traditional highlight and sidelight (with stained glass panels).</p> <ul style="list-style-type: none"> <li>Door facing south at the northern end of the original porch (fitted with a later 4-panel door).</li> </ul> <p><u>Streetscape setting</u></p> <ul style="list-style-type: none"> <li>Projecting wing set back approximately 5m from the Hamersley Road boundary.</li> <li>Western façade set back approximately 1m from the Francis Street boundary.</li> <li>Front yard enclosed mature shrubs and trees.</li> <li>Side boundary defined by a picket fence to the front yard and a high, corrugated fibrous cement fence to the site and rear yard.</li> </ul> <p><u>General condition</u></p> <ul style="list-style-type: none"> <li>Based on a streetscape inspection the building appears to be in fair condition (with some finishes in poor condition).</li> </ul>
References	<ul style="list-style-type: none"> <li>Local Heritage Survey of the Triangle Precinct, City of Subiaco, 2020-2021 – Heritage Place Record, Group, 18-28 Hamersley Road (Hocking Heritage and Architecture).</li> </ul>

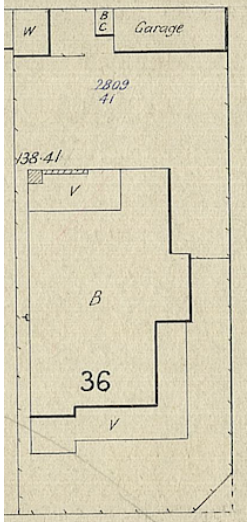
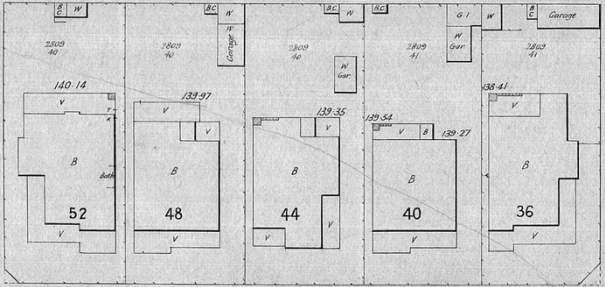
	<ul style="list-style-type: none"><li>• Certificate of Title Volume 47, Folio 86 (provided by the City of Subiaco for the Kings Street Heritage Assessment, September 2016)</li><li>• Metropolitan Sewerage Plans, Sheet 186, State Records Office of Western Australia (<a href="https://mapping.sro.wa.gov.au/maps/SROWA_series634_cons4156_item0186.jpg">https://mapping.sro.wa.gov.au/maps/SROWA_series634_cons4156_item0186.jpg</a>)</li><li>• Historical aerial photographs at Landgate Map Viewer Plus (<a href="https://map-viewer-plus.app.landgate.wa.gov.au">https://map-viewer-plus.app.landgate.wa.gov.au</a>).</li><li>• City of Subiaco Historical Rate Books (information provided from selected years by the City of Subiaco, October 2021).</li><li>• Wise's Western Australian Post Office Directories (<a href="http://www.slaw.wa.gov.au">www.slaw.wa.gov.au</a>), including information provided by the City of Subiaco, October 2021.</li><li>• Various newspaper notices relating to 28 Hamersley Road and some of the primary occupants (<a href="http://trove.nla.gov.au">trove.nla.gov.au</a>).</li><li>• Electoral Rolls (<a href="http://Ancestry.com.au">Ancestry.com.au</a>). Note: At the time of the preparation of this report, the Electoral Rolls readily available online included 1903 &amp; selected later years through to 1980.</li><li>• Ancestry family history resources (<a href="http://ancestry.com.au">ancestry.com.au</a>).</li></ul> <p>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, relationships and occupations of the primary residents and has not been verified by detailed research.</p>
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Address	<b>25 Francis Street (cnr Hamersley Road), Subiaco</b> Lot 5, DP 4659
House name	Known as 36 Hamersley Road until at least the mid-twentieth century.
Photograph (Greenward Consulting, October 2021)	
Contributory Significance	<b>Considerable contribution to the assessed values of the Heritage Area</b> Medium to high authenticity The authenticity of the place has been reduced by the replacement of the tiled roof with corrugated metal sheeting and the enclosure of the verandah under the south-facing gable. However the original form and character can still be readily understood.
Construction date	c.1917
Historical Notes and Associations	<p>Perth Suburban Lots 243 to 246, bounded by Townshend Road, Bagot Road, Thomas Street and Hamersley Road, were subdivided as Deposited Plan 352 in mid 1891, creating 141 residential lots, plus Francis Street, Park Street (now Kings Road) and Market Street (now part Bedford Avenue). This area was purchased by James Fleming of North Carlton, Melbourne, in September 1891, after which the sale of residential lots proceeded rapidly. However, they were typically purchased for investment purposes (with a significant proportion of the purchasers being Victorian based) and the lots between Francis Street and Townshend Road remained vacant until 1916. By this time Lots 20-26, DP 352 had been re-subdivided as Lots 1-5 of DP 4659 and the readily available evidence suggests that these were developed as a speculative project by a local builder/developer, Frederick Edward Sedgley in the period c.1917-1918.</p> <p>Sedgley was listed as a builder &amp; contractor of Subiaco in the Trades section of the Post Office Directories from 1909 to 1941 and undertook extensive speculative residential development in the period c.1906 to 1930, advertising at least nineteen houses for sale in Subiaco during that period – ranging from compact jarrah cottages through to a 7 room villa on the corner of Francis Street and Hamersley Road.</p> <p>It therefore seems likely that the house at the south-eastern corner of Francis Street and Hamersley Road (Lot 5, DP 4659) was the property advertised for sale by Sedgley</p>



	<p>in December 1917:</p> <p><i>SUBIACO, corner HAMERSLEY-ROAD AND FRANCIS-STREET.</i>  <i>New 7-roomed Villa, just completed, new design, every convenience, enam. bath, basin and sink, grained throughout, perfect finish, large corner block, motor garage, etc. Price £950. Inspect today. F.E. SEDGLEY, Builder and Owner, 39 Nicholson-rd.</i></p> <p>At £950, this was one of the more expensive houses in Subiaco at that time.</p> <p>Entries in the Subiaco Rates Books show that Lot 5, DP 4659 was purchased by Margaret Warner during the 1917/1918 rates year, at which time she was identified as the owner/occupant.</p> <p>The readily available information suggests that Joshua Kemmis Warner (c.1868-1942) and Margaret Mary Kinton (c.1863-1950) were married in Victoria in c.1893 and had at least 5 children who survived infancy. Newspaper notices indicate that Joshua operated the first butcher shop in Subiaco in 1896, at the corner of Rokeby Road and Hay Street. He later operated his business in the Goldfields (c.1901); Rokeby Road (c.1906-1907); Victoria Park (c.1910-1914); 77 Rokeby Road (c.1916-1920); Perth (c.1921-1923); and Fremantle (c.1924- 1940); with another Subiaco store at 308 Hay Street in the late 1930s.</p> <p>Joshua was also somewhat of an adventurer and drove a Chevrolet on a 9,500 mile (15,300km) return trip between Perth and Brisbane in 1922/1923. In 1925/1926 he exceeded this feat by completing a circuit of Australia in a Citroen, travelling via Broome, Derby, Halls Creek, across the northern Territory, to Brisbane via Winton and Longreach, down the coast to Sydney and Melbourne, and then back to Perth via Adelaide and Eucla.</p> <p>In the early 1930s the family moved to Roberts Road, Subiaco. The next long-term occupants were Edward Francis White (c.1901-1977) and Gladys Emily Maud White (nee Potts) (c.1900-1989), who were married in Perth in 1932 and lived here from c.1938 until around 1977.</p> <p>An analysis of the 1927 Metropolitan Sewerage Plan and historical aerial photographs suggests that a tiled roof was replaced with corrugated metal sheeting in c.1982, but that the general footprint of the house has remained largely unchanged.</p>
	<p>An analysis of the readily available information suggests that the primary occupants of the property from its time of construction until c.1972 included:</p> <p>c.1918-1932 Joshua Kemmis Warner (butcher) and Margaret Mary Warner (home duties)</p> <p>c.1933 James Dixon</p> <p>c.1934-1937 Mrs Hilda May Lyons (home duties)</p> <p>c.1938 until at least 1977 Edward Francis White (clerk) and Gladys Emily Maude White (home duties)</p>

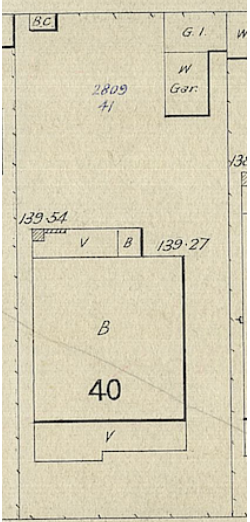
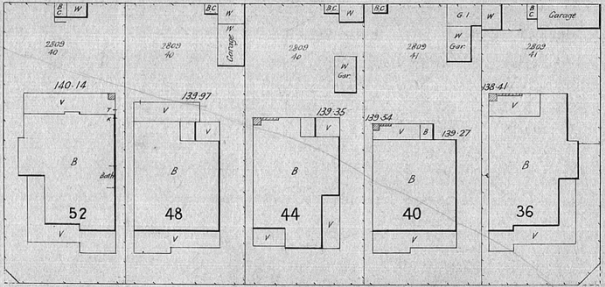
	<div style="display: flex; justify-content: space-around;">   </div> <p>Note: this plan (together with some of the current fabric) suggests that front part of this house was built to a similar design to 52 Hamersley Road, but to a mirror image and with variations to the detailing.</p> <p>Metropolitan Sewerage Plan, Part Sheet 187, State Records Office of Western Australia (revised June 1927)</p>
<p><i>Physical Description</i> (Based on a streetscape inspection in October 2021)</p>	<p>Note: visual access to this property from the public realm is partly restricted by a high boundary fence and mature garden planting.</p> <p><u>Architectural style</u></p> <ul style="list-style-type: none"> <li>The design of this house was influenced by the materials and detailing of the Federation Bungalow style.</li> </ul> <p>It was designed to a scale and form suitable for middle class residents such as professionals and businessmen.</p> <p><u>Plan form at the street frontage</u></p> <ul style="list-style-type: none"> <li>Asymmetrical stepped façade.</li> </ul> <p>This house addressed the corner, with prominent gables facing each street and a return verandah. The section of the verandah under the south-facing gable has been enclosed. Its original detailing was probably similar to the projecting gable at 40 Hamersley Road.</p> <p><u>Roof form and materials</u></p> <ul style="list-style-type: none"> <li>Hipped-gabled roof clad with corrugated metal sheeting (previously tiled).</li> </ul> <p>This features a north-south ridgeline with a prominent chimney bisecting a gablet at the southern (Hamersley Road) end. The main hipped roofline continues in a broken-back alignment to form the roof over the most of the verandah. Prominent verge gables face both streets.</p> <ul style="list-style-type: none"> <li>Two chimneys, with tuck-pointed faces and simple geometric caps finished with a combination of roughcast and smooth render.</li> </ul> <p><u>Wall materials and finishes to the main façades</u></p> <ul style="list-style-type: none"> <li>Tuck-pointed brickwork to approximately 2/3 wall height, with roughcast render over.</li> <li>Decorative use of dappled bricks to the main parts of the walls and plain red bricks to the corners. Bull-nosed bricks used to define the corners in important spaces.</li> </ul> <p><u>Other detailing to main façade</u></p> <ul style="list-style-type: none"> <li>Roughcast rendered face to the upper portion of the south-facing gable, finished with vertical timber battens. Below the rendered section, and extending down to the top of the windows, the wall is clad with timber shingles – which were a popular element of the Federation Bungalow and Federation Arts and Crafts styles.</li> </ul>

	<ul style="list-style-type: none"> <li>• Alternating fixed and double-hung windows enclosing the verandah under the projecting south-facing gable (most divided into 8 panes).</li> <li>• Plain roughcast rendered face to the east-facing gable.</li> <li>• Double hung window under the east-facing gable, shaded by a raked awning.</li> <li>• Main entrance facing Francis Street at the northern end of the return verandah.</li> <li>• Tall double hung window facing south at the northern end of the return verandah.</li> <li>• Double hung window opening onto the verandah on the Hamersley Road side (2 panes to each sash).</li> <li>• Robust, paired verandah posts, linked by square batten frieze panels and framed by simple arched brackets.</li> </ul> <p><u>Streetscape setting</u></p> <ul style="list-style-type: none"> <li>• Main façade set back approximately 4.5m from the Hamersley Road boundary and approximately 2.8m from the Francis Street boundary.</li> <li>• Front yard and side enclosed by a high, painted brick wall.</li> </ul> <p><u>General condition</u></p> <ul style="list-style-type: none"> <li>• Based on a streetscape inspection the building appears to be in good condition.</li> </ul>
<i>References</i>	<ul style="list-style-type: none"> <li>• Certificate of Title Volume 47, Folio 86 (provided by the City of Subiaco for the Kings Street Heritage Assessment, September 2016)</li> <li>• Metropolitan Sewerage Plans, Sheet 186, State Records Office of Western Australia (<a href="https://mapping.sro.wa.gov.au/maps/SROWA_series634_cons4156_item0186.jpg">https://mapping.sro.wa.gov.au/maps/SROWA_series634_cons4156_item0186.jpg</a>)</li> <li>• Historical aerial photographs at Landgate Map Viewer Plus (<a href="https://map-viewer-plus.app.landgate.wa.gov.au">https://map-viewer-plus.app.landgate.wa.gov.au</a>).</li> <li>• City of Subiaco Historical Rate Books (information provided from selected years by the City of Subiaco, October 2021).</li> <li>• <i>Who Built Subiaco? The builders who lived and/or worked in Subiaco in the period c.1895-1940</i>, an unpublished research paper prepared by Annette Green,.</li> <li>• Wise's Western Australian Post Office Directories (<a href="http://www.slwa.wa.gov.au">www.slwa.wa.gov.au</a>), including information provided by the City of Subiaco, October 2021.</li> <li>• Various newspaper notices relating to 36 Hamersley Road and some of the primary occupants (<a href="http://trove.nla.gov.au">trove.nla.gov.au</a>) including: <ul style="list-style-type: none"> <li><i>The West Australian</i> 29 December 1917 p 4</li> <li><i>Weekly Judge</i> 4 May 1923 p 6</li> <li><i>Sunday Times</i> 21 February 1926 p 6</li> </ul> </li> <li>• Electoral Rolls (<a href="http://Ancestry.com.au">Ancestry.com.au</a>).</li> </ul> <p>Note: At the time of the preparation of this report, the Electoral Rolls readily available online included 1903 &amp; selected later years through to 1980.</p> <ul style="list-style-type: none"> <li>• Ancestry family history resources (<a href="http://ancestry.com.au">ancestry.com.au</a>).</li> </ul> <p>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, relationships and occupations of the primary residents and has not been verified by detailed research.</p>

Address	<b>40 Hamersley Road, Subiaco</b> Lot 4 DP 4659
House name	-
Photograph (Greenward Consulting, October 2021)	
Contributory Significance	<b>Some contribution to the assessed heritage values of the street</b> Medium authenticity The authenticity of the main facades has been diminished by the painting of the original face brickwork. However, the original design can still be readily understood.
Construction date	c.1917
Historical Notes and Associations	<p>Perth Suburban Lots 243 to 246, bounded by Townshend Road, Bagot Road, Thomas Street and Hamersley Road, were subdivided as Deposited Plan 352 in mid 1891, creating 141 residential lots, plus Francis Street, Park Street (now Kings Road) and Market Street (now part Bedford Avenue). This area was purchased by James Fleming of North Carlton, Melbourne, in September 1891, after which the sale of residential lots proceeded rapidly. However, they were typically purchased for investment purposes (with a significant proportion of the purchasers being Victorian based) and the lots between Francis Street and Townshend Road remained vacant until 1916. By this time Lots 20-26, DP 352 had been re-subdivided as Lots 1-5 of DP 4659 and the readily available evidence suggests that these were developed as a speculative project by a local builder/developer, Frederick Edward Sedgley in the period c.1917-1918.</p> <p>Sedgley was listed as a builder &amp; contractor of Subiaco in the Trades section of the Post Office Directories from 1909 to 1941 and undertook extensive speculative residential development in the period c.1906 to 1930, advertising at least nineteen houses for sale in Subiaco during that period – ranging from compact jarrah cottages through to a 7 room villa on the corner of Francis Street and Hamersley Road.</p> <p>Entries in the Subiaco Rates Books suggest that Lot 4, DP 4659, was purchased by William McClure during the 1917/1918 rates year, at which time he was identified as the owner/occupant. The first longer-term owner/occupants were Charles Kiesey (aka</p>


	<p>Carl Georg Kieseewetter) and Ethel May Kieseey who lived here from 1925 until c.1933. During that period, Charles appears to have been living separately from his wife, Otilie Rosina Kieseewetter. At the time of his death in 1934 (aged 55 years), Charles was described as a farmer and lime merchant of Naretha and Pithara, but the house in Hamersley Road remained in the ownership of his estate until 1938, when it was advertised as follows:</p> <p><i>DESIRABLE, ATTRACTIVE and WELL SITUATED BRICK RESIDENCE. No. 40 Hamersley-rd., Subiaco (near Thomas-street) ..... McLEAN, CARMICHAEL LIMITED, have been instructed by THE PERPETUAL EXECUTORS, TRUSTEES &amp; AGENCY CO. (W.A.), LTD. to SELL by PUBLIC AUCTION as above-</i></p> <p><i>(a) As Executor of the Will of the late Charles G. Kieseey. No. 40 Hamersley-rd., Subiaco. Being Lot 4 on diagram 4659, being Portion Perth Sub. Lot 243, frontage 72.7 links to Hamersley-road, depth 174.4 links R.O.W.</i></p> <p><i>IMPROVEMENTS.-Attractive brick residence of comparatively modern layout, comprising verandahs, lounge room approx. 19ft. x 15ft, modern f.p. and ceiling, passage corridor, two bedrooms, dining room, breakfast room, well appointed kitchen, pantry, bathroom, en. bath, basin, gas heater, washhouse, troughs, gas copper. Spacious brick garage, approx. 29ft. x 15ft.6in, brick lavatory, sewer, e.l. gas. Red granolithic motor drive and similar paths, lawn, gardens, trellis, vines etc. etc. Well situated and an opportunity seldom occurring.</i></p> <p>The next long-term occupant was James Collinson, who settled here in c.1940 and remained until around the time of his death. James (c.1886-1958) and his wife, Grace (c.1887-1949), were long-term residents of Subiaco, having lived at 8 Kershaw Street in c.1915-1939.</p> <p>An analysis of the 1927 Metropolitan Sewerage Plan and historical aerial photographs suggests that the house had been extended to the rear by the mid-twentieth century, but that the general footprint has remained unchanged since that time.</p>
	<p>An analysis of the readily available information suggests that the primary occupants of the property from its time of construction until c.1954 included:</p> <p>c.1917-1919 William R E McClure (possibly the William Roy Evans McClure, insurance inspector, who moved to South Australia in c.1919)</p> <p>c.1919-1920 Herbert Henry Sadler (clerk) and Annie Saddler (home duties)</p> <p>c.1921-1924 Thomas Alexander Burns (clerk)</p> <p>c.1925-1933 Charles George Kieseey (Kieseey Bros, lime merchants) and Ethel May Kieseey (home duties)</p> <p>c.1934-1937 Charles Irwin Watson (grocer) and Bertha Susanna Watson (home duties)</p> <p>c.1938-1939 Horace J Minors</p> <p>c.1940-1949 James Cotterall Collinson (motor driver) and Grace Collinson (home duties)</p> <p>c.1949 until at least 1954 James Cotterall Collinson (motor driver)</p>



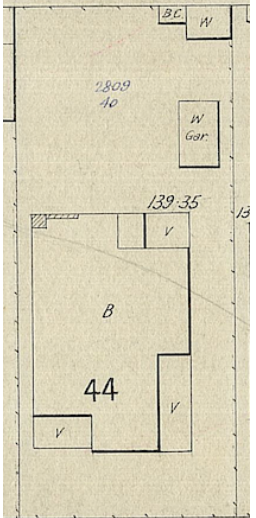
		 <p>Note: this plan suggests that 40 Hamersley Road may have been built to a similar general design to 48 Hamersley Road (but with variations to the detailing)</p> <p>Metropolitan Sewerage Plan, Part Sheet 187, State Records Office of Western Australia (revised June 1927)</p>
<p><i>Physical Description</i> (Based on a streetscape inspection in October 2021)</p>	<p>Note: visual access to this property from the public realm is partly restricted by a high boundary fence and verandah blinds.</p> <p><u>Architectural style</u></p> <ul style="list-style-type: none"> <li>The design of this house was influenced by the materials and detailing of the Federation Bungalow style.</li> </ul> <p>It was designed to a scale and form suitable for middle class residents such as office workers, small business owners, skilled tradesmen and people of modest independent means.</p> <p><u>Plan form at the street frontage</u></p> <ul style="list-style-type: none"> <li>Asymmetrical façade.</li> </ul> <p>In this design the asymmetry was created by the form of the verandah and roof. Under the verandah, the main façade is symmetrical.</p> <p><u>Roof form and materials</u></p> <ul style="list-style-type: none"> <li>Hipped-gabled roof clad with corrugated metal sheeting (possibly originally tiled). This has an east-west ridgeline at the apex, with a half gable at the eastern end. On the southern (Hamersley Road) side, the main roofline extends in a broken-back alignment to form the eastern part of the verandah roof. At the western end of the verandah, the roof is formed by a prominent a projecting gable.</li> <li>Roughcast rendered chimney with a simple smooth rendered cap.</li> </ul> <p><u>Wall materials and finishes to the main façade</u></p> <ul style="list-style-type: none"> <li>Painted (originally red tuck-pointed) brickwork to door-head height, with roughcast render over.</li> <li>Bull-nosed bricks used to define the corners in important spaces.</li> </ul> <p><u>Other detailing to main façade</u></p> <ul style="list-style-type: none"> <li>Roughcast rendered face to the lower portion of the south-facing gable, finished with vertical timber battens.</li> <li>Timber shingles to the apex panel of the gable, capped by a turned timber finial.</li> <li>Flared skirt of timber shingles between the base of the gable and the verandah beam.</li> <li>Robust, paired verandah posts, supported on waist-height masonry piers.</li> </ul>	

	<p>The top of each pair of square posts is linked by a square batten frieze panel and framed by simple geometric brackets.</p> <ul style="list-style-type: none"> <li>• Main entrance located at the centre of the verandah, with the door framed by sidelights and highlights.</li> <li>• Wide openings on either side of the main entry.</li> </ul> <p>Each of the front rooms has a distinctive pair of glazed doors with sidelights, with a decorative curved pattern to the upper edge of the glazing.</p> <p><u>Streetscape setting</u></p> <ul style="list-style-type: none"> <li>• Front verandah set back approximately 3m from the Hamersley Road boundary.</li> <li>• Setback of approximately 2.2m from the eastern boundary, allowing room for an access drive.</li> <li>• Front yard enclosed by a high masonry fence.</li> </ul> <p><u>General condition</u></p> <ul style="list-style-type: none"> <li>• Based on a streetscape inspection the building appears to be generally in good condition (but with some deterioration painted finishes).</li> </ul>
<i>References</i>	<ul style="list-style-type: none"> <li>• Certificate of Title Volume 47, Folio 86 (provided by the City of Subiaco for the Kings Street Heritage Assessment, September 2016)</li> <li>• Metropolitan Sewerage Plans, Sheet 186, State Records Office of Western Australia (<a href="https://mapping.sro.wa.gov.au/maps/SROWA_series634_cons4156_item0186.jpg">https://mapping.sro.wa.gov.au/maps/SROWA_series634_cons4156_item0186.jpg</a>)</li> <li>• Historical aerial photographs at Landgate Map Viewer Plus (<a href="https://map-viewer-plus.app.landgate.wa.gov.au">https://map-viewer-plus.app.landgate.wa.gov.au</a>).</li> <li>• <i>Who Built Subiaco? The builders who lived and/or worked in Subiaco in the period c.1895-1940</i>, an unpublished research paper prepared by Annette Green, Greenward Consulting</li> <li>• City of Subiaco Historical Rate Books (information provided from selected years by the City of Subiaco, October 2021).</li> <li>• Wise's Western Australian Post Office Directories (<a href="http://www.slwa.wa.gov.au">www.slwa.wa.gov.au</a>), including information provided by the City of Subiaco, October 2021.</li> <li>• Various newspaper notices relating to 40 Hamersley Road and some of the primary occupants (<a href="http://trove.nla.gov.au">trove.nla.gov.au</a>), including: <i>The West Australian</i> 1 October 1938 p 26</li> <li>• Electoral Rolls (<a href="http://Ancestry.com.au">Ancestry.com.au</a>).</li> </ul> <p>Note: At the time of the preparation of this report, the Electoral Rolls readily available online included 1903 &amp; selected later years through to 1980.</p> <ul style="list-style-type: none"> <li>• Ancestry family history resources (<a href="http://ancestry.com.au">ancestry.com.au</a>).</li> </ul> <p>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, relationships and occupations of the primary residents and has not been verified by detailed research.</p>




Address	<b>44 Hamersley Road, Subiaco</b> Lot 3 DP 4659
House name	-
Photograph (Greenward Consulting, October 2021)	
Contributory Significance	<b>Some contribution to the assessed heritage values of the street</b> Medium authenticity The authenticity of the place appears to have been significantly diminished by the rendering of the main facades.
Construction date	c.1918
Historical Notes and Associations	<p>Perth Suburban Lots 243 to 246, bounded by Townshend Road, Bagot Road, Thomas Street and Hamersley Road, were subdivided as Deposited Plan 352 in mid 1891, creating 141 residential lots, plus Francis Street, Park Street (now Kings Road) and Market Street (now part Bedford Avenue). This area was purchased by James Fleming of North Carlton, Melbourne, in September 1891, after which the sale of residential lots proceeded rapidly. However, they were typically purchased for investment purposes (with a significant proportion of the purchasers being Victorian based) and the lots between Francis Street and Townshend Road remained vacant until 1916. By this time Lots 20-26, DP 352 had been re-subdivided as Lots 1-5 of DP 4659 and the readily available evidence suggests that these were developed as a speculative project by a local builder/developer, Frederick Edward Sedgley in the period c.1917-1918.</p> <p>Sedgley was listed as a builder &amp; contractor of Subiaco in the Trades section of the Post Office Directories from 1909 to 1941 and undertook extensive speculative residential development in the period c.1906 to 1930, advertising at least nineteen houses for sale in Subiaco during that period – ranging from compact jarrah cottages through to a 7 room villa on the corner of Francis Street and Hamersley Road.</p> <p>Entries in the Subiaco Rates Books indicate that a house was under construction on Lot 3, DP 4659, during the 1917/1918 rates year, at which time the property was owned by 'Sedgley'.</p>

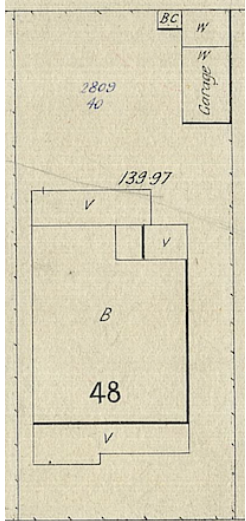
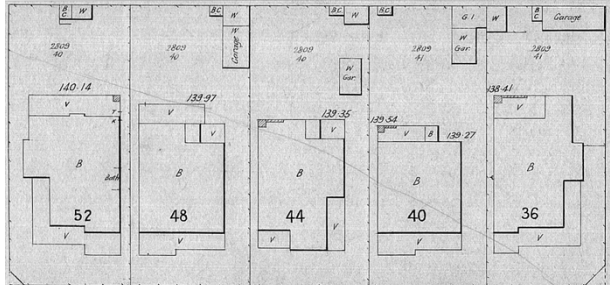
	<p>During the 1918/19 rates year the newly built house was purchased by Thomas Darragh (who married Lillian Reardon in June 1919), but was once again offered for sale in mid 1920:</p> <p><i>CHARMING BIJOU RESIDENCE. 44 HAMERSLEY-ROAD, SUBIACO.</i></p> <p><i>ROBERTSON BROS., LTD. have been instructed by the owner to SELL as above:-</i></p> <p><i>Lot 3 of Perth Suburban Lot 243, Diagram 4659, Vol 692, Fol. 170, having a frontage of 48ft. to Hamersley-road by a good depth to r.o.w.</i></p> <p><i>IMPROVEMENTS consist of a MOST ARTISTIC RESIDENCE, containing dining room, sitting-room, 2 bedrooms, breakfast room, kitchen, pantry, bathroom, nicely fitted with enamel bath and basin and gas bath heater, washhouse with cement troughs, etc., granolithic paths, beautiful garden and lawns. This is undoubtedly one of the most attractive houses in this favourite locality. The situation is an ideal one, close to King's Park and tram.</i></p> <p>Amongst the longer-term owners were Gerald Pretty (c.1880-1954) and his wife Jeanette (c.1881-1969), who lived here in c.1927-1939 and again in the 1950s. This couple shared the house for at least part of this time with their three daughters, Edwina ('Peggy')(who advertised her services as a pianoforte teacher in the period around 1930), Barbara and Pixie.</p> <p>In 1939, 44 Hamersley Road was offered for sale after Gerald was transferred to the AMP's head office in Sydney (where he worked as the inspector of branch offices), but they may have decided to rent the house instead, as they returned here in c.1949.</p> <p>An analysis of the 1927 Metropolitan Sewerage Plan and historical aerial photographs suggests that the house had been extended to the rear by the mid-twentieth century, but that the general footprint has remained unchanged since that time.</p>														
	<p>An analysis of the readily available information suggests that the primary occupants of the property from its time of construction until c.1950 included:</p> <table> <tr> <td>1919</td><td>Louis Silverstone</td></tr> <tr> <td>1920</td><td>Thomas Darragh (newspaper manager) and Lillian Marguerite Darragh (home duties)</td></tr> <tr> <td>1921-1926</td><td>Roy Monteith Timbury (clerk) and Violet Frances Timbury (home duties)</td></tr> <tr> <td>1927-1939</td><td>Edgar Gerald Pretty (clerk and later sub-manager for the AMP Society in WA) and Jeanette Pretty (home duties)</td></tr> <tr> <td>1940-1949</td><td>Mrs Marian Gertrude Augusta Dale-Cullen (widow)</td></tr> <tr> <td>c.1949-1954</td><td>Edgar Gerald Pretty (retired) and Jeanette Pretty (home duties)</td></tr> <tr> <td>c.1954 until at least 1958</td><td>Jeanette Pretty (widow)</td></tr> </table>	1919	Louis Silverstone	1920	Thomas Darragh (newspaper manager) and Lillian Marguerite Darragh (home duties)	1921-1926	Roy Monteith Timbury (clerk) and Violet Frances Timbury (home duties)	1927-1939	Edgar Gerald Pretty (clerk and later sub-manager for the AMP Society in WA) and Jeanette Pretty (home duties)	1940-1949	Mrs Marian Gertrude Augusta Dale-Cullen (widow)	c.1949-1954	Edgar Gerald Pretty (retired) and Jeanette Pretty (home duties)	c.1954 until at least 1958	Jeanette Pretty (widow)
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c.1954 until at least 1958	Jeanette Pretty (widow)														

	 <p>Metropolitan Sewerage Plan, Part Sheet 187, State Records Office of Western Australia (revised June 1927)</p>
<p><i>Physical Description</i> (Based on a streetscape inspection in October 2021)</p>	<p>Note: visual access to this property from the public realm is partly restricted by a high boundary fence</p> <p><u>Architectural style</u></p> <ul style="list-style-type: none"> <li>The design of this house was influenced by the materials and detailing of the Federation Bungalow and Federation Arts and Crafts styles.</li> </ul> <p>It was designed to a scale and form suitable for middle class residents such as office workers, small business owners, skilled tradesmen and people of modest independent means.</p> <p><u>Plan form at the street frontage</u></p> <ul style="list-style-type: none"> <li>Asymmetrical stepped façade.</li> </ul> <p>This has a projecting wing near the centre, with a garden verandah facing Hamersley Road and an entry verandah along the eastern side.</p> <p><u>Roof form and materials</u></p> <ul style="list-style-type: none"> <li>Hipped-gabled roof clad with corrugated metal sheeting.</li> </ul> <p>This has one full and one half gable facing south, and another full gable facing east. The main roofline extends in a broken-back alignment over the verandahs.</p> <ul style="list-style-type: none"> <li>Tall chimney with a roughcast finish and a contrasting redbrick cap with geometric detailing.</li> </ul> <p><u>Wall materials and finishes to the main façade</u></p> <ul style="list-style-type: none"> <li>Plain rendered walls.</li> </ul> <p>Note: The finishes to the chimney (and comparison with similar, contemporary houses) suggest that 44 Hamersley Road was probably originally finished with face brick to the lower sections of the walls and roughcast render to the upper sections.</p> <p><u>Other detailing to main façade</u></p> <ul style="list-style-type: none"> <li>Roughcast render and vertical timber battens to the small apex panel of the south-facing gables.</li> <li>Roughcast render and vertical timber battens to the triangular end panels to both verandahs.</li> <li>Main entrance opening onto the east-facing verandah.</li> </ul> <p>This has a high waisted door, narrow sidelights and highlights.</p>

	<ul style="list-style-type: none"> <li>• Double casement window to the projecting wing along the Hamersley Road frontage.</li> <li>• Double-hung window under the east-facing gable.</li> <li>• Robust timber verandah posts, with a distinctive cap formed by a pair of inscribed posts and curved brackets.</li> </ul> <p><u>Streetscape setting</u></p> <ul style="list-style-type: none"> <li>• Front verandah set back approximately 3.5m from the Hamersley Road boundary.</li> <li>• Setback of approximately 2.3m from the eastern boundary, allowing room for an access drive.</li> <li>• Front yard enclosed by a high brick fence.</li> </ul> <p><u>General condition</u></p> <ul style="list-style-type: none"> <li>• Based on a streetscape inspection the building appears to be in good condition.</li> </ul>
<i>References</i>	<ul style="list-style-type: none"> <li>• Certificate of Title Volume 47, Folio 86 (provided by the City of Subiaco for the Kings Street Heritage Assessment, September 2016)</li> <li>• Metropolitan Sewerage Plans, Sheet 186, State Records Office of Western Australia (<a href="https://mapping.sro.wa.gov.au/maps/SROWA_series634_cons4156_item0186.jpg">https://mapping.sro.wa.gov.au/maps/SROWA_series634_cons4156_item0186.jpg</a>)</li> <li>• Historical aerial photographs at Landgate Map Viewer Plus (<a href="https://map-viewer-plus.app.landgate.wa.gov.au">https://map-viewer-plus.app.landgate.wa.gov.au</a>).</li> <li>• <i>Who Built Subiaco? The builders who lived and/or worked in Subiaco in the period c.1895-1940</i>, an unpublished research paper prepared by Annette Green, Greenward Consulting</li> <li>• City of Subiaco Historical Rate Books (information provided from selected years by the City of Subiaco, October 2021).</li> <li>• Wise's Western Australian Post Office Directories (<a href="http://www.slwa.wa.gov.au">www.slwa.wa.gov.au</a>), including information provided by the City of Subiaco, October 2021.</li> <li>• Various newspaper notices relating to 44 Hamersley Road and some of the primary occupants (<a href="http://trove.nla.gov.au">trove.nla.gov.au</a>), including <i>The West Australian</i> 19 June 1920 p 2</li> <li>• Electoral Rolls (<a href="http://Ancestry.com.au">Ancestry.com.au</a>).</li> </ul> <p>Note: At the time of the preparation of this report, the Electoral Rolls readily available online included 1903 &amp; selected later years through to 1980.</p> <ul style="list-style-type: none"> <li>• Ancestry family history resources (<a href="http://ancestry.com.au">ancestry.com.au</a>).</li> </ul> <p>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, relationships and occupations of the primary residents and has not been verified by detailed research.</p>




Address	<b>48 Hamersley Road, Subiaco</b> Lot 2 DP 4659
House name	-
Photograph (Greenward Consulting, October 2021)	
Contributory Significance	<p><b>Some contribution to the assessed heritage values of the street</b></p> <p>Low authenticity</p> <p>The authenticity of the 44 Hamersley Road appears to have been significantly diminished by alterations of the main façade. However the place still provides some contributory evidence about the nature of the 5 houses built along this block by Frederick Sedgley in c.1917-1918.</p>
Construction date	c.1918
Historical Notes and Associations	<p>Perth Suburban Lots 243 to 246, bounded by Townshend Road, Bagot Road, Thomas Street and Hamersley Road, were subdivided as Deposited Plan 352 in mid 1891, creating 141 residential lots, plus Francis Street, Park Street (now Kings Road) and Market Street (now part Bedford Avenue). This area was purchased by James Fleming of North Carlton, Melbourne, in September 1891, after which the sale of residential lots proceeded rapidly. However, they were typically purchased for investment purposes (with a significant proportion of the purchasers being Victorian based) and the lots between Francis Street and Townshend Road remained vacant until 1916. By this time Lots 20-26, DP 352 had been re-subdivided as Lots 1-5 of DP 4659 and the readily available evidence suggests that these were developed as a speculative project by a local builder/developer, Frederick Edward Sedgley in the period c.1917-1918.</p> <p>Sedgley was listed as a builder &amp; contractor of Subiaco in the Trades section of the Post Office Directories from 1909 to 1941 and undertook extensive speculative residential development in the period c.1906 to 1930, advertising at least nineteen houses for sale in Subiaco during that period – ranging from compact jarrah cottages through to a 7 room villa on the corner of Francis Street and Hamersley Road.</p> <p>Entries in the Subiaco Rates Books indicate that a house was under construction on Lot</p>

	<p>2, DP 4659, during the 1917/1918 rates year, at which time the property was owned by 'Sedgley'.</p> <p>By 1918/19 the newly built house had been purchased by Norman Grant, but by 1921 Norman and his wife, Annie, had moved to Bagot Road.</p> <p>48 Hamersley Road then became the long-term family home of Ralph Albert ('Bert') Merritt (c.1883-1955) and Amy Drucilla Merritt (nee Whitley) (c.1883-1964). This couple had married in Boulder in c.1906 and had at least three children in the period c.1907-1916 – Arthur, Ina and Jean. Prior to moving to Subiaco, Ralph had worked as a miner and then grocer in Boulder and he was one of a group of men who applied for a gold mining lease at the "Broomfield" in 1920. However, after his move, no occupation was listed against his name in the Electoral Rolls.</p> <p>Ralph and Amy settled at 48 Hamersley Road in c.1921 and remained until around the time of Ralph's death in 1955. During this period (1937) a building permit was issued to R A Merritt for additions valued at £150, but no details are provided about the nature of this work</p> <p>By 1958 Amy had moved to Crawley.</p> <p>An analysis of the 1927 Metropolitan Sewerage Plan and historical aerial photographs suggests that the house had been extended to the rear by the mid-twentieth century.</p>
	<p>An analysis of the readily available information suggests that the primary occupants of the property from its time of construction until c.1950 included:</p> <p>c.1919-1920 Norman William Grant (civil servant - electrical engineer) and Annie Grant (home duties)</p> <p>c.1921 until at least 1954 Ralph Albert Merritt (occupation not determined) and Amy Drucilla Merritt</p>
	<div data-bbox="400 1167 647 1686">  </div> <div data-bbox="730 1167 1342 1451">  </div> <p>Note: this plan suggests that 48 Hamersley Road may have been built to a similar general design to 40 Hamersley Road (but with variations to the detailing)</p> <p>Metropolitan Sewerage Plan, Part Sheet 187, State Records Office of Western Australia (revised June 1927)</p>

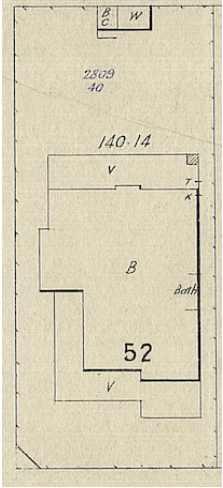
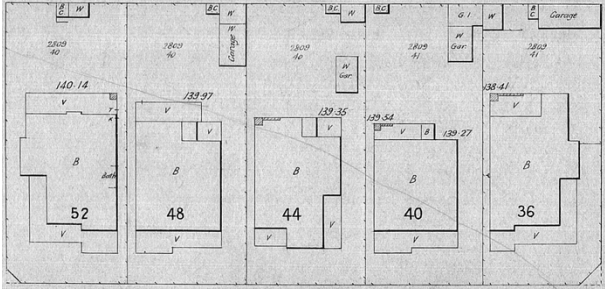
<p><i>Physical Description</i> (Based on a streetscape inspection in October 2021)</p>	<p>Note: visual access to this property from the public realm is partly restricted by a high boundary fence</p> <p><u>Architectural style</u></p> <ul style="list-style-type: none"> <li>The original design of this house appears to have been influenced by the materials and detailing of the Federation Bungalow style. However, this has been largely obscured by later alterations.</li> </ul> <p>It was designed to a scale and form suitable for middle class residents such as office workers, small business owners, skilled tradesmen and people of modest independent means.</p> <p><u>Plan form at the street frontage</u></p> <ul style="list-style-type: none"> <li>Asymmetrical façade.</li> </ul> <p>The readily available evidence suggests that, in the original design, the asymmetry was created by the form of the verandah and roof. Under the verandah, the main façade was previously symmetrical (as indicated by the 1927 Metropolitan Sewerage Plan, which shows a similar plan form to 40 Hamersley Road).</p> <p>The current projecting wing on the western side of the main façade appears to have been created by the infill of the wider western portion of the original verandah.</p> <p><u>Roof form and materials</u></p> <ul style="list-style-type: none"> <li>Hipped-gabled roof clad with corrugated metal sheeting (possibly originally tiled).</li> </ul> <p>The main roofline extends in a broken-back alignment to form the verandah roof. At the western end of Hamersley Road façade, the roof projects forward as a prominent gable.</p> <p><u>Wall materials and finishes to the main façade</u></p> <ul style="list-style-type: none"> <li>Plain rendered walls.</li> </ul> <p>Note; The finishes to other comparable houses suggest that 48 Hamersley Road was probably originally finished with face brick to the lower sections of the walls and roughcast render to the upper sections.</p> <p><u>Other detailing to main façade</u></p> <ul style="list-style-type: none"> <li>Timber shingles to the face of the gable.</li> <li>Roughcast render and vertical timber battens to the triangular end panel to the verandah.</li> <li>Main entrance located under the verandah, and abutting the projecting wing. This retains a traditional form, with the door framed by sidelights and highlights.</li> <li>Large double casement windows to the projecting wing and under the verandah. These are boxed out on brick corbels.</li> <li>Raked window hood over the window to the projecting wing.</li> <li>Robust timber verandah posts set on masonry piers.</li> </ul> <p>This detail is consistent with houses influenced by the Federation Bungalow style, but they may have previously had geometrically design or simple curved brackets.</p> <p><u>Streetscape setting</u></p> <ul style="list-style-type: none"> <li>Front facade set back approximately 3m from the Hamersley Road boundary.</li> <li>Setback of approximately 2.4m from the eastern boundary, allowing room for an access drive.</li> </ul>
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	<ul style="list-style-type: none"> <li>• Front yard enclosed by a high masonry fence.</li> </ul> <p><u>General condition</u></p> <ul style="list-style-type: none"> <li>• Based on a streetscape inspection the building appears to be generally in good condition (but with some deterioration painted finishes).</li> </ul>
<i>References</i>	<ul style="list-style-type: none"> <li>• Certificate of Title Volume 47, Folio 86 (provided by the City of Subiaco for the Kings Street Heritage Assessment, September 2016)</li> <li>• Metropolitan Sewerage Plans, Sheet 186, State Records Office of Western Australia (<a href="https://mapping.sro.wa.gov.au/maps/SROWA_series634_cons4156_item0186.jpg">https://mapping.sro.wa.gov.au/maps/SROWA_series634_cons4156_item0186.jpg</a>)</li> <li>• Historical aerial photographs at Landgate Map Viewer Plus (<a href="https://map-viewer-plus.app.landgate.wa.gov.au">https://map-viewer-plus.app.landgate.wa.gov.au</a>).</li> <li>• <i>Who Built Subiaco? The builders who lived and/or worked in Subiaco in the period c.1895-1940</i>, an unpublished research paper prepared by Annette Green, Greenward Consulting</li> <li>• City of Subiaco Historical Rate Books (information provided from selected years by the City of Subiaco, October 2021).</li> <li>• Wise's Western Australian Post Office Directories (<a href="http://www.slwa.wa.gov.au">www.slwa.wa.gov.au</a>), including information provided by the City of Subiaco, October 2021.</li> <li>• Various newspaper notices relating to 48 Hamersley Road and some of the primary occupants (<a href="http://trove.nla.gov.au">trove.nla.gov.au</a>), including: <i>The West Australian</i> 15 May 1937 p 6</li> <li>• Electoral Rolls (<a href="http://Ancestry.com.au">Ancestry.com.au</a>).</li> </ul> <p>Note: At the time of the preparation of this report, the Electoral Rolls readily available online included 1903 &amp; selected later years through to 1980.</p> <ul style="list-style-type: none"> <li>• Ancestry family history resources (<a href="http://ancestry.com.au">ancestry.com.au</a>).</li> </ul> <p>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, relationships and occupations of the primary residents and has not been verified by detailed research.</p>

Address	<b>52 Hamersley Road (cnr Townshend Road), Subiaco</b> Lot 1 DP 4659
House name	-
Photograph (Greenward Consulting, October 2021)	
Contributory Significance	<b>Some contribution to the assessed heritage values of the street</b> Medium authenticity The authenticity of the place has been diminished by the rendering of the main facades and the replacement of the roof tiles with corrugated metal sheeting.
Construction date	c.1918
Historical Notes and Associations	<p>Perth Suburban Lots 243 to 246, bounded by Townshend Road, Bagot Road, Thomas Street and Hamersley Road, were subdivided as Deposited Plan 352 in mid 1891, creating 141 residential lots, plus Francis Street, Park Street (now Kings Road) and Market Street (now part Bedford Avenue). This area was purchased by James Fleming of North Carlton, Melbourne, in September 1891, after which the sale of residential lots proceeded rapidly. However, they were typically purchased for investment purposes (with a significant proportion of the purchasers being Victorian based) and the lots between Francis Street and Townshend Road remained vacant until 1916. By this time Lots 20-26, DP 352 had been re-subdivided as Lots 1-5 of DP 4659 and the readily available evidence suggests that these were developed as a speculative project by a local builder/developer, Frederick Edward Sedgley, in the period c.1917-1918.</p> <p>Sedgley was listed as a builder &amp; contractor of Subiaco in the Trades section of the Post Office Directories from 1909 to 1941 and undertook extensive speculative residential development in the period c.1906 to 1930, advertising at least nineteen houses for sale in Subiaco during that period – ranging from compact jarrah cottages through to a 7 room villa on the corner of Francis Street and Hamersley Road.</p> <p>Entries in the Subiaco Rates Books indicate that a house was under construction on Lot 1, DP 4659, during the 1917/1918 rates year, at which time the property was owned by 'Sedgley'. It is almost certain that this was the house that was advertised for sale in</p>

	<p>November 1918:</p> <p><i>SUBIACO, highest position, corner Hamersley and Townsend rds.—New 6-roomed American BUNGALOW, with all the latest convenience, including the perfect kitchen, no furniture required; and ample sleeping out accommodation. Inspection cordially invited between 2 and 5 this afternoon, For price, etc., I defy competition. For further particulars ring up F. E. SEDGLEY, Builder and Owner, 39 Nicholson-rd.</i></p> <p>Based on information in the Rates Books of 1918/19, and the Post Office Directory of 1920, a man named John G Withnell was the first owner/occupier of this house.</p> <p>The readily available evidence suggests that the property had been purchased as a city residence for John Gregory Withnell, whose family was associated with stations in the north-west districts. However, after furnishings, silverware and other contents were stolen from the property in December 1920, it was rented out for the next few years.</p> <p>The next owner was John's younger brother, William John Withnell, who relinquished Karratha Station in the mid 1920s. William lived here with his wife, Ivy, until their divorce in 1929 (at which time he stated that he had purchased 52 Hamersley Road in 1923).</p> <p>The first longer term occupants were members of the McKenna family, who lived here in c.1931-1943. During this time, Phillip McKenna (c.1869-1934) and his wife Kate (c.1875-1947) shared the house with at least some of their 7 children (who were born in the period c.1901-1917). For example, in 1931 the Electoral Rolls listed Phillip and Kate, together with Edgar ('Alfred') (dental prosthetist), Kenneth (journalist), and Mervyn (dental mechanic).</p> <p>An analysis of the 1927 Metropolitan Sewerage Plan and historical aerial photographs suggests that the house had been extended to the rear in the mid-twentieth century (at some stage between 1948 and 1964) but that the general footprint has remained unchanged since that time. Roof tiles were replaced with corrugated metal sheeting in c.1984.</p>
	<p>An analysis of the readily available information suggests that the primary occupants of the property from its time of construction until c.1950 included:</p> <p>c.1919-1920 John G Withnell (grazier)</p> <p>1921 Harold Haynes</p> <p>c. 1922 Clarence Meares</p> <p>c.1923 Listed as vacant in the Post Office Directory</p> <p>c.1924-1929 William John Withnell (-) and Ivy Hester Withnell (home duties)</p> <p>c.1930 G Thompson</p> <p>c.1931-1933 Phillip McKenna (labourer) and Kate McKenna (home duties)</p> <p>c.1934-1943 Kate McKenna (widow)</p> <p>c.1943-1950 Sydney Francis Steel (retired, died 1950) and Eva Steel (home duties)</p>

	<div style="display: flex; align-items: flex-start;">  <div style="margin-left: 20px;">  <p>Note: this plan (together with some of the current fabric) suggests that front part of this house was built to a similar design to 36 Hamersley Road (now known as 25 Francis Street), but to a mirror image and with variations to the detailing.</p> <p>Metropolitan Sewerage Plan, Part Sheet 187, State Records Office of Western Australia (revised June 1927)</p> </div> </div>
<p><i>Physical Description</i> (Based on a streetscape inspection in October 2021 and reference to online real estate photographs)</p>	<p>Note: visual access to this property from the public realm is restricted by a high boundary fence and mature garden planting.</p> <p><u>Architectural style</u></p> <ul style="list-style-type: none"> <li>The design of this house was influenced by the materials and detailing of the Federation Bungalow style.</li> </ul> <p>It was designed to a scale and form suitable for middle class residents such as professionals and businessmen.</p> <p><u>Plan form at the street frontage</u></p> <ul style="list-style-type: none"> <li>Asymmetrical stepped façade.</li> </ul> <p>The house addresses the corner with a return verandah.</p> <p><u>Roof form and materials</u></p> <ul style="list-style-type: none"> <li>Hipped-gabled roof clad with corrugated metal sheeting (previously tiled).</li> </ul> <p>This features a north-south ridgeline with a prominent chimney bisecting a gablet at the southern (Hamersley Road) end. A second, larger gable projects forward at the eastern end of the main (Hamersley Road) façade – forming the roof of the eastern end of the verandah (similar to the detail used at 25 Francis Street (now enclosed) and 40 Hamersley Road).</p> <p>The main hipped roofline continues in a broken-back alignment to form the roof over the remainder of the verandah.</p> <ul style="list-style-type: none"> <li>Two tapered chimneys, with roughcast faces and simple geometric caps.</li> </ul> <p>A small flower motif is clearly visible to the south face of the chimney near Hamersley Road.</p> <p><u>Wall materials and finishes to the main façades</u></p> <ul style="list-style-type: none"> <li>The walls to the front portion of the house are fully rendered.</li> </ul> <p>Based on other nearby houses constructed by the same builder in c.1917-1918, the original detailing would have almost certainly included tuck-pointed brick to the lower sections of the walls and roughcast render to the upper portions.</p> <ul style="list-style-type: none"> <li>The walls to the rear section of the house have been rendered (probably originally face brick).</li> </ul> <p><u>Other detailing to main façade</u></p> <ul style="list-style-type: none"> <li>Roughcast render and vertical timber battens face to the gables.</li> </ul>

	<ul style="list-style-type: none"> <li>• Flared timber shingled skirt at the base of the gable to the projecting wing (over the stepped end of the verandah).</li> <li>• Robust timber detailing to the verandah including square posts set on sections of low masonry wall, louvered panels, and large curved brackets with panels of vertical timber battens.</li> <li>• 6-panel front door (facing Townshend Road), framed by high-waisted sidelights and highlights with stained glass panels.</li> <li>• Varied openings, including a double casement window boxed out from the wall; and double glazed doors flanked by sidelights (both along the south elevation).</li> </ul> <p><u>Streetscape setting</u></p> <ul style="list-style-type: none"> <li>• Main façade set back approximately 3m from the Hamersley Road boundary.</li> <li>• Front yard enclosed by a high brick wall, draped with creepers and backed by trees and large shrubs.</li> </ul> <p><u>General condition</u></p> <ul style="list-style-type: none"> <li>• Based on a streetscape inspection and real estate photographs the building appears to be in good condition.</li> </ul>
<i>References</i>	<ul style="list-style-type: none"> <li>• Certificate of Title Volume 47, Folio 86 (provided by the City of Subiaco for the Kings Street Heritage Assessment, September 2016)</li> <li>• Metropolitan Sewerage Plans, Sheet 186, State Records Office of Western Australia (<a href="https://mapping.sro.wa.gov.au/maps/SROWA_series634_cons4156_item0186.jpg">https://mapping.sro.wa.gov.au/maps/SROWA_series634_cons4156_item0186.jpg</a>)</li> <li>• Historical aerial photographs at Landgate Map Viewer Plus (<a href="https://map-viewer-plus.app.landgate.wa.gov.au">https://map-viewer-plus.app.landgate.wa.gov.au</a>).</li> <li>• <i>Who Built Subiaco? The builders who lived and/or worked in Subiaco in the period c.1895-1940</i>, an unpublished research paper prepared by Annette Green, Greenward Consulting</li> <li>• City of Subiaco Historical Rate Books (information provided from selected years by the City of Subiaco, October 2021).</li> <li>• Wise's Western Australian Post Office Directories (<a href="http://www.slwa.wa.gov.au">www.slwa.wa.gov.au</a>), including information provided by the City of Subiaco, October 2021.</li> <li>• Various newspaper notices relating to 52 Hamersley Road and some of the primary occupants (<a href="http://trove.nla.gov.au">trove.nla.gov.au</a>), including: <ul style="list-style-type: none"> <li><i>The West Australian</i> 2 November 1918 p 4</li> <li><i>The Daily News</i> 7 December 1920 p 7</li> <li><i>Truth</i> 14 July 1929 p 16</li> </ul> </li> <li>• Electoral Rolls (<a href="http://Ancestry.com.au">Ancestry.com.au</a>).</li> </ul> <p>Note: At the time of the preparation of this report, the Electoral Rolls readily available online included 1903 &amp; selected later years through to 1980.</p> <ul style="list-style-type: none"> <li>• Ancestry family history resources (<a href="http://ancestry.com.au">ancestry.com.au</a>).</li> <li>• Real estate photographs (<a href="https://www.homely.com.au/homes/52-hamersley-road-subiac-wa-6008/5349219#gallery">https://www.homely.com.au/homes/52-hamersley-road-subiac-wa-6008/5349219#gallery</a>)</li> </ul> <p>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, relationships and occupations of the primary residents and has not been verified by detailed research.</p>