

Local Heritage Survey Daglish Precinct

August 2024



Acknowledgement

The City of Subiaco acknowledges the Whadjuk Noongar people as the traditional custodians of the area. We recognise their cultural connection to the land and waterways of Subiaco, and their continuing contribution to our City

The City of Subiaco would like to acknowledge the contribution of the following Heritage Reference Group members to the Daglish Precinct Local Heritage Survey review:

- Kasia Boguslawska-Bradley
- Peter Hayward
- Nelke Lorenz
- Mark Spackman
- John Stickle
- Irold Van der Sar
- Noella Woodward

This Local Heritage Survey was prepared with assistance from a grant under the Department of Planning Lands and Heritage's Local Government Heritage Consultancy Grants Program.

Front cover image of Daglish railway station with a steam locomotive pulling a passenger coach circa 1945. Image No. 2004.117. Courtesy of Subiaco Museum.

Contents page

ACKNOWLEDGEMENT	2
1.0 INTRODUCTION.....	5
2.0 TERMINOLOGY AND ABBREVIATIONS	7
3.0 LOCAL HERITAGE SURVEY REVIEW TEAM	8
4.0 STUDY AREA.....	8
5.0 HISTORICAL OVERVIEW	9
5.1 First Nations	9
5.2 Early Development: C.1880-1905.....	10
5.3 Scattered Development: C.1905-1923	16
5.4 The Development Of Daglish Railway Station: 1923-1924.....	21
5.5 Plans For The Development Of A New Suburb: 1924-1925	23
5.6 Early Settlement Of Daglish: 1925-1930	28
5.7 Expansion Of The Suburb: 1930s.....	30
5.8 New Development: 1940s-1950s	33
5.9 Final Expansion Of The Suburb: 1960s-1990s	36
5.10 Associations – Street Names	38
6.0 METHODOLOGY	43
7.0 OUTCOMES	48
8.0 PLACE INDEX	49
9.0 PLACE RECORD FORMS	52
2 Cunningham Terrace, Daglish.....	52
5 Cunningham Terrace, Daglish.....	56
14 Cunningham Terrace, Daglish.....	60
19 Cunningham Terrace, Daglish.....	64
Cliff Sadlier VC Memorial Park, Cunningham Terrace, Daglish	67
Daglish Garden Suburb – Streets and Verges.....	70
Factory Site (fmr) 563-567 Hay Street, Daglish	73
Dom Serra Grove, 629 Hay Street, Jolimont	76
Jolimont Primary School, 657 Hay Street, Jolimont	80
10 Hickey Avenue, Daglish	87
Reserve 20246 & Daglish Tennis Club, 11 Hickey Avenue, Daglish	92
Cork Tree, 11 Hickey Avenue, Daglish	98
Jersey Street Reserve, 2A Jersey Street, Jolimont	100
6 Lonnie Street, Daglish.....	102
2 Luth Avenue, Daglish.....	106
3 Luth Avenue, Daglish.....	109
7 McCallum Avenue, Daglish	112
8 McCallum Avenue, Daglish	118
14 McCallum Avenue, Daglish	122
16 Munsie Street, Daglish	126
19 Nicholl Street, Daglish	130
30 Northmore Street, Daglish	134
34a Robinson Terrace, Daglish	137
Department of Agriculture Quarantine Station (fmr), South-western portion of Daglish	141
Charles Stokes Reserve, Selby Street, Daglish.....	145
Daglish Railway Station, Stubbs Terrace, Daglish.....	149

McCallum Avenue Reserve (Stubbs Terrace Park), 95 Stubbs Terrace, Daglish	157
125 Stubbs Terrace, Daglish	159
129 Stubbs Terrace, Daglish	163
131 Stubbs Terrace, Daglish	168
133 Stubbs Terrace, Daglish	173
143 Stubbs Terrace, Daglish	177
159 Stubbs Terrace, Daglish	181
163 Stubbs Terrace, Daglish	185
175 Stubbs Terrace, Daglish	189
179 Stubbs Terrace, Daglish	193
7 Troy Terrace, Daglish	197
24 Troy Terrace, Daglish	201
Cemetery Reserve 4566 (fmr), Troy Terrace, Daglish	205
10.0 HERITAGE AREAS.....	208
1925 Daglish First Land Release	208
1935 Workers' Homes Board Subdivision	213

1.0 INTRODUCTION

The unique and rich history of the City of Subiaco (the City) is reflected in the fabric of the City's many heritage buildings and places. The City's vision for its heritage management is identified in the City of Subiaco Heritage Strategy 2019-2023:

The City of Subiaco celebrates its rich history, while embracing the diversity and vitality of the present.

The heritage atmosphere of the City's streetscapes characterise our community and guarantees our identity for future generations. The City is proud of its stories, its history and its outstanding heritage areas and places.

The City has a history of identifying, protecting, supporting and promoting its local heritage and is committed to continuing this into the future to ensure that its history is preserved for future generations.

Local Heritage Surveys

The *Heritage Act 2018* requires local governments to prepare and maintain a Local Heritage Survey (LHS). A LHS provides a cultural and historical record of a local area and tells the story of its development.

The Heritage Act 2018 identifies the purpose of an LHS:

- a) Identifying and recording places that are, or may become, of cultural heritage significance in its district; and
- b) Assisting the local government in making and implementing decisions that are in harmony with cultural heritage values; and
- c) Providing a cultural and historical record of the district; and
- d) Providing an accessible public record of places of cultural heritage significance to its district; and
- e) Assisting local governments in preparing a heritage list or list of heritage areas under a local planning scheme.

A LHS is not an instrument for development control and has no statutory power to protect heritage places and areas. However, they are an important resource as they identify local heritage places and areas in a systematic fashion and help to inform local heritage planning.

The Department of Planning Lands and Heritage provides the following description:

Local Government decisions that could be informed by the LHS might include activities to interpret or promote heritage places, or provide material for information or education. Examples are assembling a local history archive; informing a thematic study of the area; providing educational material for school programs; or developing a heritage trail.

A key function, however, will be to inform the preparation of a heritage list and heritage areas under the local planning scheme, as detailed in (e) above.

The LHS itself is identified as having no direct statutory role in respect of the Planning and Development Act 2005, and in particular should not be used as the basis for

decision making for development and subdivision control. This function is served by a heritage list or heritage area.

The City of Subiaco adopted its first LHS (previously referred to as the Municipal Heritage Inventory or Local Government Inventory) in 1995 and reviewed and updated it in 2002. Since 2002 the City has assessed and included a number of individual places and heritage areas on the LHS.

In 2020, the City commenced a precinct-by-precinct review of the LHS. This document is a review of the Daglish Precinct.

2.0 TERMINOLOGY AND ABBREVIATIONS

The following terms are commonly referred to in this LHS and defined below:

Place

According to the *Heritage Act 2018*:

1. Place means a defined or readily identifiable area of land and may include any of the following things that are in, on or over the land –
 - a) Archaeological remains;
 - b) Buildings, structures, other built forms, and their surrounds;
 - c) Equipment, furniture, fittings and other objects (whether fixed or not) that are historically or physically associated or connected with the land;
 - d) Gardens and man-made parks or sites;
 - e) A tree or group of trees (whether planted or naturally occurring) in, or adjacent to, a man-made setting.
2. For the purposes of the definition of place in subsection (1) –
 - a) The area of land may include any number of contiguous or non-contiguous parts;
 - b) The area of land may be included in any number of lots, in separate titles and in different ownerships; and
 - c) The area of land includes as much of the land beneath the surface as is required for the purposes of conservation; and
 - d) It is immaterial that water covers the area of land at any particular time or at all times.

LHS

Local Heritage Survey

HRG

Heritage Reference Group

The City

City of Subiaco

DPLH

Department of Planning Lands and Heritage

LPP

Local Planning Policy

3.0 LOCAL HERITAGE SURVEY REVIEW TEAM

A Heritage Reference Group of community members that own property and/or live in the Daglish Precinct was established to provide input into the review process. The group assisted with establishing the consultation/engagement methodology with the wider community, fostering awareness, and understanding of the project and reviewed and provided feedback on the draft document.

Heritage consultant Annette Green, of Greenward Consulting, was appointed to assist with the review process by compiling the historical overview of the precinct and assessing places already included in the LHS and those nominated for inclusion.

4.0 STUDY AREA

The City of Subiaco is reviewing its LHS on a precinct-by-precinct basis. This document is a review of the Daglish precinct which is the triangular section of land bounded by the railway reserve, Hay Street, Selby Street and Lonnie Street.

The study area is shown in **Figure 1** below.

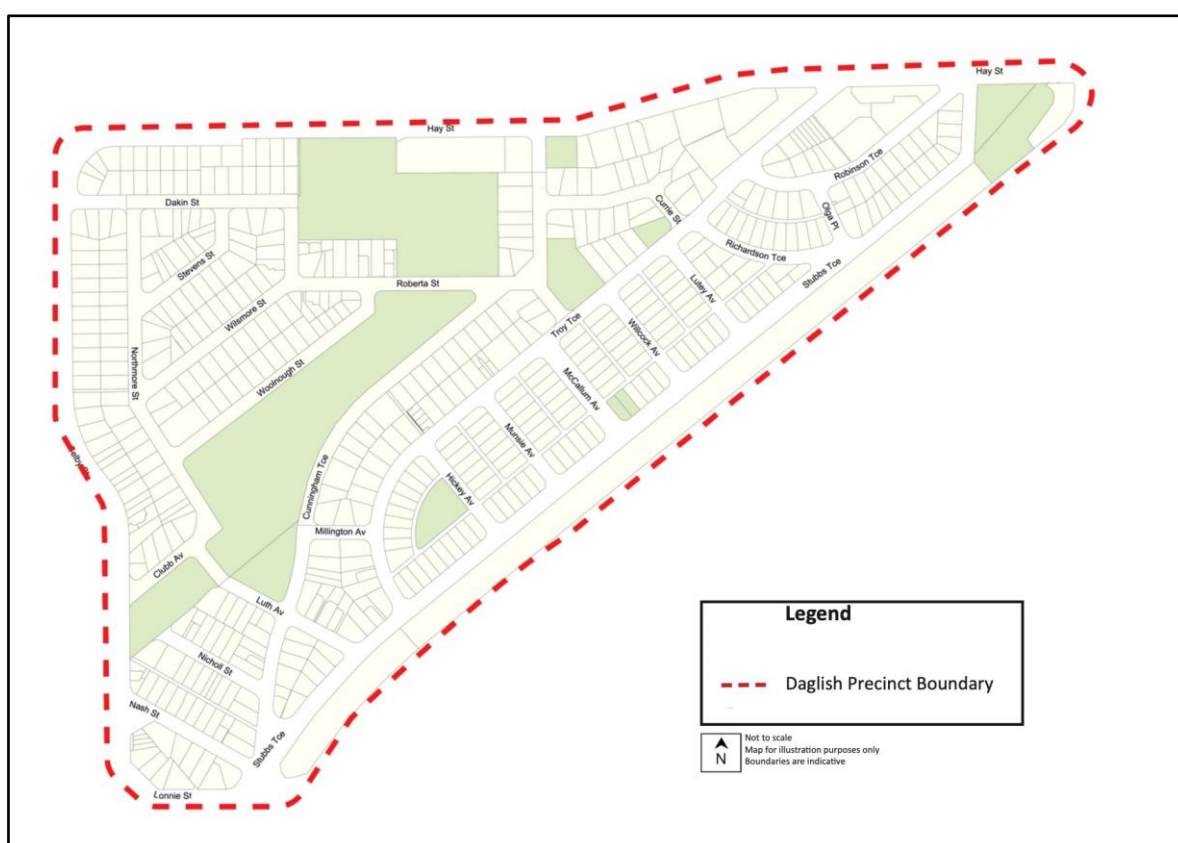


Figure 1 – Boundaries of the Daglish Precinct

5.0 HISTORICAL OVERVIEW

5.1 FIRST NATIONS

Aboriginal people occupied the South West corner of Western Australia for at least 40-50 thousand years before European people arrived and Daglish was developed on the traditional lands of the Whadjuk Noongar (aka Nyungar/Nyoongar) people. The following summary of Aboriginal occupation of the region around Subiaco was prepared for the City of Subiaco Thematic History and Framework:¹

The histories of Aboriginal people in what is now the local government area of the City of Subiaco cannot be defined as neatly and easily as boundaries and streets. Instead, as stated in 'Aboriginal Histories in the City of Subiaco', the histories refer to 'local Aboriginal people's social organisation and land relationships, individual names, events and experiences in the areas of the Swan River, Mount Eliza, Monger's Lake, Butler's Bay [known as Butler's Swamp now Lake Claremont], Crawley Bay and Perth areas that either include the Subiaco area, abut or surround it.'

In 1832, the Subiaco area was recorded as forming part of the Mooro territory occupied by Yellagonga's (or Yellowgonga's) group. Like others in Nyungar society, Yellagonga's family lived and moved across their land according to the seasons; utilising their knowledge of the land to travel by well-known pathways from watering holes to campsites and gathering places

Within only a few years of the Swan River Colony being established, the life of the Nyungar people was irrevocably impacted. Numerous deaths occurred and relationships with land were all but destroyed when family groups left their homelands either by force or by encroaching settlement. In 1836, only 28 people were named as belonging to Yellagonga's community.

Conflict with early settlers; government policies of control as illustrated by the policing and rationing of the Nyungar in the Mt Eliza Depot area in the early 1830s; the assimilation of Aboriginal children dating from the 1840s and in places like St Joseph's Girls Orphanage and St Vincent's Boys Orphanage in Subiaco from the 1870s; institutionalisation involving the removal of children and groups to missions such as the 1847 New Norcia; and, suburbanisation as a result of the clearing of land and drainage and building over of Perth's lake systems and traditional trackways, all had devastating results on the Nyungar.

By the mid twentieth century, many Aboriginal people had been removed from the metropolitan area, including from Subiaco to New Norcia and the 1918 Moore River Native Settlement (later Mogumber Native Mission). They were also pressured into settling in areas such as East Perth and rural reserves and missions.

The Nyungar who remained on the fringes of suburbs are believed to have only been able to do so by building relationships with European settlers. They often worked for these families as servants and manual labourers whilst being 'permitted' to live on what remained of earlier camping places and food sources at the edges of lakes and swamps, and telling Nyungar stories.

As a result of the Depression in the 1920s and 1930s, fringe camps increased with Aboriginal people returning to Perth in order to try and find work to support their families. The high visibility of these camps led to their surveillance by government officials and, in 1937, the Department of Native Affairs carried out an inspection of these places. As a consequence, people were removed back to

¹ Bizzaca, K., *City of Subiaco Thematic History and Framework*, prepared for the City of Subiaco, February 2014.

Moore River and to the country. Although it's not known what occurred in Subiaco, the 1937 report recommended the 'complete disbandment' of the fringe camps at West Subiaco and Jolimont.

Information about Western Australia's Aboriginal sites, other Aboriginal heritage places and Aboriginal Heritage Surveys is available via the Aboriginal Heritage Inquiry System (AHIS).² This is managed under different legislation than historic heritage and these places are not considered in this report.

5.2 EARLY DEVELOPMENT: C.1880-1905

5.2.1 SUBDIVISION TO THE EAST OF THE RAILWAY LINE

During the early years of colonial settlement most of the Subiaco area formed part of the Perth Commonage. In 1879 land was set aside for the Fremantle to Guildford Railway, which was officially opened in 1881. 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 (known as Perth Suburban Lots).

In May 1883 a tender for the construction of the first Subiaco railway platform was accepted by the Public Works and Railways Department,³ although initially this primarily served the Benedictine community of New Subiaco, on the northern side of the line (in what is now known as West Leederville). The first permanent residence was constructed within the boundaries of what is now known as the City of Subiaco in the mid 1880s, but another 10 years had passed before the area began to be developed as a suburb of Perth.

5.2.2 PROPOSALS FOR RAILWAY INFRASTRUCTURE TO THE WEST OF THE RAILWAY LINE

With the increasing population and consequent demand for housing linked to the gold rushes of the early 1890s, many of the Perth Suburban Lots began to be subdivided into residential blocks and the population of Subiaco increased from around 40-50 in 1894, to around 1,300 in 1896.⁴ This was at least partly supported by speculation that Subiaco could become the site for new railway workshops on the north-western side of the railway line. An example of this is provided by an 1892 advertisement for 'Irishtown', which was a subdivision of Perth Suburban Lots 201 and 202 (between Railway Road, Barker Road and the "New Road" (Broome Road, now Hay Street, Subiaco):

IRISHTOWN.

Subiaco Railway Station, New Road, and Railway Crossing to Perth Commonage and North Beach. 68 Chains from Hay-street, on New Road now about being macadamised.

The best chance ever offered to invest a few pounds profitably.

Probable new site for Locomotive Workshops.

Tradesmen, Mechanics, Artisans and Labourers, Don't Miss It. A Competent Engineer has said:

"Every requisite or convenience necessary is present in this locality for large workshops, and the Government probably know that better than anybody else."

² Department of Planning, Lands and Heritage (<https://www.wa.gov.au/government/document-collections/search-aboriginal-sites-or-heritage-places-ahis>)

³ The Inquirer and Commercial News 30 May 1883 p 5

⁴ This section has been largely based on research undertaken by Annette Green in 2020 for a private research paper, *A Brief Outline of the Development of Subiaco: 1880s-1930s* (copy held in the City of Subiaco Library, Local History Collection)

*Remember - 4000 acres of Commonage to depasture Cattle on.*⁵

The State government had endorsed Midland as the site for new workshops by the mid 1890s, but protests continued by those representing the workforce, many of whom lived in the area between Perth and Fremantle. At a public meeting in September 1900, hosted by the Subiaco Council and attended by several local Council and Roads Board representatives, a motion was passed requesting the government to consider other options closer to the original workshops at Fremantle. At this meeting one speaker noted that there was *"a fairly good site, suitable in every way, situated to the westward of Subiaco."*⁶

Work had commenced on the new Midland Workshops by 1904, but options for the future development of railway infrastructure at Subiaco were still not abandoned. In September 1904 it was reported that Subiaco sub-lots 439 and 442 had been set aside for railway running sheds (Reserve 8888).⁷ This 112 acre (45ha) reserve, was approximately 11 chains (220m) wide and ran along the north-western side of the railway line between Nicholson Road and the present day Haydn Bunton Drive. However, the site was not developed and after a new railway depot was developed at East Perth in 1917/1918 the Subiaco Railway Running Sheds Reserve became surplus to requirements. It was part of this Reserve that subsequently provided the land for the first stage of Daglish.

5.2.3 CEMETERIES USED FOR THE VICTIMS OF INFECTIOUS DISEASE

In April 1893, in response to an outbreak of smallpox in central Perth, a fever ward, widely referred to as the Subiaco encampment, was erected on the Perth Commonage (in the area later developed as the Victoria Hospital and then the Selby Street Rehabilitation Hospital). In addition to isolating infected patients, particular care was taken to ensure that associated burials did not provide any opportunities for the spread of disease. Under the order of the health officials, these burials took place at night, with *"all the necessary disinfectants"*⁸.



Infectious Diseases Hospital 1935, State Library of Western Australia, 031661PD

⁵ *The West Australian* 15 October 1892 p 8

⁶ *The West Australian* 26 September 1900 p 7

⁷ *Western Mail* 3 September 1904 p 9

⁸ *The Daily News* 19 April 1893 p 3

The first reported death from the 1893 smallpox epidemic was Ellen Amelia Montague (c.1870-1893), who, in a weakened condition after a still-birth, passed away at her home in Perth on 18 April. The concern about containing infection was illustrated by the nature of her burial:

Her burial took place at midnight in the proposed new cemetery at Subiaco. She was placed in a coffin tarred inside and out, and containing a quantity of quicklime. The funeral arrangements were under the charge of Mr. D. Chipper, who was accompanied to the burying ground by a policeman. A priest applied for permission to be present at the interment, but the Health Officer, whilst not actually forbidding it, strongly advised that the attendance at the grave be limited as the circumstances would allow and that it would be especially dangerous to the public health if one, whose duties necessitated close communication with many of the residents, should be in such close proximity to a source of infection. Extreme Unction had been administered to the deceased ten days ago⁹, and, although interred without the usual religious rites at the grave, the customary prayers will be offered on her behalf.¹⁰

While the hospital encampment was located immediately west of the present suburb of Daglish, the two small (1 acre/ 0.4 ha) cemeteries that were associated with this facility were located within the area considered in this report. Neither of these was consecrated and both appear to have been solely used for the isolated burial of the victims of infectious disease (including smallpox and typhoid fever).

➤ Cemetery Reserve 6845

Reserve 6845 was located in the area now occupied as Dom Serra Grove (SE corner Hay Street and Jersey Street). This was used for approximately 17 burials.¹¹

One of the early burials at this site was believed to have been for Rose Aldborough (c.1874-1893). Rose, who was a nurse at the Colonial Hospital in Perth, was initially suspected of having smallpox, but was subsequently diagnosed with typhoid. She died at 8.30am on 26 April 1893 and was buried “at the new cemetery” that night.¹²

➤ Cemetery Reserve 4566

Reserve 4566 was located between the present-day Robinson Terrace and Richardson Terrace and extended across the linking section of Troy Terrace. The grounds also extended across part of the area later laid out as lots 159 to 163 of Deposited Plan 203612.¹³ This was used for approximately 26 burials.¹⁴

⁹ The Sacrament of Anointing the Sick had been administered after Mrs Montague suffered a still-birth in early April.

¹⁰ *The Daily News* 19 April 1893 p 2

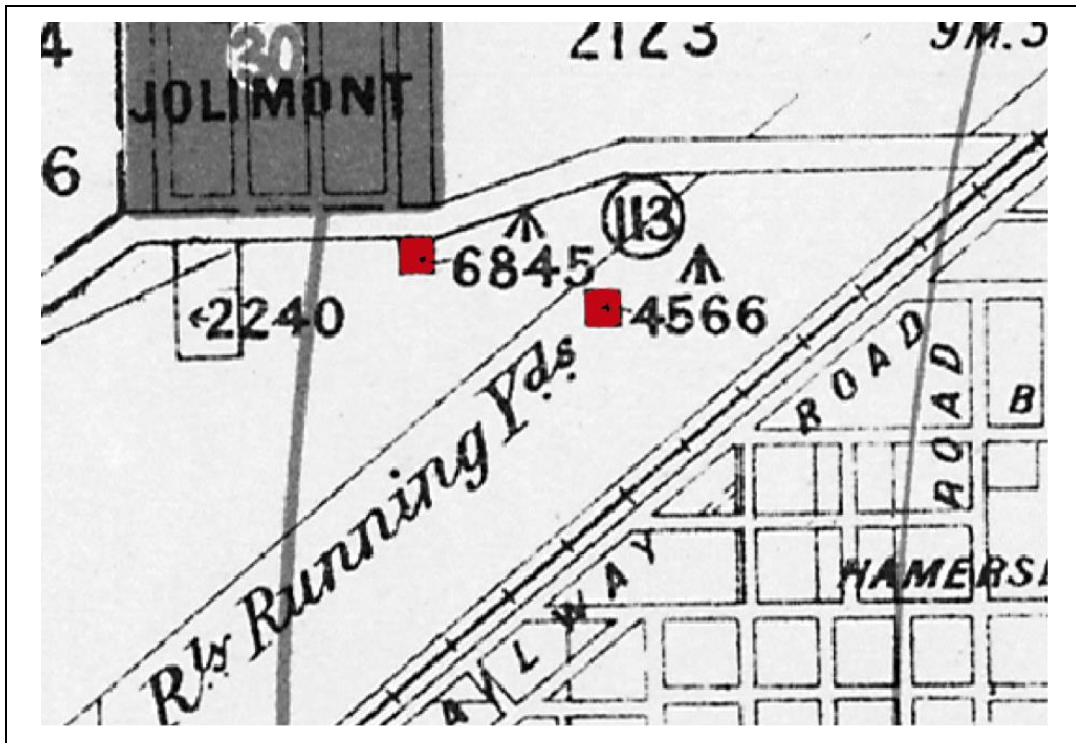
¹¹ *The West Australian* 3 July 1906 p 7

¹² Readily available online information about this cemetery reserve was collated by Annette Green in 2021 for a private research paper: *A brief history of Subiaco's parks and gardens in the early to mid-twentieth century* (copy held in the City of Subiaco Library, Local History Collection)

¹³ The location of the old cemetery reserve in relation to the newly laid out suburb of Daglish was shown on a plan of the Townsite of Daglish prepared by the Department of Lands and Surveys, 1925 (online copy available at the State Library of Western Australia: https://purl.slwa.wa.gov.au/slwa_b5566930_1)

¹⁴ *The West Australian* 3 July 1906 p 7

One of the last burials at this site was also the only one reported to have been well marked in a summary prepared in 1906.¹⁵ This was the grave of Charles Henry Smith, who died of fever on April 12, 1897, aged 19 years.



Plan showing Cemetery Reserves 685 and 4566, Index of Estates ca.1915, State Library of Western Australia, 57/6/1 (cemetery reserves highlighted for the purpose of this report)

These sites were officially closed in 1897. In 1906 the bodies were exhumed (together with 3 on private land at Jolimont) for reburial in consecrated ground at Karrakatta.

5.2.4 PROPOSALS FOR THE DEVELOPMENT OF A NEW PERTH CEMETERY TO THE WEST OF THE RAILWAY LINE

The other proposed development to the west of the railway line was a large new cemetery for Perth. Work commenced in 1894 with the construction of the first sealed road in Subiaco (originally known as Broome Road, now Hay Street):

*The new road which is intended to connect the main portions of Hay-street West with the Cemetery at Subiaco will be put in hand at once. It is intended that the road shall be carried on to a width of sixteen feet, and it will be constructed of limestone and blue metal. It is proposed to at once complete the road as far as the railway gates near the Subiaco station, and it is stated tenders will be called for the work in the course of another week.*¹⁶

However, while the road was constructed, development of the cemetery appears to have been delayed. In mid 1896, a special committee report to the Perth Municipal Council recommended that:

¹⁵ *The West Australian* 3 July 1906 p 7

¹⁶ *The West Australian* 12 April 1894 p 4

“the new cemetery, comprising lot 2,852 at Subiaco, should be proclaimed, and that means should be provided for carrying out [improvements]”. It was noted that the site “adjoined the Victoria Hospital and had a frontage of over a mile to the Perth-Fremantle railway line ... [and that] The Government had already made a portion of the road leading to the ground”. At the end of the meeting a deputation to the premier was planned.¹⁷

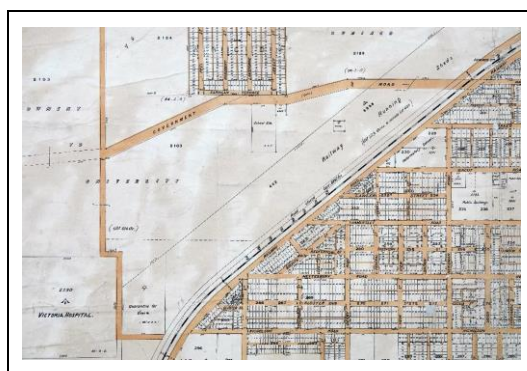
The cemetery was subsequently opened, and some burials took place, but there was ongoing debate as to whether this was the best location. It also seems that few, if any, improvements were carried out:

Having occasion to attend the funeral of poor Buxton last Friday I was surprised to find the burial ground devoid of all fencing, situated in a howling wilderness of sand and scrub. How people can determine the spots where their friends are buried was a puzzle to those present at the funeral, as I was informed by the undertaker that there was no system of numbering graves in vogue. By marking a tree close by and keeping the name on a small cross on the next grave we are enabled to identify Buxton's grave, but had no precautions been taken it might have been next to an impossibility to find it again.¹⁸

By April 1897 the Subiaco Cemetery Reserve had been cancelled following the creation of the present cemetery reserve at Karrakatta (which being ‘remote’ from close settlement was considered more suitable).¹⁹

5.2.5 QUARANTINE GROUND

In 1897, 35 acres (14 ha) at the south-western end of Daglish (in the area between the Victoria Hospital and the railway line) was selected by the Bureau of Agriculture for use as a quarantine ground for imported vine cuttings (Reserve 4146).²⁰ The primary aim of this was to avoid the introduction of the destructive phylloxera insect into Western Australian vineyards.



Map: Plan of Subiaco 1905 showing the Quarantine Reserve to the right of the Victoria Hospital, Subiaco Museum

¹⁷ *The Inquirer and Commercial News* 26 June 1896 p 16

¹⁸ *The West Australian* 18 February 1897 p 9

¹⁹ *The West Australian* 3 April 1897 p 3

²⁰ *The West Australian* 31 May 1897 p 5

On a real estate plan titled “Plan of Subiaco Showing subdivisions to 31st Dec 1903” this reserve was annotated “for vine cuttings”. Spillman K, *Identity Prized – A history of Subiaco*, p 114.

In July it was announced that:

*The work of clearing two acres of ground at Subiaco for the vine-cutting nursery and quarantine ground is almost completed, and the ground will next week be ploughed, and prepared for the reception of the cuttings. Several persons have notified the Bureau of their intention to import vines from the other colonies, in accordance with the regulations framed by the Bureau. The Bureau itself is also importing a large number of vines of varieties which have not up to the present been brought to the colony. These vines, on arrival, will be rooted in the Subiaco nursery, and distributed next year at the actual cost price of the cuttings, plus the expenses incurred in connection with their introduction.*²¹

A report on the first year's activities, published in August 1898 provided the following information regarding the quarantining of vine cuttings and research into grass and crop plants:

In the first season [24,800 vine cuttings from New South Wales, France, California and a local source were] struck in the nursery grounds, water and labour being available. Those rooted vines have been this season taken up and several parcels sent to applicants on the Eastern goldfields, from Norseman to Mount Malcolm The balance were sold at market price

There are now in the nursery 21,000 vines belonging to the Department, and 1,200 belonging to private individuals [and these] will be available for distribution next winter.

*The dairy expert (Mr A. Crawford) put in a large number of grasses of economic value to test their growing capabilities in Western Australia [later reported to have included successful experiments with *Paspalum dilatum*].*

*The botanist (Dr Morrison) planted seeds received from the National Herbarium, Melbourne [and other individuals].*²²

Work with vine cuttings continued at the Subiaco grounds until 1904, but poor soil conditions meant that, in some years, only 10% survived the hot summer season. At the end of that period it was decided to establish a new quarantine ground for vine cuttings at Hamel. After this time, the grounds appear to have been used for quarantining imported livestock (including pigs, horses and cattle). The value of this was demonstrated in September 1906, when it was reported that swine fever had been detected in imported stock at the Subiaco quarantine grounds.²³

5.2.6 UNIVERSITY ENDOWMENT LANDS

In 1904 the Western Australian parliament passed an Act creating a University Endowment Trust, under which about 4,000 acres (approximately 1,620 ha) of suburban land was granted as the nucleus of an endowment for the creation of a university.²⁴ This included a large area to the west of Subiaco, including much of the land between the Subiaco Railway Running Sheds Reserve and Hay Street at Jolimont.

²¹ *The West Australian* 1 July 1897 p 4

²² *The West Australian* 23 August 1898 p 3

²³ *The Pilbara Goldfield News* 8 September 1906 p 3

²⁴ *Report of the Royal Commission on the Establishment of a University, 1910*, p 13 ([https://www.parliament.wa.gov.au/intranet/libpages.nsf/WebFiles/Royal+Commission+on+the+establishment+of+a+university+1910/\\$FILE/6259.pdf](https://www.parliament.wa.gov.au/intranet/libpages.nsf/WebFiles/Royal+Commission+on+the+establishment+of+a+university+1910/$FILE/6259.pdf))

5.3 SCATTERED DEVELOPMENT: C.1905-1923

During the first 25 years of the twentieth century, much of the future suburb of Daglish remained undeveloped. However, some activity did take place along this section of Hay Street (which at that time only extended as far as Jolimont).

5.3.1 JOLIMONT SCHOOL

Newspaper reports indicate that the residents of Jolimont were already lobbying for the development of a local school by 1897, noting that the local children had a long walk through scrub to get to the Subiaco school and had to cross the railway line on the way.²⁵

These calls were finally heeded when a site was secured,²⁶ and a contract let for the construction of the original premises in mid 1905. The school opened on 9 October 1905 with an enrolment of 15 children. By June 1906 the average attendance had increased to 62 children and a new classroom was approved for construction. The number of students continued to grow as Jolimont was progressively developed and later, when the new suburb of Daglish was settled by young families.²⁷

5.3.2 INDUSTRIAL DEVELOPMENT

In 1905, the Subiaco Council acquired 98 acres (40 ha) of the Perth Commonage, as a 'municipal endowment'.²⁸ This area, which was located on the northern side of Hay Street (in the area generally bounded by Hay Street, the Railway Running Sheds Reserve, Salvado Road and Jolimont), was progressively developed as an industrial precinct over the next twenty years. In the early 1920s at least two industrial sites were also developed on the southern side of Hay Street (in what later became the suburb of Daglish).

Both of these were located within part of the old Subiaco Railway Running Sheds Reserve which, as noted above, had become surplus to requirements when a new railway depot was developed at East Perth in 1917/1918. Towards the end of 1919 the portion of the Reserve to the south of Hay Street was advertised for lease as follows:

TENDERS.... will be received by the undersigned up to noon on Thursday 11th December, 1919, for the Lease of the whole or portion of Railway Reserve 8888, at Subiaco, situated on the north side of the railway running from Hay-street, on the east, to Nicholson-road Subway on the west, with an average width of eleven chains, and comprising an area of 69 acres or thereabouts, for a period of seven years from the 1st January, 1920.

Each Tenderer must state whether his Tender is for the whole or portion of the reserve, and, if for portion only the area tendered for must be distinctly stated in the Tender.

*The land is eminently suitable for timber yards, stock and sale yards, wood yards, or manufacturing sites etc, as private siding accommodation with access to the railway system, can be conveniently constructed.*²⁹

²⁵ *The Daily News* 1 July 1897 p 4

²⁶ This appears to have been excised from the newly allocated University Endowment Lands

²⁷ Jolimont Primary School, Place No 05425, InHerit Database (<http://inherit.stateheritage.wa.gov.au/Public/Inventory/Details/f94163df-e255-47bc-ba7b-6e24c14d2022>)

²⁸ *The West Australian* 13 May 1905 p 3

²⁹ *The Daily News* 22 November 1919 p 3

The first industry established in this area was an asbestos factory, which was operated by Cecil John Reginald Le Mesurier (solicitor) in c.1920-1928:

In 1920 Mr. le Mesurier was granted a seven years' lease of some five acres of land at West Subiaco, for the purpose of establishing an asbestos factory. This he did at considerable expense. Originally the land was part of the railway reserve, but the Crown declared portion of it as Daglish Townsite and at the expiry of the lease requested Mr. le Mesurier to move. The outcome was that the Crown obtained an order for summary judgment in Chambers, from Mr. Justice Northmore. It was against this order that Mr. le Mesurier intended to appeal, but when the Full Court assembled this morning he announced his intention of withdrawing. The Crown consented to pay the costs, and it is understood another location will be provided for Mr. le Mesurier's asbestos factory.³⁰

In the Trades section of the 1925 Post Office Directories, the address of Le Mesurier's factory was given as Hay Street, Jolimont, while in the street listings it was shown as the first site to the west of the Railway Road, on the southern side of the street (immediately east of The Oxal Company, which is known to have been located at 563-567 Hay Street). This indicates that it was located in the general vicinity of 561 Hay Street, which now forms part of the reserve between the railway line and Stubbs Terrace. In 1924 a newspaper article referred to the business as the WA Asbestos Manufacturing Company, while in the 1927 Post Office Directory it was listed as the WA Asbestos Company.

Few specific references have been found for Le Mesurier's factory, with the exception of the following report published in 1924:

During the week Mr. T. Withers, who is in charge, of operations on the asbestos leases at Bindi Bindi, was in Moora. These leases are owned by Mr Le Mesurier of Perth, who has the ore treated at his plant at Subiaco. Mr. Withers reports that work is proceeding satisfactorily and that the asbestos being mined is of first-class quality.³¹

The other industrial site was located in the area bounded by Hay Street, Robinson Terrace and Troy Terrace (563-567 Hay Street). In mid 1921 a request by the Crystal Glass Manufacturing Company for an optional lease was granted by the Subiaco Council.³² The new factory opened in mid-1922 and their wares were already available for display at the Royal Show in October of that year:

The Crystal Glass Manufacturing Company of W.A. had on show in the main exhibition hall at the Royal Show some particularly fine specimens of the glassware turned out from their Subiaco factory. The committee of the Royal Show thought so highly of the ware displayed that it awarded the Crystal Glass Co. a certificate of merit. The manufactures of this company include all kinds of white glassware, tumblers, lamp chimneys, vases, jugs, butter and sugar basins, honey and pascal jars.³³

However, the major investment in plant and positive reviews of their products did not achieve the desired results and by mid 1923 the company had gone into liquidation.³⁴ The premises were then used by the Oxal Company, which produced concrete slabs on the site in c.1923-1925.

³⁰ *The Daily News* 31 August 1928 p 5

³¹ *The Midlands Advertiser* 25 July 1924 p 3

³² *The West Australian* 2 July 1921 p 7

³³ *Sunday Times* 15 October 1922 p 12

³⁴ *Sunday Times* 3 June 1923 p 1

In mid 1926 it was announced that the factory was about to be occupied by Adams Motors Ltd., which was described as “one of the biggest motor car distributing firms in the West.” Under the direction of the managing director, Alf Adams, it was intended to “make use of the site as an assembly plant, bond store and repair shop”:

The first of the existing buildings has been divided into a bond store and an assembly room. Chassis will be kept in the firm's own bond store till needed, a shrewd move that must mean a saving in interest and duty fees. The crates will be brought direct from Fremantle by road, unloaded at the factory and then taken into bond by the big three-ton travelling crane that has been installed.

Immediately adjacent to the bond is the assembly room where the first stages of the assembly will take place. From this large airy room the cars in their various stages of completion will pass through an archway into what is now an open space but is being roofed immediately. And here the finishing touches will be put on.

The finished car will now be subjected to "the usual inspection and tests, and then taken to the Murray-street showrooms

The second of the existing buildings, a sturdy strong-beamed structure, will be the machine shop, and this will in time be subdivided into shops for the blacksmith, the metalworkers and the battery service men. While for the convenient handling of repairs two fifty-foot span extensions are being put up and all except minor repairs will be finalised.

A Duco spray plant is to be installed and facilities will eventually be provided for the building of bodies for trucks.

Everything is designed to be self-contained, and nothing has been planned without a shrewd appreciation of what the future may demand.

All the arts of the signwriter will be employed to advantage to make this a distinctive landmark. The names Overland, Willys-Knight, and Federal Knight Trucks, will be embellished on the walls, and a great sign, 180 feet long, will compel the attention of train travellers.

*There is ample ground space both for expansion and recreation, and the facilities for sport during the "off" hours will make for a more contented, more efficient staff.*³⁵



Adams Motors 1930, State Library of Western Australia, 012720PD

³⁵ Call 2 July 1926 p 11

Possibly as a consequence of the Great Depression, Adams Motors Ltd went into liquidation in c.1932. Plans for its re-opening were announced in mid-1935,³⁶ but the efforts to re-establish the company were not a success and by 1937 it was once again in liquidation. As part of the disposal of the company's assets, the Daglish site was sold to United Motors under a mortgagee sale in 1938.³⁷

During the 1940s, no premises were listed in the Western Australian Post Office Directories for the section of Hay Street between Robinson and Troy Terraces. However, it appears that the site had been adapted as a "top secret military base" which was used to repair and overhaul torpedoes for American submarines operating from Fremantle.³⁸

Historical aerial photographs show that there were still factory buildings on the site in the 1960s and 1970s, but these were demolished in the early 1980s. The site was then fully redeveloped with a mixture of residential units and commercial premises.³⁹

5.3.3 RESIDENTIAL DEVELOPMENT

Seven houses were built along the Hay Street frontage of the university endowment land in c.1922, known as 619-627 Hay Street (to the east of Jersey street) and 1-3 Cardigan Terrace (immediately west of Jersey Street). The remainder of the university endowment land was left undeveloped until the 1960s.

5.3.4 USE OF PART OF THE QUARANTINE GROUNDS FOR THE PROMOTION OF POULTRY FARMING

From 1905 the Department of Agriculture opened up at least part of the quarantine grounds for a series of annual egg-laying competitions for hens and ducks, aimed at promoting the industry and educating prospective poultry farmers.⁴⁰ Entrants housed poultry on the site for twelve months, with prizes awarded for the greatest number of eggs over 1 month, 3 month and 12 month periods, and for the greatest market value of eggs (which were sold to the public at prices fixed by the owner, with 25% being retained by the Department of Agriculture to defray costs).⁴¹ These competitions continued until mid 1911, when it was reported that the number of entries had declined to a point where the competition was no longer viable.⁴²

It appears that stock continued to be quarantined on part of the site during this period. For example, in 1909 it was reported that, under new Federal quarantine regulations, any live stock imported from overseas and landed at Fremantle, was to be sent to the quarantine station at Subiaco for varying periods according to the country of origin and type of stock.⁴³ In 1912 the "Government Yards at Subiaco" were also designated as the site of a compulsory 14 day quarantine period for any cattle brought to WA from NSW, Victoria, Queensland, South Australia, Tasmania or

³⁶ *Sunday Times* 14 April 1935 p 8

³⁷ *The West Australian* 17 September 1938 p 8

³⁸ *Post* 18 March 2023 pp 32 & 40

³⁹ Historical aerial photographs, Map Viewer Plus, Landgate (www.landgate.wa.gov.au)

⁴⁰ *The West Australian* 23 December 1924 p 4

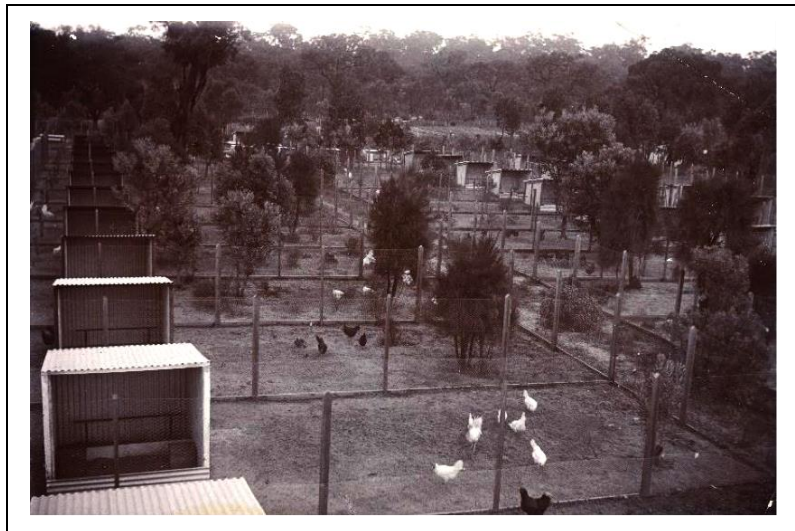
⁴¹ *The Daily News* 9 June 1906 p 6

⁴² *The West Australian* 10 April 1911 p 6

⁴³ *The Albany Advertiser* 7 July 1909 p 4

New Zealand. This was applied under a new order under the Stock Diseases Act in order to avoid the introduction of "*pleuro-pneumonia contagiosa*".⁴⁴

In 1916 "*the old egg-laying competition grounds, close to the West Subiaco station*" were developed as poultry farming school, with the facilities including barracks for the students, 64 chicken pens, and incubators.⁴⁵ This was used to train disabled returned soldiers until c.1918, but the uptake and success appears to have been questionable due to problems with providing suitable land for the soldiers to settle on.⁴⁶



Chicken runs at the Subiaco Egg-Laying competition, 1907, State Library of Western Australia, BA1200/345



Duck runs at the Subiaco Egg-Laying Competition, 1907, State Library of Western Australia BA1200/344

⁴⁴ *Northern Territory Times and Gazette* 17 October 1912 p 4 10 April 1911 p 6

⁴⁵ *The Daily News* 21 August 1916 p 8; and *The West Australian* 21 August 1916 p 5

⁴⁶ *The Daily News* 16 May 1917 p 8

In 1919 it was reported that the facilities were to be used, once again, to promote the local poultry industry through competitions:

*The committee of the W.A. Poultry Association have given their patronage to the egg-laying competition to be started at the Government Poultry Grounds at West Subiaco.*⁴⁷

and

*.... the competition to consist of six pullets in each pen without any male birds being in the pens, and to begin on April 1, next and to continue for 12 months, entries to be open to the other States.*⁴⁸

This appears to have continued as an annual competition until 1924, operating under the title “National Utility Egg-laying Competition (West Subiaco)”, with the published results providing information about breeds, egg numbers, egg size, feed and associated costs. After this time the competition was held at the new agricultural college at Muresk and the Subiaco site was adapted as the Government Horse Yards.



Mr Padman's white leghorns, first prize winners at the Subiaco Egg-Laying Competition, 1908, State Library of Western Australia, BA1200/333

5.4 THE DEVELOPMENT OF DAGLISH RAILWAY STATION: 1923-1924

In the early post-WWI era demand remained high for residential land in close proximity to public transport and the city. While the central part of Subiaco was already heavily developed, a significant amount of vacant land remained in West Subiaco. In order to support the development of areas without convenient access to public transport, the Subiaco Council began lobbying for the construction of a new railway station in the vicinity of Lawler Street - midway between the Subiaco and West Subiaco (Shenton Park) Stations.⁴⁹ This was under construction in 1923 and was completed in mid 1924.

⁴⁷ *Sunday Times* 26 January 1919 p7

⁴⁸ *The Albany Dispatch* 6 February 1919 p 2

⁴⁹ *The Daily News* 13 October 1922 p 11



Station Construction, Daglish, Rail Heritage WA, P01066



Daglish Railway Station, Date Unknown, Subiaco Museum

The name 'Daglish' was recommended by the Subiaco Council to honour a former Mayor of Subiaco and parliamentarian. Henry Daglish (1866-1920) had arrived in Western Australia in 1896 and settled in Subiaco at an early date. He was a member of the Subiaco Council from 1900 and served as mayor in 1903-04 and 1906-07. In 1901 he became whip of the parliamentary Labor Party and in 1904-1905 served as the first Labor premier of Western Australia. At the next election Daglish won Subiaco as an Independent Labor candidate, but after winning his seat again in 1908 he became aligned with the Liberal Party. Daglish was defeated in the 1911 election, after which he worked as an estate agent and as an employers' representative on the State Arbitration Court.⁵⁰

⁵⁰ Australian Dictionary of Biography (<http://adb.anu.edu.au/biography/daglish-henry-5862>)



Henry Daglish ca.1910, State Library Western Australia, Image 008872D

Daglish's name was adopted for the new suburb, despite strenuous objections from some sections of the Labor Party due to his withdrawal from the Party and his Arbitration Court activities.

5.5 PLANS FOR THE DEVELOPMENT OF A NEW SUBURB: 1924-1925

A large part of the following information was originally collated for the *Heritage Assessment of the c.1935 Workers' Homes Board Subdivision along Robinson Terrace and Stubbs Terrace, Daglish* (prepared for the City of Subiaco by Greenward Consulting, August 2016) and the *Heritage Assessment of the First Land Release in Daglish* (prepared for the City of Subiaco by Greenward Consulting, November 2016)

5.5.1 PROCLAMATION OF A NEW TOWNSITE

The new railway station provided an obvious opportunity for the suburban development of the unused land on the western side of the railway line.

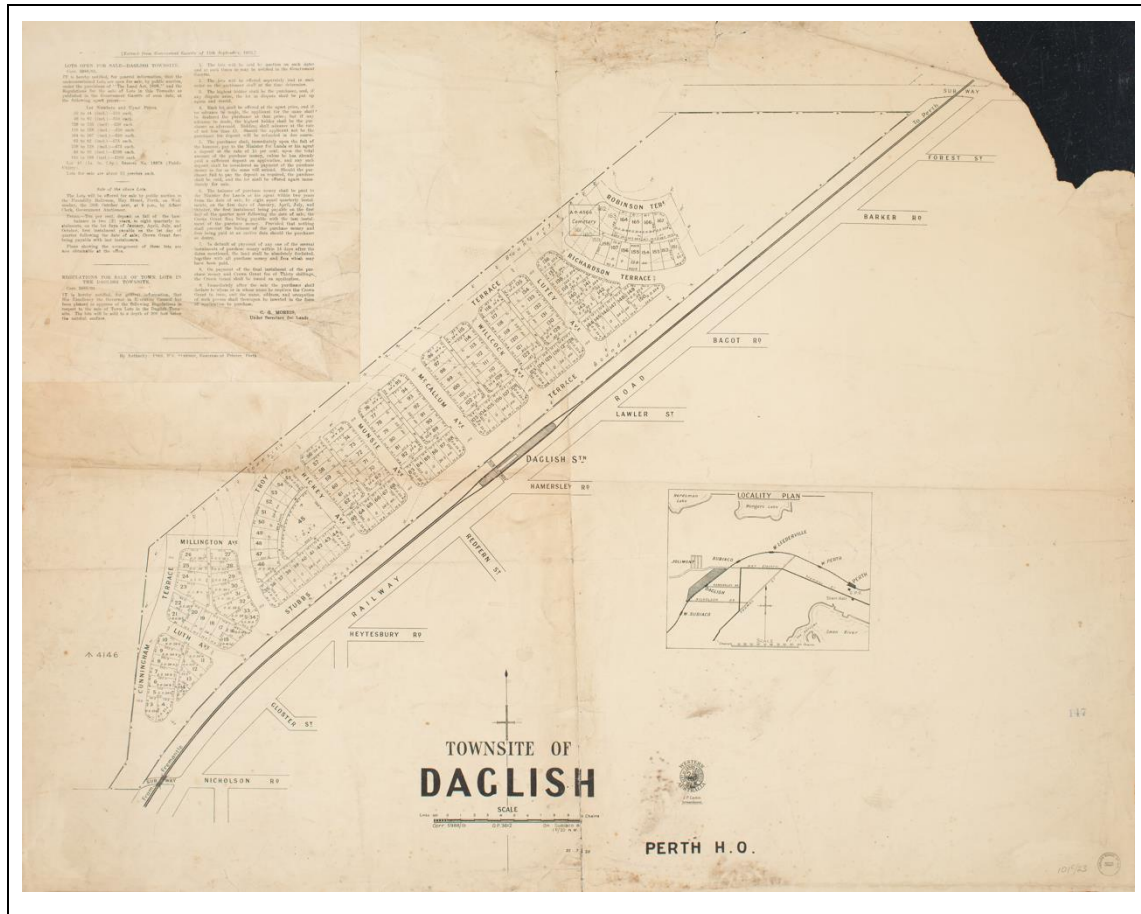
In December 1924 the Town Clerk of the Subiaco Council announced that:

Another movement has to do with the reserve belonging to the Railway Department, which was formerly secured as a site for the loco running sheds, which, however, were placed at East Perth. This land adjoins Daglish station, and stretches from Hay-street to the Victoria Hospital. I have learned that this has been declared a townsite, and probably will be thrown open for sale in the near future. Should that occur, the council will be afforded the opportunity to extend its different systems and add to the attractiveness of the suburb, and more particularly this locality. Also, I might add the University Senate are subdividing the land held by them between Daglish and Jolimont, and we are asking that they should reserve a portion of it, consisting of about seven acres, for recreational purposes, which will be developed on proper lines.⁵¹

⁵¹ *The Daily News* 31 December 1924 p 5

5.5.2 DESIGN OF THE NEW TOWN SITE AS A GARDEN SUBURB

The first part of the new suburb was surveyed in 1925, in the area bounded by Troy Terrace, part of Robinson Street, what is now Olga Place, Stubbs Terrace, the southern end of Cunningham Terrace and Millington Avenue (extending across part of the former Railway Running Sheds Reserve).



Townsite of Daglish/Department of Lands and Surveys, State Library of Western Australia, 33/14/23

According to research undertaken by the National Trust of Western Australia the design for the new suburb was prepared by Carl Klem of Hope and Klem, Surveyors.⁵² Carl Hoppish Klem was a surveyor, member of the Town Planning Association and proponent of the Garden Suburb movement. This movement began to gain momentum in Australia in the period around WWI, encouraged in part by a 1914 visit by Charles Reade, a representative of the Garden Cities and Town Planning Association of Great Britain. During his time in Western Australia, Reade visited a number of workers' homes in Subiaco and West Leederville, together with the Surveyor-General and the secretary of the Workers Homes Board. At an interview at that time he suggested that:

⁵² National Trust of Western Australia, Heritage Assessment for the List of Classified Places, 2018

*Western Australia might well consider the economic and aesthetic advantages to be gained by planning workers' homes in the form of a garden suburb linked up with fast and cheap transit with the city itself.*⁵³

In 1921, a publication by John Sulman, titled *An Introduction to the Study of Town Planning in Australia*,⁵⁴ described the features that distinguished a garden suburb from an 'ordinary' suburb as:

... the allocation of special quarters or sites for each kind of building, the absence of congestion of dwellings and their better arrangement, the ample provision of parks, playgrounds and open space, the planting with trees and grass of part of the width of the roads where not required for traffic, and the provision of greater opportunities for social intercourse ..."

The design of Daglish embodied the principles of the garden suburb movement in a number of ways, including:

- Its identity as a distinct and relatively spacious modern suburb;
- Its design as a cellular domestic neighbourhood, where non-residential uses were not permitted;
- The hierarchical arrangement of streets, separating local traffic from through-traffic (with the latter defined by wider streets);
- The use of curved forms within the street layout (contrasting with the traditional grid layout);
- The use of short cross streets which could underpin social interaction and the development of close-knit local communities;
- The inclusion of planned public reserves (including a semi-enclosed community reserve bounded primarily by rear lanes);
- Its development with well-built detached dwellings;
- The provision of ample space for lawns and flower beds at the front of the house, with open frontages or low front fences contributing to the overall garden setting of the streetscape;
- Space for the development of tree lined streets with generous grassed verges.

The newspapers of the day included few, if any, references to Daglish as part of the garden suburb movement, but modern analysis by organisations such as the National Trust of Australia (WA) and the Art Deco Society has emphasised important links between its development and the principles of this town planning style. The Heritage Assessment prepared for Daglish for the National Trust List of Classified Places concluded:

*In Western Australia the inaugural Town Planning and development Act 1928 was drafted by W E Bold who translated the garden city principles in this Act Coming before the legislation, Daglish and Floreat Park/City Beach were to be examples of the future of urban development in the state. One being a state government initiative, the other, a complementary suburb of the city of Perth.*⁵⁵

⁵³ *The West Australian* 4 November 1914 p 3

⁵⁴ Sulman, J. *An Introduction to the Study of Town Planning in Australia*, cited in Kelly, M (ed.), *Sydney – City of Suburbs*, Chapter 3 'The Great Lever of Social Reform – The Garden Suburb 1900-1930 (Robert Freestone), New South Wales University Press, 1987, p 54.

⁵⁵ National Trust of Western Australia, Heritage Assessment for the List of Classified Places, 2018

5.5.3 DRAINAGE PROGRAMS

At the same time that the suburb of Daglish was being planned, a major sewerage and drainage scheme had commenced to serve the greater portion of Subiaco. The drainage component of these works included proposals to provide a link to the new sewerage works to the west, via “*an open channel connecting to the outfall of the existing stormwater drain which discharges on the University Endowment Land near Jolimont.*”⁵⁶

Note: Plans prepared/updated in 1960 showed the Subiaco Main Drain transitioning from an underground pipe to an open channel near the north-eastern end of what was subsequently developed as Cliff Sadlier VC Memorial Park (Swan Loc 7158, Reserve 25908, MWS Drainage reserve). This drained into an open sump near the south-western end of the reserve, with an underground overflow outlet running to the south-west, under Clubb Avenue.⁵⁷

5.5.4 ESTABLISHMENT OF THE GOVERNMENT HORSE YARDS ON THE OLD QUARANTINE GROUNDS

In June 1925 it was announced that the Government Horse Yards had been relocated from East Perth to the old quarantine grounds at Subiaco:

*It has taken the Government a long while to remove its horses from filthy yards in Moore-street, East Perth, but a transfer has at last been accomplished, and the horses are now being comfortably quartered at West Subiaco in the grounds where the egg-laying competitions used to be held. These are several acres in extent and the animals will enjoy the protection of trees, which provide shelter in winter and shade in summer. Capacious feed boxes are in course of erection and a big shelter shed is also to be provided.*⁵⁸

In the mid-late 1920s particular concerns were raised about the proximity of these yards (and the associated fly population) to the Infectious diseases hospital:

*On the Eastern side of the hospital and within 100 yards of the diphtheria ward, is the Government horse yard. It is a huge yard divided into sections, and fitted up with -water troughs and feeding boxes. When 'The Mirror' was there there were only 36 horses in. It was 3 p.m. and most of the horses were out working — but the flies were at home — millions of them.*⁵⁹

⁵⁶ *The West Australian* 2 February 1924 p 9

⁵⁷ Metropolitan Sewerage Plans SROWA_series634_cons4156_item0341; and SROWA_series634_cons4156_item0342

⁵⁸ *Sunday Times* 12 June 1925 p 40

⁵⁹ *Mirror* 11 February 1928 p 16



Feeding time at the Government Horse Depot, West Subiaco, The West Australian, Saturday 23 March 1929

However, it was not until the late 1930s that the horse yards were once again relocated and plans developed for the subdivision of the old reserve.



Image of Infectious diseases hospital showing the government horse yards and the early subdivision of Daglish in the top right-hand corner, 1935, State Library of Western Australia, 031661PD.

5.6 EARLY SETTLEMENT OF DAGLISH: 1925-1930

5.6.1 FIRST LAND RELEASE

Residential lots within the first land release were offered for sale to the general public at an auction in October 1925:

One hundred and eighteen lots of land, each 50ft wide by a depth of 132ft, which prior to subdivision comprised a railway reserve on the ocean side of the Daglish railway station, between Subiaco and West Subiaco, will be offered for sale by auction by the Government Auctioneer (Mr. A. Clerk) at the Piccadilly ball room, Hay-street, on Wednesday night, at 8 o'clock. Thirty-two lots at the western [south-western] end have been set apart for workers' homes, and will be handled by the Workers' Homes Board. The sale has been advertised in Western Australia and the Eastern States for about a month. The upset prices of the blocks range from £50 to £100, and the terms of payment are 10 p.c. deposit and the balance by quarterly payments over two years without interest.⁶⁰

This was the part of the first subdivision bounded by Troy, Stubbs and Robinson Terrace. The area at the south-eastern end of the subdivision (bounded by Cunningham Terrace, Stubbs Terrace, Troy Terrace and Millington Avenue) was set aside for later development by the Workers Homes Board.

At the beginning of November 1925, it was reported that 96 of the Daglish blocks had been purchased at prices between £50 and £152. This article listed the names of all the purchasers with the lot number and the price paid.⁶¹

5.6.2 SUBURBAN INFRASTRUCTURE

Immediate development was impeded by a lack of services, as reported at the beginning of 1926:

... many of the owners desire to utilise their holdings for building purposes but are checked by the absence of a water supply and other facilities. The Municipal Council has made ample provision for the construction of roads and footpaths, electric lighting, and sanitary service, and has asked that the Water Supply Department should provide mains for the reticulation of the new townsite with the least possible delay. The department however, desires to be satisfied that the extension of the mains is justified and that funds are available on the estimates for the works ...⁶²

It was not until the latter years of the 1920s that any serious progress was made:

... in 1927 an estimated loss of £15 for a year on water installation was guaranteed to the Water Supply Department by the Subiaco Council, which also extended electric light mains. During the next three years streets were cleared and roads made. Sewerage reticulation was commenced by the Water Supply Department, and tennis courts were constructed.⁶³

Slag from Monteath's foundry was used to form the primary streets of Stubbs, Troy and Richardson Terraces (partly completed in 1928-1929), but the other roads remained sandy tracks until well into the 1930s.⁶⁴

⁶⁰ *The West Australian* 24 October 1925 p 10

⁶¹ *Sunday Times* 1 November 1925 p 5

⁶² *The West Australian* 2 February 1926 p 8

⁶³ *The West Australian* 24 August 1936 p 9

⁶⁴ *City of Subiaco Thematic History and Framework* (prepared by Kristy Bizzaca for the City of Subiaco,

5.6.3 COMMENCEMENT OF SUBURBAN DEVELOPMENT

The first house was completed during 1927 and research indicates that this was 125 Stubbs Terrace, which was the home of a railway employee, Daniel Joseph Duggan.

Towards the end of 1928, the Subiaco annual report noted that “25 brick residences of good design” had been erected during the reporting period.⁶⁵ This broadly corresponds with the entries in the Western Australian Post Office Directory of 1929, which listed 28 houses - 4 in Hickey Avenue, 4 in Lutey Avenue, 2 in McCallum Avenue, 2 in Richardson Terrace, 1 in Robinson Terrace, 11 in Stubbs Terrace, 2 in Troy Street and 2 in Willcock Avenue.⁶⁶



8 Hickey Avenue, Daglish, c.1928, Subiaco Museum

5.6.4 DEVELOPMENT OF HOUSES BY THE WORKERS' HOMES BOARD

At the time of the original 1925 subdivision there was a strong push by Unions and others representing the needs of the workers to have the proposed new suburb of Daglish set aside exclusively for development by the Workers' Homes Board. The government did set aside a small area at the south-western end of the original subdivision for this purpose, but this was not developed for another few years. In the mean time, properties developed under the Workers' Homes Board (WHB) and War Service Homes (WSH) schemes were scattered throughout the first land release, totalling roughly 33% of the development in this area.⁶⁷

February 2014)

⁶⁵ *Daily News*, 6 December 1928 p 8

⁶⁶ The complete set of Western Australia Post Office Directories (1893-1949) is available at <http://www.slwa.wa.gov.au> Note: entries for each Post Office Directory were compiled during the previous year and are not fully accurate. However, they provide the best available estimate for the number of developed properties at the beginning of each calendar year.

⁶⁷ *Heritage Assessment of the c.1935 Workers' Homes Board Subdivision along Robinson Terrace and Stubbs*

The integration of these places amongst privately developed houses was consistent with the social aims of the garden suburb movement, which embodied the ideal of home ownership within a healthy and 'moral' environment, as a means of improving the condition of the working classes.

5.7 EXPANSION OF THE SUBURB: 1930S

5.7.1 FURTHER DEVELOPMENT BY THE WORKERS HOMES BOARD (WHB)

In the early to mid 1930s additional funds were made available for the expansion and development of the areas allocated to the WHB in Daglish. This was undertaken within the dedicated area set aside at the south-western end of the original subdivision, which made 30 blocks available (c.1932-1933) and in an extension of the subdivision at the north-eastern end (along the Robinson Terrace and the adjacent sections of Stubbs and Troy Terrace), which made another 33 blocks available (c.1935-1936).⁶⁸ Work undertaken at this time also included the extension of Stubbs Terrace to Hay Street, to allow through traffic.

During this period, the WHB drawing office had a major role in developing a range of cost effective, efficient and modern designs for modest houses, suitable for the budgets of the working classes. The style of houses developed by the WHB houses after the Depression years is clearly illustrated in Daglish, and represents a mid-late inter-war era transition towards more functional and restrained suburban housing. While the houses they erected in Daglish were well-built and varied widely in their fine scale detailing, most had a clearly recognisable underlying architectural character which, at close inspection, distinguishes them from the contemporary privately built houses in the immediate neighbourhood.⁶⁹

The value of the activities of the Workers' Homes Board, and the mid 1930s focus on Daglish, was outlined in an article in January 1937:

During the year ended June 30, 1936, the Workers' Homes Board spent £44,845 on construction work, building 55 houses, of which 20 were freehold and 35 were leasehold. In recent years by far the most popular section of the Act has been that dealing with the provision of houses under the leasehold system, whereby an applicant is provided with a house costing up to £800 on land provided by the board. Conditions of occupation are under the terms of a perpetual lease, which provides among other things for the payment of ground rent at the rate of 3 per cent on the capital value of the land. The weekly installments on this class of home amount to approximately 25/- a week, which includes principal, interest, rates and taxes, insurance premiums and the ground rent. A leasehold house of this type may be obtained on payment of a minimum deposit of £5.

*The Workers' Homes Board obtains large tracts of land which it sub-divides. The subdivision is then thrown open to its leasehold clients. It is for this reason that a large proportion of the board's houses are at present being erected at Daglish, although houses are also being built in many other suburbs. The lessee has the right of freeholding the land upon the completion of payments of installments, in which case he would obtain the freehold title. The principal can be repaid at any time.*⁷⁰

Terrace, Daglish, Section 4.3 (prepared for the City of Subiaco by Greenward Consulting, August 1916)

⁶⁸ *The West Australian* 24 August 1936 p 9

⁶⁹ *Heritage Assessment of the c.1935 Workers' Homes Board Subdivision, Section 4.3, op cit*

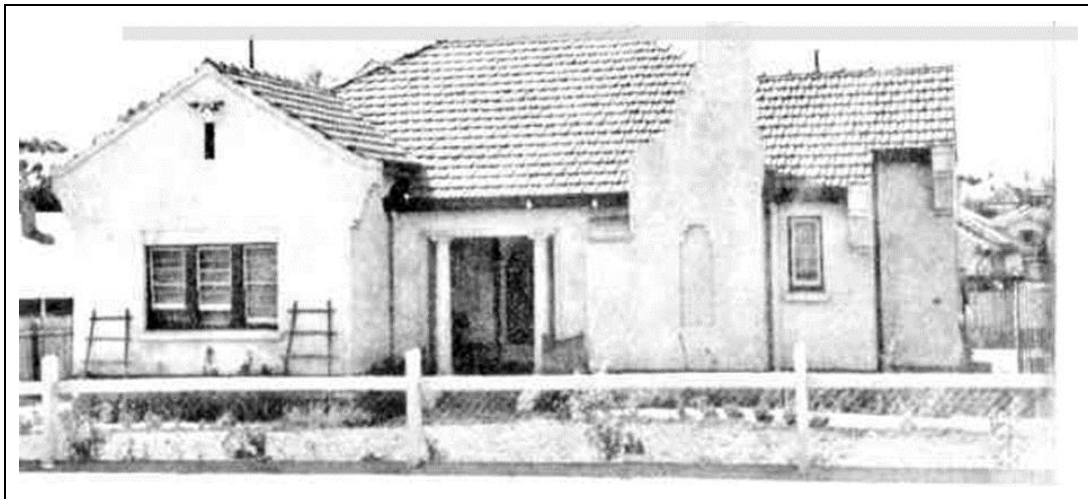
⁷⁰ *Western Mail* 21 January 1937 p 19

As part of a focus on suburban development the same paper also included an article titled “*Modern Times – Model Homes: Beauty in the House*” which noted that:

“... in the past two years there has been a change in the type of house favoured in Western Australia. A modern note has crept into our domestic architecture, based on the latest English and Continental tendencies, modified to suit local conditions The tendency in the modern small house is for simplicity of design. The idea is to eliminate exterior timber work so far as is possible. Interiors are plainer but better designed ... The modern home lacks the long, narrow verandahs which were a feature of the old-fashioned house [and the established practice of turning to the historic styles for embellishment] copying and adapting rather than creating [has begun to be replaced by] a fresh desire for logical design.”⁷¹

While this did not specifically refer to the work of the WHB an associated pictorial supplement under the title “*Modern Suburban Homes: Some Outstanding Designs*” included photographs of 19 Robinson Terrace, together with another house that had been built by the WHB at nearby 87 Stubbs Terrace, to represent the idea of outstanding modern designs for a house at the entry level price of £800.⁷²

This helps to illustrate the important role of the architects in the drafting office of the WHB in helping to lead the way in modern residential design in Perth during the mid 1930s.



19 Robinson Terrace, Daglish

Western Mail 21 January 1937 - Modern Suburban Homes: Some outstanding Designs.

⁷¹ *Western Mail 21 January 1937 p 15*

⁷² *Western Mail 21 January 1937 p 4*

5.7.2 AN ESTABLISHED SUBURB

By the mid-1930s, Daglish had evolved into a well-established suburb (despite a dramatic slowdown during the Great Depression):

Ten years ago Daglish did not exist; now it is a thriving suburb, containing well designed and well built modern homes Daglish has an area of about 700 acres; in 1926 it was scrub. Now it possesses hundreds of attractive houses, and is purely a residential area, the erection of shops within its boundaries being forbidden. Streets are wide, so wide that well cultivated lawns on the footpaths almost dwarf the private lawns on the other side of low stone fences. Not all the streets are so well developed for Daglish is a new suburb, but there are everywhere indications of progress. Houses are still being erected, and there is a clean newness about the district, with its concrete kerbs and modern roofs contrasting with native trees still standing in their sturdy ruggedness.⁷³

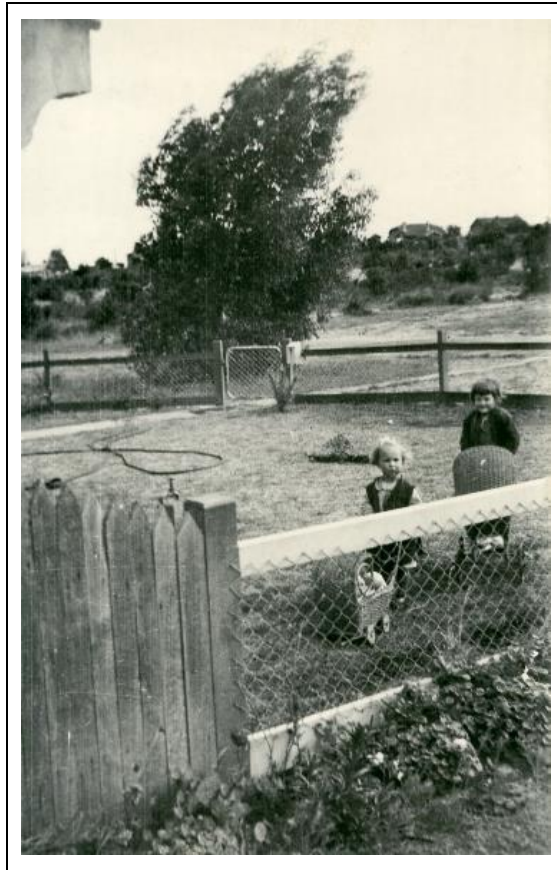
In 2016, an analysis of the documentary and physical evidence for the 1925 and 1935 subdivisions confirmed that the area had developed rapidly over a core period of 10-12 years (c.1927-1939) and that this underpinned the strong character of this part of Daglish as a distinctive Inter-War suburb.



Newly built home, 18 Willcock Avenue, Daglish, 1937, Subiaco Museum

The local demographic was dominated by young married couples, who were building their first homes. Women typically remained at home to raise young families while their husbands were typically employed as white collar workers, retail employees or skilled tradesmen.

⁷³ *The West Australian* 24 August 1936 p 9



Children playing, 18 Willcock Avenue, Daglish 1940, Subiaco Museum

Very few houses were placed on the rental market and there was a strong sense of stability within the local community, as illustrated by research undertaken in 2016 which found that, of the families who settled in the 1925 subdivision in the period prior to WWII, approximately 60% remained in their original houses for more than 20 years, with a further 20% staying for 10 to 20 years.

Few of these people appear to have been prominent in the wider community. However, one resident of particular note was Mrs Edith Daglish, of 9 Munsie Avenue, who was the widow of Henry Daglish (1866-1920), for whom the suburb was named. Edith had an active involvement in social welfare issues and in recognition of this work she was awarded the O.B.E. in 1921. She was also well known to many Subiaco residents, serving as secretary and librarian of the Subiaco Municipal Library from the early-mid 1920s until around the time of her death in 1946.⁷⁴

5.8 NEW DEVELOPMENT: 1940S-1950S

5.8.1 RESIDENTIAL DEVELOPMENT OF THE GOVERNMENT HORSE YARDS (FORMER DEPARTMENT OF AGRICULTURE QUARANTINE GROUND)

In January 1938 the Subiaco Council resolved to"

*Communicate with the Minister concerned with a view to having the Government horse yards at Daglish transferred to the Workers' Homes Board for the purpose of erecting workers' homes.*⁷⁵

⁷⁴ *The West Australian* 29 May 1946 p 3

⁷⁵ *The West Australian* 28 January 1938, p 14

By October it had been agreed that the horse depot (which accommodated 300-400 horses) would be relocated to Herdsman Lake, and that the stables, three or four shelters and the caretakers quarters would be moved to the new site.⁷⁶

The new residential subdivision at the south-western end of Daglish (DP 205056, comprising Luth Avenue and Nicholl, Nash and Lonnie Streets), began to be developed in the early 1940s, with the streets being named in 1941.⁷⁷ Construction of houses was affected by the lull in construction and material shortages during and immediately after World War Two, but the area was shown as largely developed in an aerial photograph dated 1953.⁷⁸

5.8.2 ADDITIONAL INDUSTRIAL DEVELOPMENT

In mid-1945 the Subiaco Council approved the development of a new chemical factory at Daglish, permitting this to occur outside of the prescribed industrial area (despite protests from local residents).⁷⁹ However, towards the end of the decade, the Council ordered the closure of David Grey & Co's DDT factory at the corner of Hay Street and Troy Terrace, because of "*offensive odours and gases*".⁸⁰ This was the subject of a court challenge in 1950, but no record of the result of this case has been found in the online historical newspapers (trove.nla.gov.au).⁸¹

Further research would be required to confirm if this was the site on the western corner of Hay Street and Troy Terrace, which was developed with a new pharmaceutical laboratory and works in c.1951-1954. This was constructed for Felton, Grimwade and Bickford Ltd (a subsidiary of Drug Houses of Australia Ltd) to a design by Powell, Cameron & Chisolm, Architects. At a final cost of more than £100,000 these new premises were opened in May 1954.⁸² The former factory site was partly redeveloped in c.2003, with the brick buildings fronting the intersection and Troy Terrace being retained and adapted.⁸³

5.8.3 UNIVERSITY ENDOWMENT LANDS

At the end of the 1940s the area between Hay Street (which only extended as far as Jolimont) and Troy Terrace was still undeveloped bushland, with the exception of some scattered development along Hay Street. In 1949 the latter included the Jolimont primary school; 7 houses near Jersey Street (all built in c.1922, only 621 Hay Street still extant); a public park on the site of the former cemetery reserve at the corner of Hay and Jersey Streets (first established as a public park in c.1926, now Dom Serra Grove); and the industrial development around the intersection of Hay Street, Robinson Terrace and Troy Terrace.

⁷⁶ *The West Australian* 29 October 1938, p 8

⁷⁷ Analysis of entries in the Western Australian Post Office Directories (<http://www.slwa.wa.gov.au>); and City of Subiaco Street Names (July 2016), (<https://www.subiaco.wa.gov.au/subiacowebsite/media/media/Communications%20and%20Engagement/CITY-OF-SUBIACO-STREET-NAMES,-July-2016-updates-and-revisions.pdf>)

⁷⁸ Historical aerial photographs, Map Viewer Plus, Landgate (www.landgate.wa.gov.au)

⁷⁹ *The West Australian* 12 July 1945 p 1 and *The Workers Star* 20 July 1945 p 2

⁸⁰ *The West Australian* 31 August 1949 p 4

⁸¹ Note: As an illustration of changing standards since that time, the contemporary advertising for David Gray's DDT Indoor Spay recommended spraying all parts of the interior of your home where flies gather as "one spraying keeps on killing" for months.

⁸² *The West Australian* 22 October 1951 p 2; and 15 May 1954 p 16

⁸³ Historical aerial photographs, Map Viewer Plus, Landgate (www.landgate.wa.gov.au)

In the mid-1940s the area immediately south of Jolimont continued to be tightly held as part of the University endowment lands:

For years Jolimont residents hare hoped for more direct, convenient access to Daglish station.

These suburbs are separated by University endowment lands, only-link being a narrow gravel footpath, sandy and running through bush.

Subiaco Council has provided lighting. It will continue to co-operate conditionally upon the University granting sufficient land to permit the continuance of Jersey-street through to McCallum-avenue.

This would save tyres and petrol for business people, while pram-pushing mothers would avoid the trek over a pot-hole strip that would suit a commando school

Workers Home Board has its eye on the land, negotiated, but considered the price too high.

[the Jolimont Progress Association hopes that the] Investments, Endowments and Building Committee of the University will eventually relax its procrastinating attitude.⁸⁴

In the early 1950s, the vice-chancellor of the University of WA, Professor Bayliss, noted that:

The [University Endowment] land in Subiaco [Daglish] was partly traversed by a deep open drain and was not completely suitable for residential development. Negotiations about the land had been going on for some time between the university and the council, and substantial agreement had been reached at last to permit part of the land to be used for light industries and part for homes.⁸⁵

Accordingly Professor Bayliss was concerned about the reduction in potential revenue after the council zoned the area to prevent any new industries being established.

⁸⁴ *Sunday Times* 28 January 1945 p 6.

⁸⁵ *The West Australian* 17 December 1952 p 7; and 20 December 1952 p 5

5.9 FINAL EXPANSION OF THE SUBURB: 1960S-1990S



1961 Aerial photograph, Courtesy of Landgate

In 1961 the area to the north-west of Troy Terrace remained largely undeveloped with the exception of the Jolimont school and a few houses and industrial sites along Hay Street.

Development of the University endowment lands at Daglish finally commenced in c.1961-1965, when Cunningham Terrace and the southern end of Jersey Street were formed as sealed roads.⁸⁶ During this period, the area fronting these roads, and along the north-western side of Troy Terrace, began to be developed with a mixture of flats and houses, rapidly transforming this area from open bushland to part of the developed suburb.

⁸⁶ Historical aerial photographs, Map Viewer Plus, Landgate (www.landgate.wa.gov.au)

This section of the report has been informed by aerial photographs dated 1953, 1961, 1964, 1965, 1970, 1974, 1977, 1979, 1981, 1983, 1985, 1985, 1989, 1995 and 2000.



1965 Aerial photograph, Courtesy of Landgate

By 1965 considerable development had taken place between Troy Terrace and Cunningham Terrace, and along the southern extension of Jersey Street

The southern end of Selby Street had been sealed and connected through to Nicholson Road in the late 1950s, and Hay Street had been extended westward as a dual lane road in the early 1960s.

However, it was not until the mid-late 1960s that the north-western part of the present day suburb of Daglish began to be developed, commencing with free-standing houses to lots along part of Northmore Street, Clubb Avenue and the adjacent section of Selby Street (part DP 7468). At that time Woolnough, Wilsmore and Roberta Streets had also been formed, but development had not commenced.

By the late 1970s the majority of the suburb had been subdivided and developed to the extent seen today, with the exception of the block bounded by Woolnough and Wilsmore Streets. While the original section of Daglish had been designated as a residential only zone, a shopping complex and service station were built at the north-eastern end of this block in the period c.1970-1974, providing a central focus for the new suburban area.⁸⁷ Part of the shopping complex was demolished in 1985-1989, the service station was demolished in the period 1989-1995 and the remainder of the shopping complex was demolished in 1995-2000. As each section was demolished the land was quickly developed with housing.

⁸⁷ The use of these buildings (as identified on historical aerial photographs), has been confirmed by reference to building files held by the City of Subiaco (email from Sofia Boranga dated 28 April 2023)

During this period, the large drainage reserve at the centre of the developing suburb was gradually transformed from a drainage sump and unformed open space to parklands, now known as Cliff Sadlier VC Memorial Park and Charles Stokes Reserve.



1975 Aerial photograph, Courtesy of Landgate

By 1975 most of the residential land within Daglish had been developed.

5.10 ASSOCIATIONS – STREET NAMES

The readily available information suggests that the majority of the streets in the pre WWII parts of Daglish were named in honour of senior members of the Western Australian Labor party or men who were directly associated with the Subiaco Council during the inter-war period. It therefore seems likely that the streets were named after the following people.⁸⁸

Cunningham: James Cunningham (c.1879-1943) was a prospector, miner and trade unionist. He was a member of the Labor party and served as a member of the Legislative Council in 1916-1922 and the Legislative Assembly in 1923-1936. He was elected as a Western Australian Senator in 1937 and served as president of the Senate in 1941-1943.⁸⁹

Hickey: James William Hickey (1878-1932) was a union organiser by profession and a member of the Western Australian Labor Party. Hickey represented the Central Province in the Legislative

⁸⁸ This section is largely based on information originally collated for the *Heritage Assessment of the c.1935 Workers' Homes Board Subdivision along Robinson Terrace and Stubbs Terrace, Daglish* (prepared for the City of Subiaco by Greenward Consulting, August 1916) and the *Heritage Assessment of the First Land Release in Daglish* (prepared for the City of Subiaco by Greenward Consulting, November 1916)

⁸⁹ Biographical Register of Members of Parliament of Western Australia – entry for James Cunningham (<http://www.parliament.wa.gov.au>)

Council in 1916-1928.⁹⁰ During this time he served terms as a Minister without portfolio (1924-1928).

Lonnie: In June 1941 the finance committee of the Subiaco Council recommended that *“three new streets in a sub-division on the site of the Government horse yards, near the Nicholson road subway [be named] after the three councillors of the ward concerned - Crs. R.H. Nash, W. S. Lonnie and W. Nicholl.*⁹¹

William Scott ('Bill') Lonnie (c.1909-1982) was a prominent member of the Subiaco branch of the Labor party. Lonnie served as a Subiaco Councillor in c.1937-1940, before enlisting in the armed forces. He stood unsuccessfully for the seat of Subiaco in 1939 and 1943 (the latter time while he was on active duty overseas).

Lutey: John Thomas Lutey (1876-1932), was a gold miner by profession and a member of the Western Australian Labor Party. Lutey served as the member for the Legislative Assembly seat of Brown Hill-Ivanhoe from 1917-1932. During this time he served as Chairman of Committees (1924-1932).⁹²

Luth: Chris Luth (c.1871-1933) served the Subiaco Council for 20 years. He was originally appointed as a bookkeeper/accountant (1903-1911) before serving as the Town Clerk (1911-1932).

McCallum: Alexander McCallum (1877-1937) was a bookbinder and farmer by profession and a member of the Western Australian Labor Party. McCallum served as the member for the Legislative Assembly seat of South Fremantle from 1921-1935. During this time he served as Minister for Works, Water Supply, Sewerage and Drainage, Labour and trading Concerns (1924-1930); Minister for Public Works, Labour and Water Supplies (1933-1935) and Deputy Leader of the Labor Party (1930-1935).⁹³

Millington: Harold Millington (c.1875-1951) was a miner and union secretary by profession and a member of the of the Western Australian Labor Party. Millington served as an MLC for the North-east Province in 1914-1920, as MLA for Leederville in 1924-1930 and MLA for Mt Hawthorn in 1930-1947. During this time he served terms as a Minister for various portfolios in 1927-1930 and 1933-1943.⁹⁴

Munsie: Selby Walter Munsie (1870-1938) was a miner by profession and member of the Western Australian Labor Party. Munsie served as the member for the Legislative Assembly seat of Hannans from 1911-1938. During this time he served terms as a Minister without portfolio (1924-1930) and the Minister for Mines and Health (1927-1930 & 1933-1938).⁹⁵

⁹⁰ Biographical Register of Members of Parliament of Western Australia – entry for James William Hickey (<http://www.parliament.wa.gov.au>)

⁹¹ *The West Australian* 4 June 1941 p 6

⁹² Biographical Register of Members of Parliament of Western Australia – entry for John Thomas Lutey (<http://www.parliament.wa.gov.au>)

⁹³ Biographical Register of Members of Parliament of Western Australia – entry for Alexander McCallum (<http://www.parliament.wa.gov.au>)

⁹⁴ Biographical Register of Members of Parliament of Western Australia – entry for Harold Millington (<http://www.parliament.wa.gov.au>)

⁹⁵ Biographical Register of Members of Parliament of Western Australia – entry for Selby Walter Munsie (<http://www.parliament.wa.gov.au>)

Nash: In June 1941 the finance committee of the Subiaco Council recommended that “*three new streets in a sub-division on the site of the Government horse yards, near the Nicholson road subway [be named] after the three councillors of the ward concerned - Crs. R.H. Nash, W. S. Lonnie and W. Nicholl.*”⁹⁶

Richard Harry (‘Dick’) Nash (c.1890-1951) worked for the Tramways department in Kalgoorlie and then Perth before becoming secretary of the WA Electric Tramways Employees Union in 1922. He was a prominent member of the Subiaco branch of the Labor party; served as secretary of the ALP Metropolitan Council in 1939-1943; served as a councillor on the Subiaco Council in c.1929-1932 and c.1935-1944; as a Western Australian Senator in 1943-1951.⁹⁷

Nicholl: In June 1941 the finance committee of the Subiaco Council recommended that “*three new streets in a sub-division on the site of the Government horse yards, near the Nicholson road subway [be named] after the three councillors of the ward concerned - Crs. R.H. Nash, W. S. Lonnie and W. Nicholl.*”⁹⁸

Eric Edmund Nicholl (c.1907-1982) was elected as the representative of the North ward of the Subiaco Council in 1938, serving until 1943.

Olga: Olga Place was not listed in the Western Australian Post Office Directory of 1949 and both of the houses facing this street were built on the rear portions of subdivided blocks. It was named after Olga Constance Abrahams (nee Browne), wife of Joseph Hyam Abrahams, who was mayor of Subiaco in 1949-1974.

*In 1975 J. F. R. McGeough, Town Clerk of Subiaco, wrote to the Chairman of Nomenclature Advisory Committee (NAC) on behalf of Subiaco Council requesting to name an 86 metre unnamed street. The name chosen was “Olga Place” to commemorate the long and valuable service of Mrs Olga Abrahams, wife of former Mayor J. H. Abrahams, to Subiaco. The Secretary of the NAC recommended approval of this suggestion in a letter to the Surveyor General dated 20 October 1975. Approval was subsequently granted by order of the Minister for Lands on 23 October 1975.*⁹⁹

Richardson: Walter Richardson (1871-1959) was a fireman superintendent by profession, who served various terms with the Subiaco Municipal Council in the period 1907-1943, including terms as the Mayor of Subiaco in 1920-1921 and 1936-1943. Richardson was a member of the Western Australian Labor Party until 1917 and then a Nationalist.¹⁰⁰ He was Secretary of the National Labour Party in 1920-1924.

⁹⁶ *The West Australian* 4 June 1941 p 6

⁹⁷ Various contemporary newspaper articles (trove.nal.gov.au)

⁹⁸ *The West Australian* 4 June 1941 p 6

⁹⁹ City of Subiaco Street Names (July 2016), (<https://www.subiaco.wa.gov.au/subiacowebsite/media/media/Communications%20and%20Engagement/CITY-OF-SUBIACO-STREET-NAMES,-July-2016-updates-and-revisions.pdf>)

¹⁰⁰ The Nationalist Party of Australia was formed in 1917 from a merger of the Commonwealth Liberal Party and the National Labor Party. After a further merger in 1931 the Nationalist Party became the United Australia Party. This in turn was the predecessor for the foundation of the Liberal Party of Australia in 1944. (https://en.wikipedia.org/wiki/Nationalist_Party_of_Australia)

Robinson: Consistent with the naming of streets for parliamentarians and local councillors, this may have been named after Roland Astill Robinson (1882-1969), who was Mayor of Subiaco in c.1924-1926 (the period in which Daglish was first declared a town site).

Alternatively it may have been named after Sir William Cleaver Francis Robinson, Governor of Western Australia for three terms during 1875 to 1877, 1880 to 1883 and 1890 to 1895 (as suggested in a report on Subiaco Street names).¹⁰¹

Stubbs: Bartholomew James Stubbs (1872-1917) was a tailor by profession. He was active in the Western Australian Tailors Union from its inauguration in 1896 and a member of the Western Australian Labor Party. Stubbs served as the member for the Legislative Assembly seat of Subiaco from 1911 until his death on active service in France in 1917.¹⁰²

Troy: Michael Francis Troy (1877-1953) was a teacher (and later a goldminer) by profession and a member of the Western Australian Labor Party. Troy served as the member for the Legislative Assembly seat of Mt Magnet from 1904-1939.¹⁰³ During this time he served terms as the Labor Party Whip (1905-1911); the Speaker (1911-1917); the Minister for Mines and Agriculture Lands (1927-1930); and Minister for Lands and Immigration (1927-1930 & 1933-1939).¹⁰⁴

Willcock: John Collings Willcock (1879-1956) was an engine driver by profession and a member of the Western Australian Labor Party. Willcock served as the member for the Legislative Assembly seat of Geraldton from 1917-1947. During this time he served as the Minister for Railways and Justice (1924-1930 & 1933-1935); Minister for Police (1924-1928); Premier, Treasurer and Minister for Forests (1936-1943) and Premier and Treasurer (1943-1945).¹⁰⁵

Streets laid out in the former University Endowment Lands appear to have been named after people associated with the University of Western Australia:¹⁰⁶

Clubb: Wallace Clubb (c.1885-1952) (Director of Education, 1929-1935) was appointed to the University Senate in 1930 and served until at least 1935.

Currie: George Currie (c.1896-1984) served as Professor of Agriculture at the University of WA in 1939-1945, after which he was appointed as full-time Vice-Chancellor, a position he held until 1952.

¹⁰¹ City of Subiaco Street Names (July 2016), (<https://www.subiaco.wa.gov.au/subiacowebiste/media/media/Communications%20and%20Engagement/CITY-OF-SUBIACO-STREET-NAMES,-July-2016-updates-and-revisions.pdf>)

¹⁰² Biographical Register of Members of Parliament of Western Australia – entry for Bartholomew James Stubbs (<http://www.parliament.wa.gov.au>)

¹⁰³ Biographical Register of Members of Parliament of Western Australia – entry for John Thomas Lutey (<http://www.parliament.wa.gov.au>)

¹⁰⁴ City of Subiaco Street Names, compiled December 2008 (<http://www.subiaco.wa.gov.au>) and Biographical Register of Members of Parliament of Western Australia – entry for Michael Thomas Troy (<http://www.parliament.wa.gov.au>)

¹⁰⁵ City of Subiaco Street Names, compiled December 2008 (<http://www.subiaco.wa.gov.au>) and Biographical Register of Members of Parliament of Western Australia – entry for John Collings Willcock (<http://www.parliament.wa.gov.au>)

¹⁰⁶ The following notes have been based on information from various contemporary newspaper reports and online biographies

Dakin: William John Dakin (c.1883-1950) served Professor of Biology at the University of WA in 1913-1920.

Northmore: Justice John Alfred Northmore (c.1865-1958) (Chief Justice, c.1931-1945) served as a member of the University Senate in c.1930-1936 and, during this period, as Chair of the University Finance Committee.

Roberta: Dr Roberta Henrietta Margarita Jull (c.1872-1961), who trained as a medical practitioner in Glasgow, before migrating to WA in c.1896, was elected as the first woman to serve on the University Senate in 1914. She remained a member until 1941.

Stevens: Mary Oakden Stevens (c.1899-1962) served as a member of the University Senate from 1929, and in 1954 it was reported that she had been just been co-opted for a further term of four years. Mary, who had graduated from the University of WA with a BA in 1918, was employed by the Education Department, at the Perth Modern School for 33 years prior to her retirement in 1952.

Wilsmore: Norman Thomas Mortimer Wilsomre (c.1868-1940) served as Professor of Chemistry at the University of WA in 1912-1937.

Woolnough: Walter George Woolnough (c.1876-1958) served as Professor of Geology at the University of WA in 1912-1919.

6.0 METHODOLOGY

The review of the Daglish Precinct was undertaken in accordance with the Guidelines for Local Heritage Surveys prepared by the Department of Planning, Lands and Heritage.

Heritage consultant Annette Green from Greenward Consulting was appointed to assist with Local Heritage Survey by:

1. Preparing an historical overview of the precinct; and
2. Undertaking a professional assessment of places already included in the LHS and those nominated for inclusion.

Site Visits

In accordance with the Guidelines for Local Heritage Surveys site visits were undertaken to record the physical descriptions of places, assess their condition and to assess their significance within the streetscape context.

Physical Descriptions

The physical descriptions of places were based on a streetscape inspection. Places with existing physical descriptions were reviewed and their physical description updated where appropriate.

The physical description typically summarises the:

- Plan form from the street frontage
- Roof form and materials
- Wall materials and finishes to the main façade
- Other detailing to the main façade(s)
- Streetscape setting (including fencing and setbacks)
- Any intrusive elements

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

The identified architectural styles of places are based on 'A Pictorial Guide to Identifying Australian Architecture: Styles and Terms from 1788 to the Present'.

Historical Information

The historical information compiled for each place is based on previous heritage assessments of the area and readily available on-line research (Post Office Directories, historical newspapers, electoral rolls, historical metropolitan sewerage plans, historical aerial photographs, and family history sources).

The historical information 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 and provides for a general understanding of the pattern of occupation and social make up of Daglish during its early years of development.

Cultural Heritage Values

In assessing the cultural heritage significance of an individual place or heritage areas the criteria of aesthetic, historic, scientific or social value was applied. A place or area is considered to be of cultural heritage significance to the City if it meets one or more of the following criteria. The following terms are defined as per Local Planning Policy 3.2 Assessment of Cultural Heritage Significance:

Aesthetic value

It is significant in exhibiting particular aesthetic characteristics:

- Creative or design excellence;
- The contribution of a place to the quality of its setting;
- Landmark qualities; or
- A contribution to important vistas.

In case of a heritage area, the individual components will collectively form a streetscape, townscape, or cultural environment with significant aesthetic characteristics.

Historic Value

It is significant in the evolution or pattern of the history of the local district:

- 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 a 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.

Scientific Value

It has demonstrable potential to yield information that will contribute to an understanding of the natural or cultural history of the local district. It is significant in demonstrating a high degree of technical innovation or achievement.

- 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.

Social Value

It is significant through association with a community or cultural group in the local district for social, cultural, educational, or spiritual reasons.

- 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.

Heritage Area – an extra criterion

As for individual places heritage areas are assessed on the basis of Aesthetic, Historic, Scientific and Social values together with an additional criterion:

- 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.

Levels of significance

The level of significance applied to each place was determined with reference to issues of Rarity, Representativeness, Condition, Integrity and Authenticity.

Rarity

It demonstrates rare, uncommon or endangered aspects of the cultural heritage of the local district.

- Provides evidence of a defunct custom, way of life or process
- Demonstrates a custom, way of life or process that is in danger of being lost.
- Demonstrates a building function, design or technique of exceptional interest.

Representativeness

It is significant in demonstrating the characteristics of a class of cultural places or environments in the local district.

- Provides a good example of its type
- Is 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.
- Has a high level of authenticity.

Condition

The current state of the place in relation to the values for which that place has been assessed, and is generally graded of the scale of Good, Fair or Poor.

Integrity

The extent to which a building retains its original function, generally graded on a scale of High, Medium or Low.

Authenticity

The extent to which the fabric is in its original state, generally graded on a scale of High, Medium or Low.

TABLE 1 – LEVELS OF SIGNIFICANCE	
Level of Significance	Description
Exceptional Significance (Level 1)	Essential to the heritage of the City of Subiaco. High level of cultural heritage significance. High degree of Authenticity. Rare or outstanding example.

Considerable Significance (Level 2)	<p>Very important to the heritage of the City of Subiaco</p> <p>High level of aesthetic, historic, scientific and/or social value for the local community and/or a rare or key representative example of its type.</p> <p>These places will typically have a high degree of authenticity, but may still be very important to the heritage of Subiaco even if some alterations have been undertaken, provided these do not obscure an understanding of the cultural heritage values of the place.</p>
Some Significance (Level 3)	<p>Contributes to the heritage of the City of Subiaco.</p> <p>Helps to illustrate an important aspect of the history of the City but:</p> <ul style="list-style-type: none"> ➤ Does not have important associations with prominent people, events and/or activities; ➤ Does not have landmark or other aesthetic values that make an important contribution to the districts sense of place; and ➤ Is not a key representative or rare example of its type.
Little Significance (Level 4)	<p>Has elements or values worth noting for community interest but otherwise makes no contribution.</p>
Historic Site (1) (a)	<p>The place is associated with an event or former place that is of significance for the local community.</p> <p>The place has been assessed as having the potential for significant archaeological remains.</p>
Historic Site (1) (b)	<p>The place is associated with an event or former place that is of significance for the local community.</p> <p>There may be some potential for archaeological remains.</p>
Historic Site (2)	<p>The place is associated with an event or former place that is of significance for the local community.</p> <p>The place retains no physical evidence but may retain some landscape element(s).</p>

Place records

Following a site visit and assessment of cultural heritage values a place record was prepared for each property containing the following information:

HERITAGE PLACE RECORD			
LOCATION INFORMATION			
Name			
Place No.	<i>If the place has been included in the InHerit database</i>		
Address			
Other names			
Place type			
Heritage area			
ASSESSMENT OF SIGNIFICANCE			
Photograph (Date)			
Construction Date	<i>Based on an analysis of the historical research and physical evidence</i>	Architectural Style	<i>Based on reference to Apperly, R., Irving, R., Reynolds, P. A Pictorial Guide to Identifying Australian Architecture, Styles and Terms from 1788 to the Present.</i>
Construction Materials	Walls	Roof	Other
Use	Current	Original	Other
Historic Theme(s)			
Historical Notes	<p><i>Based on online research undertaken by Greenward Consulting (primarily referencing Post Office Directories, historical newspapers, electoral rolls, historical metropolitan sewerage plans, historical aerial photography and family history sources).</i></p> <p><i>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.</i></p>		
Physical Description	<p><i>Brief physical description (based on a streetscape inspection)</i></p> <p><i>A dot point description of each place, typically summarising the:</i></p> <ul style="list-style-type: none"> ➤ <i>Plan form at the street frontage</i> ➤ <i>Roof form and materials</i> ➤ <i>Wall materials and finishes to the main façade</i> ➤ <i>Other detailing on the main façade(s)</i> ➤ <i>Streetscape setting (including fencing and setbacks)</i> ➤ <i>Any intrusive elements</i> 		
Condition	<i>Based on a streetscape inspection</i>		
Integrity			
Authenticity	<i>The extent to which the fabric is in its original state, generally graded on a scale of High, Medium or Low.</i>		

Statement of Significance	<i>This is a statement made about the place as a whole with reference to the assessment criteria.</i>
Level of Significance/Contribution	<i>Undertaken with specific reference to the relevant terminology and levels of significance identified in the City of Subiaco's Local Planning Policy 3.2 Assessment of Cultural Heritage Significance.</i>
Heritage Listings	
Main Sources/References	

7.0 OUTCOMES

Prior to the LHS review the Daglish Precinct LHS included:

- 23 individual heritage places (2 on the Heritage List)
- 2 heritage areas (originally one area but defined as two separate areas in 2016)

The LHS review assessed 41 places:

- 23 existing places
- 16 new nominations (21 nominations were received however 5 of the nominated places were already on the LHS)
- 2 heritage areas

AS a result of the review the following recommendations are made:

- 21 existing places to be retained on the LHS
- 2 existing places to be removed (these places have been demolished)
- 16 new places to be included
- 2 heritage areas to be retained
- 1 conservation area to be removed

8.0 PLACE INDEX

Places listed by street name

TABLE 2 – PLACES LISTED BY STREET NAME				
	Name	House No.	Street Name	Management Category
1	House	2	Cunningham Terrace	Some Significance (level 3)
2	House	5	Cunningham Terrace	Some Significance (level 3)
3	House	14	Cunningham Terrace	Some Significance (level 3)
4	House	19	Cunningham Terrace	No significance (Demolished)
5	Cliff Sadler VC Memorial Park		Cunningham Terrace	Some Significance (level 3)
6	Daglish Garden Suburb – Streets and Verges		Daglish	Considerable Significance (Level 2)
7	Factory Site (fmr)	563-567	Hay Street	Historic Site (2)
8	Dom Serra Grove	629	Hay Street	Some Significance (Level 3)
9	Jolimont Primary School	657	Hay Street	Some Significance (level 3)
10	House	10	Hickey Avenue	Some Significance (level 3)
11	Reserve 20246 & Daglish Tennis Club	11	Hickey Avenue	Some Significance (level 3)
12	Cork Tree	11	Hickey Avenue	Some Significance (level 3)
13	Jersey Street Reserve	2A	Jersey Street	Some Significance (level 3)
14	House	6	Lonnie Street	Some Significance (level 3)
15	House	2	Luth Avenue	Little Significance (Level 4)
16	House	3	Luth Avenue	No significance (Demolished)
17	House	7	McCallum Avenue	Some Significance (level 3)
18	House	8	McCallum Avenue	Some Significance (level 3)
19	House	14	McCallum Avenue	Some Significance (level 3)
20	House	16	Munsie Avenue	Some Significance (Level 3)
21	House	19	Nicholl Street	Some Significance (Level 3)
22	House	30	Northmore Street	Some Significance (Level 3)


23	House	34a	Robinson Terrace	Some Significance (Level 3)
24	Department of Agriculture Quarantine Station (fmr)		South-western portion of Daglish Between Selby Street and Cunningham Terrace	Historic Site (2)
25	Charles Stokes Reserve		Selby Street	Some Significance (level 3)
26	Daglish Railway Station		Stubbs Terrace	Considerable Significance (Level 2)
27	McCallum Avenue Reserve (Stubbs Terrace Park)	95	Stubbs Terrace	Some Significance (Level 3)
28	House	125	Stubbs Terrace	Some Significance (Level 3)
29	House	129	Stubbs Terrace	Some Significance (Level 3)
30	House	131	Stubbs Terrace	Some Significance (Level 3)
31	House	133	Stubbs Terrace	Some Significance (Level 3)
32	House	143	Stubbs Terrace	Some Significance (Level 3)
33	House	159	Stubbs Terrace	Some Significance (level 3)
34	House	163	Stubbs Terrace	Some Significance (Level 3)
35	House	175	Stubbs Terrace	Some Significance (level 3)
36	House	179	Stubbs Terrace	Some Significance (level 3)
37	House	7	Troy Terrace	Some Significance (level 3)
38	House	24	Troy Terrace	Some Significance (level 3)
39	Cemetery Reserve 4566 (fmr)		Troy Terrace	Historic Site (2)
Heritage Areas				
40	Workers Homes Board Subdivision	Area bounded by Robinson Terrace, Stubbs Terrace and Olga Place, Daglish		A level of significance is not assigned to a heritage area
41	Daglish First Land Release	Area bounded by Stubbs Terrace, Troy Terrace, the southern end of Robinson Terrace and Olga Place, Daglish		A level of significance is not assigned to a heritage area

Places listed by recommended management category.

TABLE 3 – PLACES LISTED BY MANAGEMENT CATEGORY				
#	Name	Street No.	Street Name	Management Category
Exceptional Significance (Level 1)				
Considerable Significance (level 2)				
6	Daglish Garden Suburb – Streets & Verges		Daglish	Level 2
26	Daglish Railway Station		Stubbs Terrace	Level 2
Some Significance (level 3)				
1	House	2	Cunningham Terrace	Level 3
2	House	5	Cunningham Terrace	Level 3
3	House	14	Cunningham Terrace	Level 3
5	Cliff Sadlier VC Memorial Park		Cunningham Terrace	Level 3
8	Dom Serra Grove	629	Hay Street	Level 3
9	Jolimont Primary School	657	Hay Street	Level 3
10	House	10	Hickey Avenue	Level 3
11	Reserve 20246 & Daglish Tennis Club	11	Hickey Avenue	Level 3
12	Cork Tree	11	Hickey Avenue	Level 3
13	Jersey Street Reserve	2A	Jersey Street	Level 3
14	House	6	Lonnie Street	Level 3
17	House	7	McCallum Avenue	Level 3
18	House	8	McCallum Avenue	Level 3
19	House	14	McCallum Avenue	Level 3
20	House	16	Munsie Avenue	Level 3
21	House	19	Nicholl Street	Level 3
22	House	30	Northmore Street	Level 3
23	House	34A	Robinson Terrace	Level 3
25	Charles Stokes Reserve		Selby Street	Level 3
27	McCallum Avenue Reserve (Stubbs Terrace Park)	95	Stubbs Terrace	Level 3
28	House	125	Stubbs Terrace	Level 3
29	House	129	Stubbs Terrace	Level 3
30	House	131	Stubbs Terrace	Level 3
31	House	133	Stubbs Terrace	Level 3
32	House	143	Stubbs Terrace	Level 3
33	House	159	Stubbs Terrace	Level 3
34	House	163	Stubbs Terrace	Level 3
35	House	175	Stubbs Terrace	Level 3
36	House	179	Stubbs Terrace	Level 3
37	House	7	Troy Terrace	Level 3
38	House	24	Troy Terrace	Level 3
Little Significance (Level 4)				
15	House	2	Luth Avenue	Level 4
Historic Site (1) (a)				
Historic Site (1) (b)				
Historic Site (2)				
7	Factory Site (fmr)	563-567	Hay Street	Historic Site (2)
37	Cemetery Reserve 4566 (fmr)		Troy Terrace	Historic Site (2)
22	Department of Agriculture Quarantine Station (fmr)		South-western portion of Daglish	Historic Site (2)


9.0 PLACE RECORD FORMS

2 Cunningham Terrace, Daglish


LOCATION INFORMATION			
Name	House		
Place No.	25723		
Address	2 Cunningham Terrace, Daglish		
Other names	-		
Place type	Individual Building or Group		
Heritage Area	-		
ASSESSMENT OF SIGNIFICANCE			
Photograph (December 2023)			
Construction Date	c.1938	Architectural Style	This house does not represent any of the key styles identified for the Inter-War era. Rather it represents a mid-late inter-war era transition towards a more functional and restrained design of suburban housing, which possibly reflected a response to the Great Depression and the underlying aims of the Workers' Homes Board.
Construction Materials	Walls	Roof	Other
	Face Brick	Clay Tiles	-
Use	Current	Original	Other

	Residential: Single storey dwelling	Residential: Single storey dwelling	-
<i>Historic Theme(s)</i>	Demographic settlement and mobility: Settlements Occupations: Domestic activities		
<i>Historical Notes</i>	<p>The area bounded by Cunningham Terrace, Millington Avenue, part of Troy Terrace and the south-western end of Stubbs Terrace formed part of the original 1925 subdivision of Daglish. However, the 32 lots in this area were set aside for use by the Workers' Homes Board and were not released for development until c.1933. The first residents were listed along this section of Cunningham Terrace in the Post Office Directory of 1934, by which time 3 houses had been built. This increased to 4 in 1935 and 8 in 1940 (being #s 2, 4, 6, 8, 18, 12, 14 and 16).</p> <p>2 Cunningham Terrace was first listed in 1939. Like many of the early residents of Daglish the first known occupants were in the early years of their marriage. Mary Agnes ('Pat') Murphy (c.1915-1987) and Albert Lloyd Strack (c.1910-1980) (French polisher) were married in Perth in 1938. Various newspaper reports indicate that 'Lloyd' Strack was captain of the Subiaco Football team in 1940 and was selected to represent the State "on more than one occasion". He enlisted in the armed services during 1940, was wounded at Tobruk in late 1941, was taken prisoner at Ruin Ridge in Libya in July 1942 and was repatriated to Australia in June 1945. 'Lloyd' and 'Pat' were still listed at 2 Cunningham Terrace in the Electoral Rolls of 1980.</p> <p>The rear yard was subdivided and developed with a new house in c.1995-2000 (2A Cunningham Terrace).</p> <p>In 2016 a preliminary heritage assessment of the City of Subiaco's Station Precincts identified 2 Cunningham Terrace as retaining a high degree of authenticity, as viewed from the street. It was subsequently entered in the Local Heritage Survey (Level 3 - Some Significance).</p>		
<i>Physical Description</i>	<p><u>Roof form and materials</u></p> <ul style="list-style-type: none"> Gabled roof, clad with autumn-toned clay tiles. Hipped tiled roof to entry porch. Wide, lined eaves. <p><u>Wall materials and finishes</u></p> <ul style="list-style-type: none"> Stretcher-bond face brick in dappled red/liver tones. Vertical brick lintels. Contrasting ½ height bricks used for the caps of the piers to the entry porch, <p><u>Form and detailing of main façade(s)</u></p> <ul style="list-style-type: none"> 'L' shaped plan form to the street façades, with the entry porch forming a prominent corner element. This porch, which faces the intersection of Cunningham and Stubbs Terrace, features large corner piers, linked by a brick balustrade. Prominent chimney breast to the centre of the gable end facing Cunningham Terrace. 		

	<ul style="list-style-type: none"> Double-hung, timber-framed windows with the upper sashes divided into 3 horizontal panes. <p><u>Streetscape setting</u></p> <ul style="list-style-type: none"> The house is located on a corner block with an irregular shape. The main façades are set back approx. 13m from the street frontage facing the intersection of Cunningham and Stubbs Terrace and about 4.5m from the Cunningham Terrace frontage. Street boundary defined by a low face-brick wall with tall face-brick posts and timber picket panels. <p><u>Major alterations</u></p> <ul style="list-style-type: none"> Subdivision of the original rear yard and development with a new house (c.1995-2000). Carport constructed towards the rear of the house along the Cunningham Terrace frontage (c.1995-2000).
<i>Condition</i>	Fair to Good: based on a streetscape inspection, the building appears to be generally in a sound condition (although some of the trim requires repair/repainting).
<i>Integrity</i>	High: The place continues to be occupied as a residence.
<i>Authenticity</i>	High: The original external detailing appears to be largely intact. While a modern carport has been added along the Cunningham Terrace frontage, the original form and character of the place can still be readily understood.
<i>Statement of Significance</i>	<p>The place has cultural heritage significance for the City of Subiaco:</p> <ul style="list-style-type: none"> For the way in which it helps to illustrate the development of the south-western end of Daglish by the Workers Homes Board in c.1933-1940, which was an important part of the progressive development of Daglish (historic value). As a representative example of the simple, functional houses developed by the Workers Homes Board in the late 1930s to early 1940s (aesthetic value). <p>Note: While the houses built by the WHB in the 1930s varied widely in their fine scale detailing and finishes, most had a clearly recognisable underlying character, which this place helps to illustrate.</p>
<i>Level of Significance/ Contribution</i>	Some Significance (Level 3)
<i>Heritage Listings</i>	Local Heritage Survey – adopted 23 August 2016
<i>Main Sources / References</i>	<ul style="list-style-type: none"> City of Subiaco – Local Heritage Survey Place Record: 2 Cunningham Terrace, Daglish (August 2016) 'Townsite of Daglish', plan dated 22 July 1925 (https://purl.slwa.wa.gov.au/slwa_b5566930_1) Western Australian Post Office Directories (www.slwa.wa.gov.au) <p>Note: The last of the Western Australian Post Office Directories was published in 1949.</p>

	<ul style="list-style-type: none"> • Electoral Rolls (ancestry.com.au) Note: At the time of the preparation of this report, the Electoral Rolls readily available online included 1928, 1929, 1931, 1934, 1936, 1937, 1943, 1949 & selected later years through to 1980. • Newspaper notices relating to the place and/or its occupants (trove.nla.gov.au), including: <i>The Daily News</i> 15 January 1941 p 1 <i>The Daily News</i> 3 May 1945 p 5 <i>The Daily News</i> 21 June 1945 p 14 • <i>Preliminary Heritage Survey of the City of Subiaco Station Precincts</i>, prepared by Greenward Consulting for the City of Subiaco, February 2016. • Landgate, Map Viewer Plus, historical aerial photographs (https://map-viewer-plus.app.landgate.wa.gov.au/index.html) <p>Note: Biographical information has been based on readily available information from a range of online sources, including contemporary newspaper items, electoral rolls and ancestry.com.au. It is intended to provide an indication of the names, ages and occupations of the primary residents and has not been verified by detailed research.</p>
<p><i>File Photograph (December 2015)</i></p>	

5 Cunningham Terrace, Daglish

LOCATION INFORMATION			
Name	House		
Place No.	25721		
Address	5 Cunningham Terrace, Daglish		
Other names	-		
Place type	Individual Building or Group		
Heritage Area	-		
Photograph (December 2023)			
Construction Date	c.1941	Architectural Style	This house does not illustrate any of the key architectural styles of the inter-war era. Rather it represents a mid-late inter-war era transition towards a more functional and restrained design of suburban housing
Construction Materials	Walls	Roof	Other
	Face Brick	Clay Tiles	-
Use	Current	Original	Other
	Residential: Single storey dwelling	Residential: Single storey dwelling	-
Historic Theme(s)	Demographic settlement and mobility: Settlements Occupations: Domestic activities		
Historical Notes	From 1897 until the late 1930s, the south-western end of the present suburb of Daglish was occupied by a government reserve, which was		

	<p>used as a Department of Agriculture quarantine ground for imported grape vines (c.1897-1904); a stock quarantine ground (pre WWI); an egg-laying competition ground (used to promote the poultry industry, c.1905-1911 and 1919-1924); a Poultry School for disabled returned servicemen (c.1916-1918); and the Government Horse Yards (where 300-400 working horses were stabled, c.1925-1938).</p> <p>The Government Horse Yards were relocated to Herdsman Lake in 1938, and in c.1940/1941 the former site was opened up for residential development. This included lots around Nicholl, Nash and Lonnie Streets, along the north-western end of Luth Avenue and along the western side of Cunningham Terrace.</p> <p>5 Cunningham Terrace was first listed in the Post Office Directories in 1942. Further research would be required to determine if, like many of the properties in this area, it was developed by the Workers Homes Board (noting that the style of the house is consistent with the work of this organisation).</p> <p>Like many of the early residents of Daglish, the first known occupants were in the early years of their marriage. Marjorie Adeline Matilda Curtis and Reginald Grayson (c.1913- ?) (builder) were married in Perth in c.1938. They settled here in c.1942, but appear to have moved away in mid-1949, when the contents of the house were advertised for sale.</p> <p>The block was subdivided and a new house built in the former rear yard in c.1985-1989 (#5A). This has separate access off Stokes Lane.</p> <p>In 2016 a preliminary heritage assessment of the City of Subiaco's Station Precincts identified 5 Cunningham Terrace as retaining a high degree of authenticity, as viewed from the street. It was subsequently entered in the Local Heritage Survey (Level 3 - Some Significance).</p> <p>Courtyard walls were constructed to the street boundaries and a carport erected at the north-eastern corner of the lot in c.2019.</p>
<p><i>Physical Description</i></p>	<p><u>Roof form and materials</u></p> <ul style="list-style-type: none"> • Hipped roof clad with autumn-toned clay tiles. • Face brick chimney with simple stepped detailing to the cap. <p><u>Wall materials and finishes</u></p> <ul style="list-style-type: none"> • Face brick walls in dappled salmon tones (which became increasing popular in the mid-twentieth century). • Rock-faced stone foundations. <p><u>Form and detailing of main façade(s)</u></p> <ul style="list-style-type: none"> • Asymmetrical façade, with a slightly projecting wing on the southern side. • Prominent porch, projecting forward at the step in the main facade. <p>This features a flat parapet, curved outer corner and robust piers. The latter have been rendered to broadly imitate large stone blocks.</p> <ul style="list-style-type: none"> • Flat, rendered window awnings with curved corners.

	<ul style="list-style-type: none"> • Double-hung window flanking a fixed central pane. • Vertical-brick window sills. • Chimney breast expressed along the side (northern) elevation. <p><u>Streetscape setting</u></p> <ul style="list-style-type: none"> • The lot has a raked frontage and the setback of the main façade varies from approx. 7.5 to 12m. • Font boundary defined by tall, sandstone block wall. <p><u>Major alterations</u></p> <ul style="list-style-type: none"> • Modern metal carport accessed off Stokes Lane. • The high stone fence is a modern alteration which partly obscures views to the house from the public realm.
<i>Condition</i>	Good: Based on a streetscape inspection the place appears to be in a sound condition.
<i>Integrity</i>	High: The place continues to be occupied as a residence.
<i>Authenticity</i>	High: The original external detailing appears to be largely intact. The authenticity of the setting has been diminished by the subdivision of the lot, the construction of the carport and the erection of high boundary fencing.
<i>Statement of Significance</i>	<p>The place has cultural heritage significance for the City of Subiaco:</p> <ul style="list-style-type: none"> • For the way in which it helps to illustrate the development of the former Quarantine Reserve/Government Horse Yards after this area was subdivided into residential lots in c.1940 (historic value). • As a representative example of the simple, functional houses developed in Daglish in the period around WWII (aesthetic value).
<i>Level of Significance/Contribution</i>	Some Significance (Level 3)
<i>Heritage Listings</i>	Local Heritage Survey – adopted 23 August 2016
<i>Main Sources / References</i>	<ul style="list-style-type: none"> • City of Subiaco – Local Heritage Survey Place Record: 5 Cunningham Terrace, Daglish (August 2016) • Western Australian Post Office Directories, 1890s-1949 (slwa.wa.gov.au) • Electoral Rolls (scanned copies for selected years between 1903-1980 are available at ancestry.com.au) • <i>Preliminary Heritage Survey of the City of Subiaco Station Precincts</i>, prepared by Greenward Consulting for the City of Subiaco, February 2016. • Landgate, Map Viewer Plus, historical aerial photographs (https://map-viewer-plus.app.landgate.wa.gov.au/index.html) <p>Note: Biographical information has been based on readily available information from a range of online sources, including contemporary newspaper items and ancestry.com.au. It is intended to provide an indication of the names, ages and occupations of the primary residents and has not been verified by detailed research.</p>

*File Photograph
(December 2015)*




14 Cunningham Terrace, Daglish

LOCATION INFORMATION			
Name	House		
Place No.	25724		
Address	14 Cunningham Terrace, Daglish		
Other names	-		
Place type	Individual Building or Group		
Heritage Area	-		
ASSESSMENT OF SIGNIFICANCE			
Photograph (December 2023)			
Construction Date	c.1933	Architectural Style	This house does not illustrate any of the key architectural styles of the inter-war era. Rather it represents a mid-late inter-war era transition towards a more functional and restrained design of suburban housing, which possibly reflected a response to the Great Depression and the underlying aims of the Workers' Homes Board.
Construction Materials	Walls	Roof	Other
	Face Brick and Rendered Finish	Clay Tiles	-
Use	Current	Original	Other
	Residential: Single storey dwelling	Residential: Single storey dwelling	-

<i>Historic Theme(s)</i>	Demographic settlement and mobility: Settlements Occupations: Domestic activities
<i>Historical Notes</i>	<p>The area bounded by Cunningham Terrace, Millington Avenue, part of Troy Terrace and the south-western end of Stubbs Terrace formed part of the original 1925 subdivision of Daglish. However, the 32 lots in this area were set aside for use by the Workers' Homes Board and were not released for development until c.1933. The first residents were listed along this section of Cunningham Terrace in the Post Office Directory of 1934, by which time 3 houses had been built.</p> <p>In November 1933, tenders were called for the erection of a Workers Homes Board house on Lot 192 Cunningham Terrace. Over the first few years this house (now #14, originally known as #16) was occupied by:</p> <ul style="list-style-type: none"> – Alan Ewart Betts (clerk) (c.1934-1935) – Nelson Burton (c.1936) – Cyril Trotman (clerk) (c.1937-1938) <p>In c.1939 it became the long-term family home of the Boland family. Myrtle Daphne Kirwan (c.1908-1977) and Robert Andrew Boland (c.1908-1969) (traveller) were married in Perth in c.1934. Entries in the online Electoral Rolls suggest that they continued to live at 14 Cunningham Terrace until around the time of Andrew's death.</p> <p>Historical aerial photographs show that major additions were built at the rear of the house in the mid-late 1990s.</p> <p>In 2016 a preliminary heritage assessment of the City of Subiaco's Station Precincts identified this house as retaining a high degree of authenticity, as viewed from the street. It was then entered in the Local Heritage Survey (Level 3 - Some Significance).</p>
<i>Physical Description</i>	<p><u>Roof form and materials</u></p> <ul style="list-style-type: none"> • Hipped roof over the main part of the house. • Gabled roof projecting forward over the entry porch. • Autumn-toned clay tiles. • Rendered chimney with simple recessed detailing to the cap. <p><u>Wall materials and finishes</u></p> <ul style="list-style-type: none"> • Face brick skirt below window sill height. • Plain rendered finish above window sill height and to the verandah piers. • Rock-faced stone foundations. <p><u>Form and detailing of main façade(s)</u></p> <ul style="list-style-type: none"> • Symmetrical façade. • Prominent central porch. <p>This features a gabled roof, with broken-pediment detailing to the eaves; a rendered gable end with a vestigial 'gable-vent' detail; and large piers paired with slender 'Doric' columns.</p> <ul style="list-style-type: none"> • Wide entrance steps.

	<ul style="list-style-type: none"> Suspended flat window awnings. Paired double-hung windows, with each sash divided into 6 panes by slender timber mullions. Raked face-brick window sills. Chimney breast expressed along the side (northern) elevation. <p><u>Streetscape setting</u></p> <ul style="list-style-type: none"> Main façade set back approx. 8.4m from the front boundary. Front boundary defined by tall, rendered piers with spear-topped metal infill panels. Driveway along the northern side to a rear garage.
<i>Condition</i>	Good: Based on a streetscape inspection the place appears to be in a sound condition.
<i>Integrity</i>	High: The place continues to be occupied as a residence.
<i>Authenticity</i>	High: The original external detailing appears to be largely intact.
<i>Statement of Significance</i>	<p>The place has cultural heritage significance for the City of Subiaco:</p> <ul style="list-style-type: none"> For the way in which it helps to illustrate the development of the south-western end of Daglish by the Workers Homes Board in c.1933-1940, which was an important part of the progressive development of Daglish (historic value). As a representative example of the simple, functional houses developed by the Workers Homes Board in the late 1930s to early 1940s (aesthetic value). <p>Note: While the houses built by the WHB in the 1930s varied widely in their fine scale detailing and finishes, most had a clearly recognisable underlying character, which this place helps to illustrate.</p>
<i>Level of Significance/ Contribution</i>	Some Significance (Level 3)
<i>Heritage Listings</i>	Local Heritage Survey – adopted 23 August 2016
<i>Main Sources / References</i>	<ul style="list-style-type: none"> City of Subiaco – Local Government Inventory Place Record: 14 Cunningham Terrace, Daglish (August 2016) ‘Townsite of Daglish’, plan dated 22 July 1925 (https://purl.slwa.wa.gov.au/slwa_b5566930_1) Western Australian Post Office Directories (www.slwa.wa.gov.au) Note: The last of the Western Australian Post Office Directories was published in 1949. Electoral Rolls (ancestry.com.au) Note: At the time of the preparation of this report, the Electoral Rolls readily available online included 1928, 1929, 1931, 1934, 1936, 1937, 1943, 1949 & selected later years through to 1980. Newspaper notices relating to the place and/or its occupants (trove.nla.gov.au), including: <i>The West Australian</i>, 24 November 1933 p 26

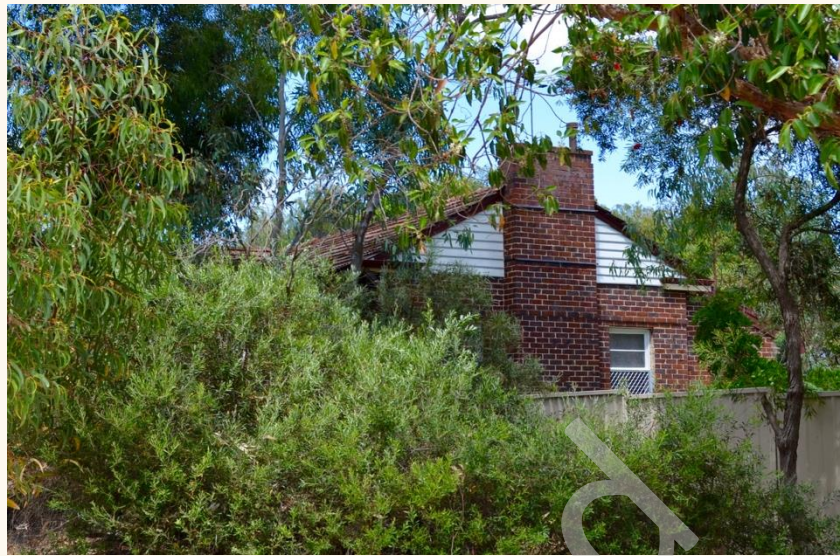
	<ul style="list-style-type: none">• <i>Preliminary Heritage Survey of the City of Subiaco Station Precincts</i>, prepared by Greenward Consulting for the City of Subiaco, February 2016. <p>Note: Biographical information has been based on readily available information from a range of online sources, including contemporary newspaper items and ancestry.com.au. It is intended to provide an indication of the names, ages and occupations of the primary residents and has not been verified by detailed research.</p>
<p><i>Photograph</i> <i>(December 2015)</i></p>	

19 Cunningham Terrace, Daglish

LOCATION INFORMATION			
Name	House		
Place No.	25722		
Address	19 Cunningham Terrace, Daglish		
Other names	-		
Place type	Individual Building or Group		
Heritage Area	-		
ASSESSMENT OF SIGNIFICANCE			
Photograph (December 2023)			
Construction Date	Former house c.1947 Current house c.2019	Architectural Style	c.2020 suburban house
Construction Materials	Walls	Roof	Other
	-	-	-
Use	Current	Original	Other
	Residential: Double storey dwelling	Residential: Single storey dwelling	-
Historic Theme(s)	Demographic settlement and mobility: Settlements Occupations: Domestic activities		
Historical Notes	<p>From 1897 until the late 1930s, the south-western end of the present suburb of Daglish was occupied by a government reserve, which was used as a Department of Agriculture quarantine ground for imported grape vines (c.1897-1904); a stock quarantine ground (pre WWI); an egg-laying competition ground (used to promote the poultry industry, c.1905-1911 and 1919-1924); a Poultry School for disabled returned servicemen (c.1916-1918); and the Government Horse Yards (where 300-400 working horses were stabled, c.1925-1938).</p> <p>The Government Horse Yards were relocated to Herdsman Lake in</p>		

	<p>1938, and in c.1940/1941 the former site was opened up for residential development. This included lots around Nicholl, Nash and Lonnie Streets, along the north-western end of Luth Avenue and along the western side of Cunningham Terrace.</p> <p>19 Cunningham Terrace was first developed in c.1947/1948 and became the long-term home of the Moore/Harris family.</p> <p>The original house was still extant in December 2015 when the fieldwork for a preliminary heritage assessment of the City of Subiaco's Station Precincts was undertaken. At that time it was identified as retaining a high degree of authenticity, as viewed from the street, and in 2016 was entered in the Local Heritage Survey (Level 3 - Some Significance).</p> <p>Historical aerial photographs show that this house was demolished in 2019 and the site fully redeveloped in 2019/2020.</p>
<i>Physical Description</i>	N/A
<i>Condition</i>	N/A
<i>Integrity</i>	N/A
<i>Authenticity</i>	N/A
<i>Statement of Significance</i>	<p>No Significance</p> <p>In 2015/16 this place was identified as a good example of a house constructed by the Workers' Homes Board in the early 1930s, with a high degree of authenticity as viewed from the street. Since that time the original house has been demolished and the site fully redeveloped.</p>
<i>Level of Significance/Contribution</i>	No Significance
<i>Heritage Listings</i>	Local Heritage Survey – Adopted 23 August 2016
<i>Main Sources / References</i>	<ul style="list-style-type: none"> • City of Subiaco – Local Heritage Survey Place Record: 19 Cunningham Terrace, Daglish (August 2016) • Western Australian Post Office Directories, 1890s-1949 (slwa.wa.gov.au) • Electoral Rolls (scanned copies for selected years between 1903-1980 are available at ancestry.com.au) • <i>Preliminary Heritage Survey of the City of Subiaco Station Precincts</i>, prepared by Greenward Consulting for the City of Subiaco, February 2016. • Landgate, Map Viewer Plus, historical aerial photographs (https://map-viewer-plus.app.landgate.wa.gov.au/index.html)

*File Photograph
(December 2015)*



Demolished

Cliff Sadlier VC Memorial Park, Cunningham Terrace, Daglish


LOCATION INFORMATION			
Name	Cliff Sadlier VC Memorial Park		
Place No.	24342		
Address	Bounded by Cunningham Terrace, Luth Avenue, Northmore Street, Woolnough Street and Wilsmore Street, Daglish		
Other names	Daglish Compensating Basin Reserve		
Place type	Urban Park		
Heritage Area	-		
ASSESSMENT OF SIGNIFICANCE			
Photograph (December 2023)			
Construction Date	Developed as a drainage reserve from the 1930s. Developed as a park from the 1980s.	Architectural Style	N/A
Construction Materials	Walls	Roof	Other
	-	-	-
Use	Current	Original	Other
	Urban Park	Drainage Reserve	-
Historic Theme(s)	Demographic Settlement & Mobility –Settlements, clearing and drainage. Social and Civic activities: Sport recreation and entertainment.		
Historical Notes	Cliff Sadlier VC Memorial Park originally formed part of a natural, low lying drainage area. In 1934 it was reported that the Water Supply, Sewerage and Drainage Department had implemented: A comprehensive scheme for the drainage of the whole of the Subiaco district at an estimated cost of £69,800. Four compensating		

	<p><i>basins to store flood waters temporarily at Shenton Park, Jolimont, the Subiaco sanitary site and behind the Government horse yards were provided for to reduce drains to a size capable of carrying the normal intensity of winter rainfall.</i></p> <p>The area described as being ‘<i>behind the Government horse yards</i>’ has now been developed as the Charles Stokes Reserve and Cliff Sadlier VC Memorial Park, but at that time it was designated as the Daglish Compensating Basin Reserve (Swan Loc 7158, Reserve 25908).</p> <p>Plans prepared/updated in 1960 showed the Subiaco Main Drain transitioning from an underground pipe to an open channel near the north-eastern end of what was subsequently developed as Cliff Sadlier VC Memorial Park. This drained into an open sump near the south-western end of this park, with an underground overflow outlet running to the south-west, along the north-western side of Charles Stokes Reserve (near what is now Clubb Avenue).</p> <p>The adjacent areas of the University endowment lands began to be subdivided for residential development in the early 1960s. During that decade streets were surveyed and formed around the edges of the drainage reserve, and during the 1970s the northern part of Daglish was rapidly developed.</p> <p>On 21 September 1980 a memorial was erected in the park by the City of Subiaco, to honour of Cliff Sadlier, First World War hero, and Subiaco's only known recipient of the Victoria Cross (VC):</p> <p><i>Awarded V.C. for conspicuous bravery during a counter-attack by his battalion on a strong enemy position. Lieut. Sadlier's platoon, which was on the left of the battalion, had to advance through a wood where a strong enemy machine-gun post caused casualties and prevented the platoon from advancing. Although himself wounded, he at once collected his bombing section, led them against the machine-guns, and succeeded in killing the crews and capturing two of the guns. By this time Lieut. Sadlier's party were all casualties and alone he attacked a third enemy machine-gun with his revolver, killing the crew and taking the gun. In doing so, he was again wounded. The very gallant conduct of this officer was the means of clearing the flank, and allowing the battalion to move forward, thereby saving a most critical situation. His coolness and utter disregard of danger inspired all.</i></p> <p>Historical aerial photographs suggest that formal landscaping of the parklands commenced at around that time. It is now a popular dog-walking park and local recreation area.</p>
Physical Description	<p>This large undulating park has open grassed areas shaded by scattered mature trees.</p> <p>At the northern end of the park (near the corner of Wilsmore Street and Cunningham Terrace) a rough-hewn plinth bears a plaque inscribed with the full citation for Cliff Sadlier's VC.</p> <p>Roughly parallel to Woolnough Street, a landscaped intermittent ‘watercourse’ continues to act as a stormwater drain as required, fed by a stormwater outlet at the north-eastern end. At the south-western end, a shallow depression acts as a landscaped sump.</p>

	The remainder of the park has been developed to serve both passive and active recreation, including modern play equipment.
<i>Condition</i>	Good
<i>Integrity</i>	High: With regard to its use as both a park and drainage reserve
<i>Authenticity</i>	High: With regard to its use as a park Medium: With regard to its original development as a drainage reserve
<i>Statement of Significance</i>	<p>The place has cultural heritage significance for the City of Subiaco:</p> <ul style="list-style-type: none"> • As one part of the major 1930s drainage scheme which finally addressed the flooding problems which had been affecting low-lying parts of Subiaco since the early twentieth century (historic values); • As a parkland reserve that was directly associated with the development of a new residential area on the former University Endowment Lands at Daglish in the 1960s-1990s (aesthetic and historic values); • For its enduring commemoration of Cliff Sadlier, who was a WWI hero and Subiaco resident (historic values); and • As a place for community recreation (social values).
<i>Level of Significance/Contribution</i>	Some Significance (Level 3)
<i>Heritage Listings</i>	Local Heritage Survey – adopted 24 September 2002
<i>Main Sources / References</i>	<ul style="list-style-type: none"> • City of Subiaco – Local Government Inventory Place Record: Cliff Sadlier VC Memorial Park (August 2014) • Monument Australia – Cliff Sadlier Memorial Park (<a)<="" a="" href="https://monumentaustralia.org.au/themes/people/military/display/100001-lieutenant-clifford-sadlier-v.c.">) • WWI Service Records for Clifford William King Sadlier, including his VC citation (<a)<="" a="" href="https://www.naa.gov.au/explore-collection/defence-and-war-service-records/army-world-war-i-1914-18">) • <i>Report of the Royal Commission on the Establishment of a University, 1910</i>, p 13 (<a)<="" a="" href="https://www.parliament.wa.gov.au/intranet/libpages.nsf/WebFiles/Royal+Commission+on+the+establishment+of+a+university+1910/\$FILE/6259.pdf">) • Newspaper notices relating to the place (trove.nla.gov.au), including: <i>The West Australian</i> 13 July 1934 p 8 • Metropolitan Sewerage Plans (https://mapping.sro.wa.gov.au/maps/SROWA_series634_cons4156_item0342.jpg; and https://mapping.sro.wa.gov.au/maps/SROWA_series634_cons4156_item0348.jpg) • Landgate, Map Viewer Plus, historical aerial photographs (<a)<="" a="" href="https://map-viewer-plus.app.landgate.wa.gov.au/index.html">)

Heritage Place Record – Daglish Garden Suburb – Streets and Verges

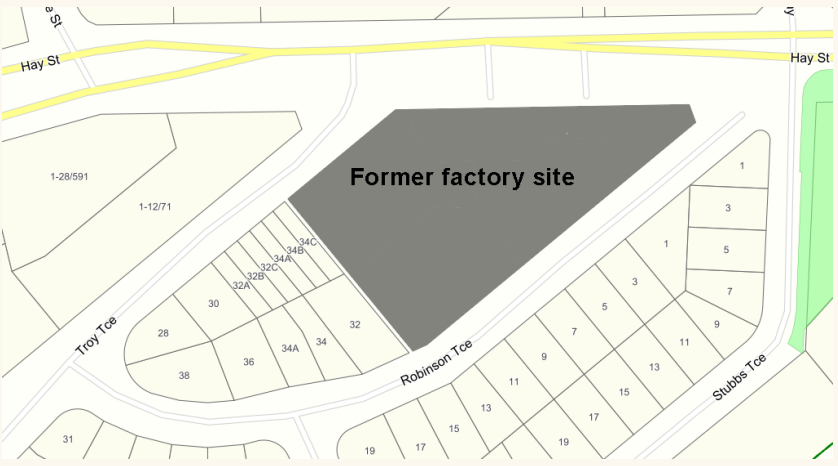
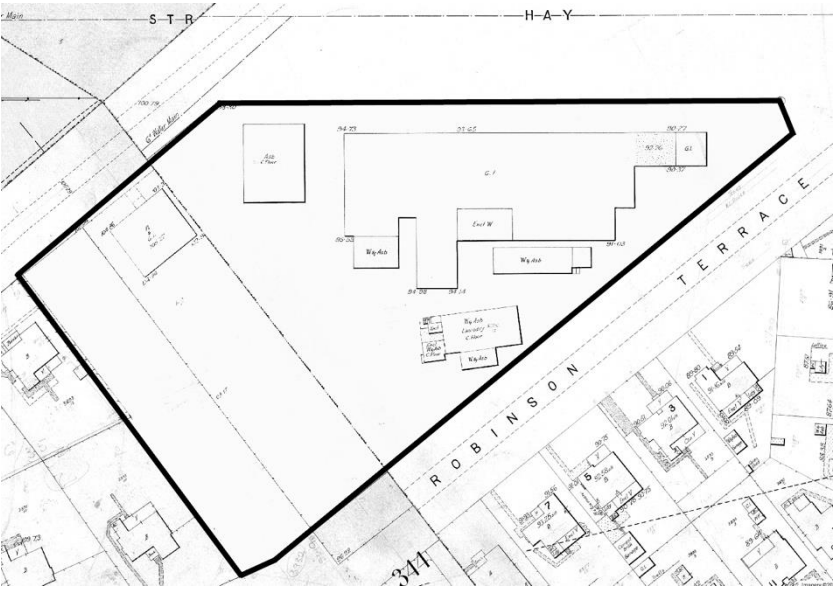
Daglish Garden Suburb – Streets and Verges


LOCATION INFORMATION			
Name	Daglish Garden Suburb – Street layout, Street Trees and Verges (1925 and 1935 Subdivisions)		
Place No.	-		
Address	Daglish		
Other names	-		
Place type	Streetscapes		
Heritage Area	-		
ASSESSMENT OF SIGNIFICANCE			
Location Plan			
Construction Date	N/A	Architectural Style	N/A
Construction Materials	Walls	Roof	Other
	-	-	-
Use	Current	Original	Other
	-	-	-
Historic Theme(s)	Demographic Settlement & Mobility: Land allocation and subdivision		
Historical Notes	In keeping with the underlying garden suburb theme of the Daglish subdivision, the road reserves were wide (25 to 30 m to the main traffic routes along Stubbs		

	<p>Terrace and McCallum Street, and 20m to the secondary streets). Each of the short cross-streets linking Stubbs Terrace and Troy Terrace has a modest road width of approximately 5.5 to 7m wide, allowing for wide grassed verges which were described as follows in 1936:</p> <p><i>Streets are wide, so wide that well cultivated lawns on the footpaths almost dwarf the private lawns on the other side of low stone fences.</i></p> <p>Over time these verges have been planted with themed street trees:</p> <ul style="list-style-type: none"> • Brush box (<i>Lophostemon confertus</i>) to Stubbs Terrace, Hickey Avenue, Lutey Avenue and Richardson Terrace. <p>Note: in 1948 the Subiaco Town Clerk claimed that Stubbs Terrace had “one of the best displays of box tree in Australia”, but noted that Morton Bay figs between the street trees and the railway line were beginning to push some of the box trees over.</p> <ul style="list-style-type: none"> • Peppermint trees (<i>Agonis flexuosa</i>) to McCallum Avenue and Robinson Terrace. • Coral trees (<i>Erythrina</i>) to Munise and Willcock Avenues. • Mixed plantings to Troy Terrace. <p>The earliest available historical aerial photograph dates from 1953. This shows established trees along most streets of the 1925 and 1935 subdivisions, with the exception of Wilcock Avenue and Richardson Terrace (which had been planted by the early 1960s). Subsequent photos confirm that some trees required replacement over time, but that a good canopy of street trees was generally maintained.</p>
<i>Physical Description</i>	<p>The key characteristics of the traditional Daglish streets include:</p> <ul style="list-style-type: none"> • Wide grassed verges with concrete paths adjacent to the front boundaries of the residential lots. • Mature street trees , primarily rows of brush box (<i>Lophostemon confertus</i>), peppermint trees (<i>Agonis flexuosa</i>) or coral trees (<i>Erythrina</i>). <p>Changes include a few replacement trees which are inconsistent with the street theme and the development of water-wise garden beds to replace some sections of the verge. However, the overall traditional garden suburb character remains clearly evident.</p>
<i>Condition</i>	<p>The street trees generally appear to be in good condition and the majority of the verges are well maintained.</p>
<i>Integrity</i>	<p>High</p>
<i>Authenticity</i>	<p>High: The original design intent of tree lined streets and wide verges has been maintained.</p>
<i>Statement of Significance</i>	<p>The street layout, street trees and verges of the 1925 and 1935 subdivisions of Daglish have cultural heritage significance for the City of Subiaco:</p> <ul style="list-style-type: none"> • As a key component of the design and development of Daglish as a ‘Garden Suburb’ (historic and aesthetic values). • For the way in which they make a major contribution to the area’s distinctive local character and “sense of place” (social and aesthetic values).
<i>Level of Significance/ Contribution</i>	<p>Considerable (Level 2)</p>

<i>Heritage Listings</i>	-
<i>Main Sources / References</i>	<ul style="list-style-type: none"> • <i>Heritage Assessment of the 1925 Daglish Land Release</i> (prepared by Greenward Consulting for the City of Subiaco, 2016) • <i>Heritage Assessment of the 1935 Workers' Homes Board Subdivision along Robinson & Stubbs Terrace</i> (prepared by Greenward Consulting for the City of Subiaco, 2016) • Newspaper articles (trove.nla.gov.au) including: <i>The West Australian</i> 24 August 1936 p 9 <i>Sunday Times</i> 14 November 1948 p 6 • Historical aerial photographs at Landgate (https://www.landgate.wa.gov.au)

Factory Site (fmr) 563-567 Hay Street, Daglish

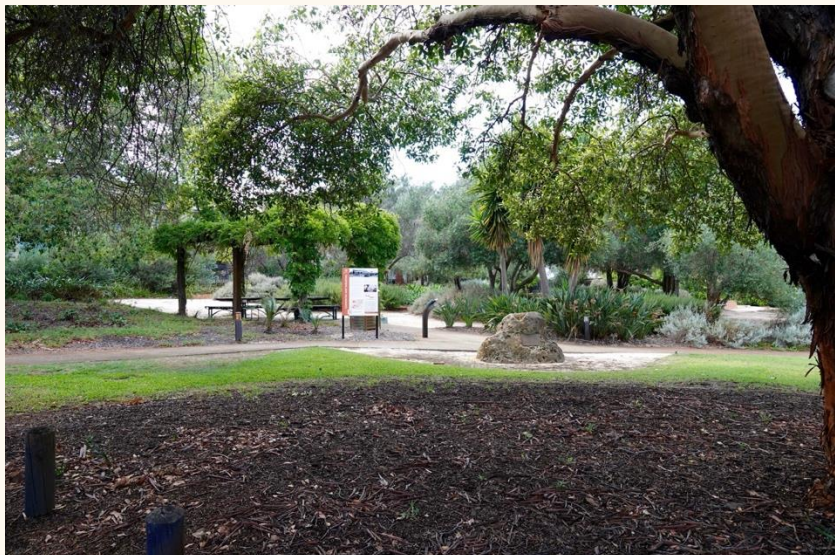
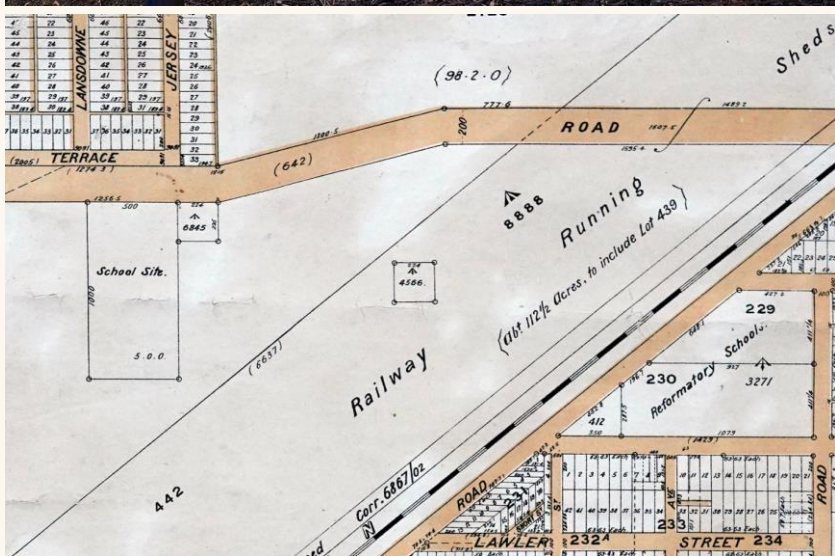
LOCATION INFORMATION	
Name	Factory site (fmr)
Place No.	-
Address	Area bounded by 563-567 Hay Street, 36-54 Troy Terrace and 2-30 Robinson Terrace, Daglish
Other names	Crystal Glass Manufacturing Company factory (c.1922-1923) Oxal Company factory (c.1923-1925) Adams Motors (c.1926-1937)
Place type	Historic site
Heritage Area	-
ASSESSMENT OF SIGNIFICANCE	
Location	
Historical images	 <p>Compilation of MWSSD Plan Nos 344 & 355 (outline of main buildings consistent with an aerial photograph dated 1953, at which time there was also a large building along the Robinson Terrace frontage)</p>

	 <p>The 1953 aerial photograph indicates that these buildings (facing Hay Street) were later extended to the footprint shown above.</p>		
Construction Date	-	Architectural Style	N/A
Construction Materials	Walls	Roof	Other
	-	-	-
Use	Current	Original	Other
	Residential Housing	Industrial	-
Historic Theme(s)	Economy: Manufacturing and Secondary Industry Occupations: Manufacturing & processing		
Historical Notes	<p>From the early twentieth century, the main industrial area of Subiaco was located on the northern side of Hay Street. However, when the Railway Running Sheds Reserve along the western side of the railway line became surplus to requirements in 1919, this land (which was later subdivided for the Townsite of Daglish) was initially advertised for lease and promoted as being</p> <p><i>“eminently suitable for timber yards, stock and sale yards, wood yards, or manufacturing sites”</i></p> <p>Only 2 factories are known to have been developed in this area, both of which had frontages of Hay Street. One of these, an asbestos factory which was located to the east of present-day Stubbs Terrace, was relatively short lived, operating in c. 1920-1928.</p> <p>The other, at 563-567 Hay Street, had various industrial uses from 1922 until around the 1970s. This site was initially developed by the Crystal Glass Manufacturing Company, which opened its premises in 1922. However, despite positive early reviews for their products they had gone into liquidation by the following year. After another relatively short-term venture, which produced concrete products, the site was taken over by Adams Motors in 1926.</p> <p>The buildings were then adapted as a car assembly plant, which put together imported parts to produce Overland, Willys-Knight, and Federal Knight vehicles. The facilities were expanded over the next few years but, possibly as a consequence of the Great Depression, Adams Motors Ltd went into liquidation in c.1932. Attempts were made to revitalise the company, but it had closed permanently by 1937.</p> <p>During the 1940s, no premises were listed for this site in the Western Australian Post Office Directories. However, it appears that it had been adapted as a “top secret military base” which was used to repair, overhaul and stockpile torpedoes and mines used by American submarines and allied aircraft during WWII.</p>		

	Historical aerial photographs show that there were still factory buildings on the site in the 1960s and that the Hay Street and Robinson Terrace frontages of the main building were extended in the latter part of that decade. All of the factory buildings were demolished in the early 1980s and by the mid 1980s the site had been redeveloped with commercial buildings along the Hay Street frontage and a multi-unit residential development across the remainder.
<i>Physical Description</i>	The former industrial site has been fully redeveloped with a mixture of commercial and residential buildings.
<i>Condition</i>	N/A
<i>Integrity</i>	Low – historic site only
<i>Authenticity</i>	Low – historic site only
<i>Statement of Significance</i>	<p>The place has cultural heritage significance for the City of Subiaco:</p> <ul style="list-style-type: none"> • For its association with the c.1919 proposal to develop the former Railway Running Sheds Reserve along the western side of the railway line for “<i>timber yards, stock and sale yards, wood yards, or manufacturing sites</i>” (historical values). • For its association with a series of industrial activities from c.1922-1970s, including: <ul style="list-style-type: none"> - Crystal Glass Manufacturing Company (c.1922-1923) - Oxal Company (cement products factory) (c.1923-1925) - Adams Motors (c.1926-1937) - Overhaul and storage facility for torpedoes and mines (c.WWII) (historical values). • For its potential contribution to the interpretation of the diverse history of Daglish.
<i>Level of Significance/Contribution</i>	Historic Site (2)
<i>Heritage Listings</i>	
<i>Main Sources / References</i>	<ul style="list-style-type: none"> • <i>Industrial and manufacturing sites established in Subiaco, c.1890-1945</i>, a private research paper prepared by Annette Green, 2017 (copy held in the City of Subiaco library’s local history collection) • <i>Post</i>, 18 March 2023 pp 32 & 40 (article about the use of the site during WWII) • Metropolitan Water Supply, Sewerage and Drainage Plan No 344 (prepared 1932, revised 1952) & 355 (dated 1932) (SROWA_series634_cons4156_item0344 and SROWA_series634_cons4156_item0345). • Landgate, Map Viewer Plus, historical aerial photographs (https://map-viewer-plus.app.landgate.wa.gov.au/index.html)

Heritage Place Record – Dom Serra Grove, 269 Hay Street, Jolimont

Dom Serra Grove, 629 Hay Street, Jolimont


LOCATION INFORMATION			
Name	Dom Serra Grove		
Place No.	-		
Address	629 Hay Street, Jolimont		
Other names	Cemetery Reserve 6845		
Place type	Urban Park		
Heritage Area	-		
ASSESSMENT OF SIGNIFICANCE			
Photograph (December 2023)	<div></div> <div></div> <p>Extract from <i>Plan of Subiaco compiled from Government Records to 30 April 1905</i>, compiled and drawn by G A Harris showing the location of cemetery reserve #s 4566 and 6845</p>		
Construction Date	Established as a cemetery, 1893	Architectural Style	N/A

	Established as a local park, c.1926 Developed as Dom Serra Grove, 1980		
<i>Construction Materials</i>	<i>Walls</i>	<i>Roof</i>	<i>Other</i>
	-	-	-
<i>Use</i>	<i>Current</i>	<i>Original</i>	<i>Other</i>
	Public Park	Cemetery	-
<i>Historic Theme(s)</i>	Social & Civic Activities: Religion Demographic Settlement & Mobility: Settlements Social and Civic activities: Sport recreation and entertainment		
<i>Historical Notes</i>	<p>In April 1893, in response to an outbreak of smallpox in central Perth, a fever ward, widely referred to as the Subiaco encampment, was erected on the Perth Commonage (in the area later developed as the Victoria Hospital and then the Selby Street Rehabilitation Hospital). In addition to isolating infected patients, particular care was taken to ensure that associated burials did not provide any opportunities for the spread of disease. Under the order of the health officials, these burials took place at night, with “<i>all the necessary disinfectants</i>”.</p> <p>While the hospital encampment was located immediately west of what is now Selby Street, the two small (1 acre/ 0.4 ha) cemeteries associated with this facility were located near the northern end of what is now known as Daglish.</p> <p>Cemetery Reserve 6845 Reserve 6845 was located in the area now occupied as Dom Serra Grove (SE corner Hay Street and Jersey Street). This was used for approximately 17 burials.</p> <p>Cemetery Reserve 4566 Reserve 4566 was located between the present-day Robinson Terrace and Richardson Terrace and extended across the linking section of Troy Terrace. This was used for approximately 26 burials.</p> <p>The first reported death from the 1893 epidemic was Ellen Amelia Montague, who, in a weakened condition after a still-birth, succumbed to smallpox on the 18th April. Ellen’s burial took place at midnight at Reserve 6845 and it was reported that:</p> <p><i>She was placed in a coffin tarred inside and out, and containing a quantity of quicklime. The funeral arrangements were under the charge of Mr. D. Chipper, who was accompanied to the burying ground by a policeman. A priest applied for permission to be present at the interment, but the Health Officer, whilst not actually forbidding it, strongly advised that the attendance at the grave be limited as the circumstances would allow</i></p> <p>The smallpox epidemic was over by the middle of 1893, but these unconsecrated cemeteries continued to be used for some of the victims of other infectious diseases, such as typhoid fever.</p>		

	<p>Both sites were officially closed in 1897. In 1906 the bodies were exhumed (together with 3 on private land at Jolimont) for reburial in consecrated ground at Karrakatta.</p> <p>Reserve 6845 was later developed as a local park and in 1926 the Subiaco Council approved funds for the installation of playground equipment in this location (with similar equipment also being approved for Kitchener Park, Rankin Road Reserve, Onslow Road Reserve, and Bagot Road Reserve). In the following year permission was granted for the Jolimont Tennis Club to develop 3 tennis courts on the old cemetery reserve.</p> <p>A historical aerial photograph shows that the two mature box trees along the Hay Street frontage were well-established in 1953, but that the tennis courts had been abandoned. This suggests that these trees (which are the only pre-1980 landscaping elements) were associated with its inter-war era development as a recreation area.</p> <p>After the closure of the courts, it does not appear that the area was fenced or well maintained as a park until c.1970 (following the development of the former university endowment lands to the south). Even then it was primarily left as an open grassed area.</p> <p>In 1980 the next phase of landscaping commenced when a grove of olive trees was planted, the reserve re-named Dom Serra Grove and a memorial plaque installed:</p> <p><i>The olive grove which surrounds this plaque commemorates the 1500th Anniversary of the birth of Saint Benedict Anno Domini 480 and acknowledges that the City of Subiaco, Western Australia derived its name from the monastery established in the neighbourhood in the year 1851 by the Most Reverend Joseph Serra O.S.B.</i></p> <p><i>The grove was planted by His Worship the Mayor of Subiaco Mr. R. V. Diggin, J.P. and the Reverend Father Justin O.S.B., Prior of the Benedictine Monastery New Norcia on 5th of September, 1980.</i></p> <p>In 2002 the reserve was entered on the Municipal Inventory (now the Local Government Heritage Survey) for its heritage values as a local park.</p> <p>More formal landscaping, including paths, garden beds and interpretive artworks, was undertaken in 2013 and this design won the 2013 Parks and Leisure WA Awards of Excellence.</p>
<i>Physical Description</i>	<p>The two (pre-1950) box trees along the Hay Street frontage remain as prominent elements of this site.</p> <p>The remainder of the area features the 1980 olive grove set within an informal layout of paths, seating, mixed plantings and interpretive artworks, dating from c.2013. On-site interpretation relates to the Subiaco monastery, which had been established on the shores of Lake Monger (at West Leederville) in 1851, and from which the suburb of Subiaco later took its name.</p> <p>No permanent installations relate to the original use of the reserve as a cemetery or its later development for a local tennis club.</p>
<i>Condition</i>	<p>Good: The site is generally well maintained.</p>

<i>Integrity</i>	<p>Low: As a cemetery (the site ceased to be used as a cemetery in 1906 when the bodies were exhumed for reburial at Karrakatta).</p> <p>High: As a public park.</p>
<i>Authenticity</i>	<p>Low: As a cemetery .</p> <p>High: As a public park commemorating the source of the name 'Subiaco'.</p>
<i>Statement of Significance</i>	<p>The place has cultural heritage significance for the City of Subiaco:</p> <ul style="list-style-type: none"> • As one of two small cemetery reserves in Daglish that were used for the burials of victims of infectious diseases in 1893-1897 and retained as unconsecrated cemeteries until 1906 (historic and social values). • For its development as a public recreation ground from the mid-1920s, serving the communities of Jolimont and Daglish (historic and social values). • For the way in which it interprets the name of 'Subiaco' through its current name, memorial, artworks and landscaping.
<i>Level of Significance/Contribution</i>	Some Significance (level 3)
<i>Heritage Listings</i>	Local Heritage Survey – adopted 28 February 1995
<i>Main Sources / References</i>	<ul style="list-style-type: none"> • City of Subiaco – Local Heritage Survey Place Record: Dom Serra Grove (August 2014) • Green, A.L., <i>A brief history of Subiaco's parks and gardens in the early to mid-twentieth century</i> (private research paper prepared in 2021, copy held in the City of Subiaco Library, Local History Collection) • <i>Plan of Subiaco compiled from Government Records to 30 April 1905, compiled and drawn by G A Harris</i>, courtesy of the Subiaco Museum • Newspaper notices relating to the place and/or occupants (trove.nla.gov.au), including: <i>The Daily News</i> 19 April 1893 p 2 <i>The West Australian</i> 3 July 1906 p 7 <i>The West Australian</i> 4 October 1926 p 10 • Landgate, Map Viewer Plus, historical aerial photographs (https://map-viewer-plus.app.landgate.wa.gov.au/index.html)

Jolimont Primary School, 657 Hay Street, Jolimont

LOCATION INFORMATION			
Name	Jolimont Primary School		
Place No.	05425		
Address	657 Hay Street, Jolimont		
Other names	-		
Place type	Individual Building or Group		
Heritage Area	-		
ASSESSMENT OF SIGNIFICANCE			
Photograph (January 2024)			
Construction Date	1905	Architectural Style	
Construction Materials	Walls	Roof	Other
	Face Brick & Render	Tiles	-
Use	Current	Original	Other
	School	School	-
Historic Theme(s)	Demographic Settlement & Mobility: Land allocation and settlement Social and Civic Activities: Education		
Historical Notes	The Jolimont area was first subdivided for settlement in 1891 by surveyor J.L. Darcy Irvine who suggested the name 'Jolimont' after his home suburb in Melbourne. The lots were taken up quickly as the population of the wider Perth metropolitan area grew rapidly with the gold discoveries in the 1880s and 1890s. With the small blocks, cheap prices and earth roads the lots were		

	<p>generally taken up by low-income workers, many of whom built their own timber homes.</p> <p>The small community formed the Jolimont Progress Association in the late 1890s and one of their first projects was to petition the Education Department for a school. The Subiaco Road Board, formed in 1897, supported the application in March 1899 and in mid-1899, the Education Department approved the construction of a school at a site to be chosen. After some debate on the final site, Reserve 9759 on Swan Lot 2240 was allocated for the future school site. It was however another six years, in July 1905, that a contract for the erection of the school was let to contractor J. Lake for £450. The simple brick and iron single roomed classroom was completed in September 1905 to a standard design prepared by the Public Works Department of WA.</p> <p>The school opened on 9 October 1905 with an enrolment of 15 children. The head teacher was Mr Carrington Frederick Cooper who found lodging in Jersey Street.</p> <p>By June 1906 the school had an average attendance of 62 children and a new classroom was approved for construction. A duplicate of the classroom was built adjoining the existing by contractor F. L. Gurr for £349. Separate pan toilets were built for boys and girls and these were emptied by the Subiaco night soil contractor.</p> <p>The school grounds had no play equipment and in the early years one of the tasks for the boys was the clearing of the land around the school. In 1906, 24 trees were planted on Arbor Day and their survival was problematic given that water for the site was initially only available from a 1000-gallon tank and stock from neighbouring properties regularly wandered onto the campus. The provision of mains water in 1909 enabled the annual plantings of trees to continue more confidently. Gardening was a popular pastime and a learning experience for the students with frequent trips into the adjacent bushland and swamp for nature study. The undeveloped bushland did provide dangers of fire and the school children were often called on to help fight fires that threatened the school.</p> <p>The school population continued to grow in the years before World War One as the Jolimont area developed and in mid-1914 the average attendance was 112. The character of the area was strongly shaped at this time by the growth of light industry between Jolimont and the railway line. These industries provided work opportunities but also served to isolate the Jolimont community.</p> <p>Overcrowding at the school led to the installation of a 'pavilion classroom' on the north side of the existing classrooms in 1916. The pavilion classrooms were a common structure in Western Australian schools. The structure had light weight timber walls to dado height and canvas panels above that could be opened to enable ventilation. Internally the structures were often unlined making them cold in winter and hot in summer. A second pavilion classroom located on the north and a little to the east of the first was installed in 1919 by contractor Arthur Woolhouse. The layout of the buildings created a rough assembly area which was gravelled for exercises. The remainder of the school grounds were black sand or bush throughout the 1920s.</p> <p>A Jolimont Parents Association was formed in 1921 to assist with fundraising and improving the school grounds.</p>
--	---

	<p>In 1922, some of the buildings were connected to the electricity supply. In this instance, as in many other improvements, the Education Department met the costs, and the work was undertaken by the Parents Association. The parents together were very active in this period in establishing better gardens for the school grounds.</p> <p>In 1924, Daglish Railway Station was opened and housing lots in the adjacent suburb of Daglish were taken up by young families. This development had an impact on the school numbers and the services provided in the community.</p> <p>Throughout the 1930s and during World War Two the numbers of school students remained relatively static at Jolimont Primary School. The lack of materials and labour meant there were few physical changes to the school and the condition of many of the buildings deteriorated particularly from white ant attack. One change was the removal of one of the pavilion classrooms to Perth Junior Technical School in 1930. The other major change to the school in this period was the construction of a toilet block in 1938 for the cost of £543 because of the connection to the deep sewerage system.</p> <p>In the post-World War Two period the population of the Jolimont area grew rapidly with the increase in migration, the 'baby boom' and the establishment of new industries in the area. There was an increase in school numbers and overcrowding in the classrooms led to an arrangement to lease the adjacent Jolimont Hall in 1946.</p> <p>In 1948, following constant requests from the school and Progress Association major additions were constructed at the school. The additions consisted of; two new classrooms, a Head Teacher's office, staff room and a store, plus the modernising of the two original brick classrooms and the relocation of the pavilion classroom and the school bell. The corrugated iron roofs of the original classroom were replaced with tiles. The additions required the removal of some of the pine trees on the grounds which had been planted by the P & C Association in memory of the soldiers of World War One.</p> <p>By the time the new additions were complete in 1950 the school enrolments had grown to 287 so that students still needed to be accommodated in the hall. The construction of the nearby Floreat Park Primary School relieved the numbers however the hall continued to be used for folk dancing lessons.</p> <p>In 1950, a new toilet block was constructed for staff and students. In this year a school gardener was employed to maintain and develop the school grounds.</p> <p>Throughout the 1950s, Jolimont and the surrounding northern suburbs continued to grow and the demands on the school led to further additions in 1955. These additions consisted of three new classrooms on the southern side of the quadrangle. The pavilion classroom was dismantled and relocated to the west of the current buildings where it was ultimately used as the school art room. The cloakroom was converted to a library.</p> <p>Throughout the second half of the 20th century the numbers of students declined as other schools were built in the region and the demographic of the area changed. Particularly low numbers were experienced in the 1980s. An influx of new young families in the 1990s saw student numbers rise in the 1990s.</p> <p>In 1992/3, the school building was reroofed and later in 1993 a transportable classroom was erected for a pre-primary centre on the north side of the top</p>
--	---

	<p>oval. A similar structure was installed in 1999 adjacent to the pre-primary for kindergarten students.</p> <p>In 2000, an undercover assembly area, canteen and sports stores were constructed in the southeast portion of the quadrangle. These new facilities made a considerable difference to the outdoor activities available to the staff and students.</p> <p>In 2001, a third pavilion classroom was installed on the western side of the existing transportable classrooms for a second kindergarten class.</p> <p>In 2005, coinciding with the 100th anniversary of the school, a new library resource centre, and an administration area were constructed in addition to significant upgrades to the toilets and staff facilities. The new administration area was built on the main elevation and replicated the design of the 1948 main entry.</p> <p>In 2010, under the Building Education Revolution programme funded by the Commonwealth Government, a new building was constructed on the south side of the campus. This building consisted of two new senior classrooms, art room and music room.</p> <p>Since 2010, there have been minimal physical changes to the buildings on the site and the grounds continue to be improved and modified with significant contributions from the P & C Association.</p>
<i>Physical Description</i>	<p>The original sections of the school constructed in 1905 and 1906 are virtually obscured from the front elevation but remnant fabric can be seen along the south elevation of the north range. The original school comprised two classrooms of brick and iron construction which were incorporated into the 1948 campaign of works which saw the school turning into a larger multi-roomed 'L' shape structure. The corrugated galvanised iron roof of the original classrooms was replaced with a terracotta tiled roof which also saw the lowering of the ridge line and the lowering of the brick elevations to comfortably accommodate the new roof. The school now presents as a single storey range of brick and tile buildings with planted gardens to the Hay Street frontage, play area/quadrangle to the central area, a small area of bushland to the south and playing fields to the east. The kindergarten has been established in a series of metal transportables to the west of the school with its own play facilities and landscaping. The school is situated within an attractive residential environment.</p> <p>The additions and alterations of the 1948 works were far reaching with only a small amount of fabric remaining visible from the original schoolrooms. At the time, part of the north elevation of the original rooms was still visible but following the construction of the additional administration wing in 2005, nothing of the original school buildings can be seen from the Hay Street frontage. On the south elevation, the brick panels below the windowsills laid in stretcher bond are original as is the brick plinth below laid in English bond. The remainder of the brickwork is original but as it has been rendered to match the rest of the enlarged school, it is no longer possible to define this work. The windows in the south elevation were replaced in the same campaign of works as the height of the openings had to be reduced. The replacement 1948 windows remain extant.</p> <p>The same campaign of works also saw the construction of an administration wing to the front of the building (at the western end) which projected northwards from the original school rooms. A new entry feature was</p>

constructed at the time of face brick construction with a parapet wall projecting above the eaves line. The front elevation of the eastern part of the old school was still visible though alterations were made to the windows and render was applied to the upper section of the elevation. The 1948 range contains higher level timber framed sash windows positioned within the rendered section of the elevation, creating a regular rhythm along the façade. The range terminates at the eastern end with a rendered wall with a porthole window. The ground level drops away towards the east but much of the changing in levels is obscured by the planting in front of the classrooms. The western range of the school was also constructed in 1948, extending from the south elevation of the north block. The plans indicate that this range only extended to the windows to the south of the first set of double doors. The school was extended again in 1955 adding to the western range and creating the southern range of classrooms. Both these sections continue the architectural style of the earlier buildings of single storey ranges with a limited palette of materials and colours. Verandahs are constructed to both ranges overlooking the quadrangle. The canopies are formed by the continuation of the roof at the same pitch, supported on brick columns with a concrete deck. Most of the verandahs to both sections are open but to account for the change in ground level, the central section of verandah to the south range has a metal balustrade and set of five concrete steps at the western end. These three early building campaigns resulted in the present character of the school being developed. The original school rooms were of brick construction with a corrugated galvanised roof. Although the roofing material has been altered, the subsequent buildings were similar to the original rooms being of brick construction and of the same single storey scale resulting in a coherent and unified school. The brickwork is now a combination of facebrick and render, tied together with a traditional terracotta roof.

The windows to the north range are predominantly timber framed sash windows. Tall multi-paned sash windows are positioned directly under the eaves and provide rhythm to the south elevation of the north range, the style of which is also reflected in the windows to the two administration wings. The smaller windows to the north elevation are similar in style to the larger windows, being horizontally divided into 2-over-2 sashes, positioned directly under the eaves but terminate at a higher level above the brick dado line. Windows to the west and south ranges are a combination of timber framed and metal framed openings. All the openings are positioned directly under the eaves. The windows on the elevations overlooking the quadrangle are smaller openings than those found in the earlier buildings whilst those on the external facades are taller. Although the south range continues the brick and rendered style of the other sections of the school, the north and south elevations present with different levels of each. The internal elevation looking north over the quadrangle has a higher degree of face brickwork with a shallower depth of rendered brickwork. The high-level windows sit directly under the eaves with the sills forming a continuous rendered band above the brickwork. The south elevation of this range presents with a higher level of rendered walling with taller windows which are again positioned directly under the eaves with the sills sitting at the point where the render stops.


A covered assembly area, a resource centre and new classrooms have been constructed subsequently to the above phases. Although these additions present with a more contemporary style but continue the rendered brick and

	<p>tilled form within the quadrangle but beyond the southern range, the new buildings are of block construction with red colorbond roofs. These classrooms formed part of the BER project introduced throughout the state in c.2009/2010. Following the construction of the covered assembly area, the original school bell was moved and re-erected in front of the new building. There is a uniformity to the school site that has been enhanced by the various phases of development which have been undertaken in a sympathetic manner ensuring that the school remains as a single storey development. The later buildings of c.2010 are distinctly different from the main phases of the school development which enables them to be read as new development whilst contributing to the palette of colours of the remainder of the school.</p>
<i>Condition</i>	Good: Based on a streetscape inspection the place appears to be in a sound condition.
<i>Integrity</i>	High
<i>Authenticity</i>	Moderate. The original structures have been highly modified although the plan form remains and original brickwork is intact under a later render.
<i>Statement of Significance</i>	<p>Jolimont Primary School is of cultural heritage significance:</p> <ul style="list-style-type: none"> • For the provision of education and community facilities to the Jolimont community since 1905. • The collection of buildings demonstrates a range of styles that illustrate the evolution of teaching practice since 1906. • The place has historic value for its association with periods of rapid development and settlement in the Jolimont area; the early 1900s and the post-World War Two era.
<i>Level of Significance/ Contribution</i>	Some Significance (Level 3)
<i>Heritage Listings</i>	Local Heritage Survey – adopted 24 September 2002
<i>Main Sources / References</i>	Heritage Assessment of Jolimont Primary School, Hay Street, Jolimont prepared by Hocking Heritage Studio for the City of Subiaco, August 2014.

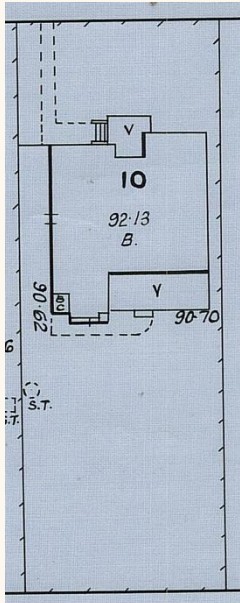
*File Photograph
(August 2014)*




10 Hickey Avenue, Daglish

LOCATION INFORMATION			
Name	House		
Place No.	-		
Address	10 Hickey Avenue, Daglish		
Other names	-		
Place type	Individual building or Group		
Heritage Area	-		
ASSESSMENT OF SIGNIFICANCE			
Photograph (June 2024)			
Construction Date	c.1930	Architectural Style	This house does not illustrate any of the key architectural styles of the inter-war era. Rather it represents a mid-late inter-war era transition towards a more functional and restrained design of suburban housing.
Construction Materials	Walls	Roof	Other
	Roughcast render	Terracotta tiles	Rock-faced stone foundations
Use	Current	Original	Other
	Residential: Single storey dwelling	Residential: Single storey dwelling	-
Historic Theme(s)	Demographic settlement and mobility: Settlements Occupations: Domestic activities		


<p><i>Historical Notes</i></p>	<p>In 1925, the first part of the suburb of Daglish was laid out by the State Government on an undeveloped railway reserve, with the subdivision applying elements of the Garden Suburb model of development. In October 1925 the first auction for the new town site resulted in the sale of 96 of the 110 lots offered in the area bounded by Troy Terrace, part of Robinson Street, what is now Olga Place, Stubbs Terrace, the southern end of Cunningham Terrace and Millington Avenue. The reserve prices for different lots were set at £50, £75 and £100, with the price increasing with proximity to the railway .</p> <p>In November 1925 a newspaper report stated that E G Reid of West Subiaco had purchased two lots: Lots 60 (10 Hickey Avenue) and 59 (12 Hickey Avenue) for £83 and £93 respectively. However, Reid did not develop the land and an analysis of the Rate Books and Post Office Directories suggests a house was constructed at 10 Hickey Avenue in 1929-30, when this lot was owned by Ernest Black, accountant.</p> <p>Ernest Frederick Thomas Black (c.1900-1987) and Alice Mary Stephenson (c.1902-1990) were married at the Church of Christ, Subiaco, in April 1926. They had 3 children in the period 1927-1939 and were therefore typical of the many young families who made the new suburb of Daglish their home.</p> <p>In the Electoral Rolls, Ernest was described as an accountant and newspaper notices state that he had studied accountancy in the post WWI years and had graduated from the Australian Institute of Secretaries in 1925/1926. The readily available evidence suggests he served as the Secretary for Tropical Traders Ltd from at least 1932 until 1952 (a firm which appears to have primarily focussed on the import and export of food products between Asia and Australia).</p> <p>Ernest and Alice were still listed as residents of 10 Hickey Avenue in the Electoral Rolls of 1980.</p> <p>Comparison of historical aerial photographs indicates that the roof form of the house was slightly modified at some stage between 1985 and 1995, probably as part of rear extensions undertaken during the same period. This replaced a short section of flat ridgeline (parallel with the street) with a pyramid roof form. During the 1990s a new, free-standing, two storey building was also constructed on the site of the former single garage in the rear yard. At that time the narrow side driveway was blocked off and the front section adapted as a hardstand.</p>
--------------------------------	--

		<p>Metropolitan Water Supply, Sewerage and Drainage Plan No 346, dated 1960 (SROWA_series634_cons4156_item0346).</p>
<p><i>Physical Description</i></p>	<p><u>Roof form and materials</u></p> <ul style="list-style-type: none"> • Visually prominent hipped roof clad with terracotta tiles. • Wide boxed eaves, finished with flat panels and slender timber battens. • Tall, slender chimney with a roughcast rendered finish; slim-line face-brick cap and terracotta chimney pots. <p>The projecting cap features 3 courses of slim-line bricks set over a plain brick 'bracket' to each face.</p> <ul style="list-style-type: none"> • Flat porch roof supported by two face-brick posts on the south-western side. <p>Each post features a shallow projecting cap which matches the detailing of the cap to the chimney.</p> <p><u>Wall materials and finishes</u></p> <ul style="list-style-type: none"> • Rough-cast rendered masonry facade. • Rock-faced stone foundations. <p><u>Form and detailing of main façade(s)</u></p> <ul style="list-style-type: none"> • Asymmetrical façade (facing south-west). <p>This features a slightly projecting bay on the north-western side of the main façade, accentuated by a low-hipped roof projecting out from the main roofline.</p> <ul style="list-style-type: none"> • Wide, central entrance area defined by a recessed bay and a projecting front porch. <p>The porch is accessed by steps from the south-eastern side and features an inter-war style panel and batten ceiling.</p> <ul style="list-style-type: none"> • Paired, timber-framed, double-hung windows to both front rooms (either side of the central porch), featuring inter-war style geometric leadlight to both the upper and lower sashes. <p>Each pair of windows has a wide outer and central frame and is slightly boxed out from the wall, with three, simple face-brick 'brackets' under the sill.</p>	

	<ul style="list-style-type: none"> • Timber-framed, flat window awnings with simple timber brackets. • Double entrance doors, flanked by side lights, set across the rear face of the porch. Each panel features inter-war style geometric leadlight with textured glass. <p><u>Streetscape setting</u></p> <ul style="list-style-type: none"> • Main façade set back approx. 7m from the front boundary. • Front boundary defined by a modern fence with rendered-brick piers and open metal bar panels, backed by low shrubs and small trees. <p><u>Major alterations</u></p> <ul style="list-style-type: none"> • The only significant alteration to the place (as viewed from the street) appears to have been the late twentieth century modification of the roofline which replaced a short section of flat ridgeline with a simple pyramid roof form. This has not adversely impacted on the character of the place. • A two-storey rear addition is visible along the former side driveway, but does not impact on an understanding of the original building envelope.
<i>Condition</i>	Good: Based on a streetscape inspection the place appears to be in a sound condition.
<i>Integrity</i>	High: the place continues to be occupied as a residence.
<i>Authenticity</i>	High: The original external detailing appears to be largely intact (as viewed from the street).
<i>Statement of Significance</i>	<p>The place has cultural heritage significance for the City of Subiaco:</p> <ul style="list-style-type: none"> • As a good example of the well-built suburban housing constructed as Daglish was established and consolidated during the 1930s (aesthetic value). • For the way in which it helps to illustrate the development of Daglish with a mixture of private and Workers Homes Board housing during the mid-late inter-war period (historic value). • For its contribution to the Inter-War, Garden Suburb qualities of the 1925 subdivision of Daglish (aesthetic values).
<i>Level of Significance/Contribution</i>	Some Significance (Level 3)
<i>Heritage Listings</i>	
<i>Main Sources / References</i>	<ul style="list-style-type: none"> • <i>Heritage Assessment of the 1925 Daglish Land Release</i> (prepared by Greenward Consulting for the City of Subiaco, 2016) • City of Subiaco Rate Books (information provided by the City of Subiaco, June 2016) <p>Note: The State Records Office does not hold all the Rate Books for Subiaco. The only ones available from around this time are 1929-30, 1935-36, 1937-38 and 1938-39.</p> <ul style="list-style-type: none"> • Western Australian Post Office Directories (www.slaw.wa.gov.au)

	<p>Note: The last of the Western Australian Post Office Directories was published in 1949.</p> <ul style="list-style-type: none"> • Newspaper notices relating to the place and/or occupants (trove.nla.gov.au), including: <i>Sunday Times</i> 1 November 1925 p 5 <i>The West Australian</i> 10 April 1951 p 19 • Electoral Rolls (Ancestry.com.au) Note: At the time of the preparation of this report, the Electoral Rolls readily available online included 1928, 1929, 1931, 1934, 1936, 1937, 1943, 1949 & selected later years through to 1980. • Historical aerial photographs at Landgate (https://www.landgate.wa.gov.au) <p>Note: Biographical information has been based on readily available information from a range of online sources, including contemporary newspaper items, electoral rolls and ancestry.com.au. It is intended to provide an indication of the names, ages and occupations of the primary residents and has not been verified by detailed research.</p>
<p><i>File Photograph (December 2015)</i></p>	

Reserve 20246 & Daglish Tennis Club, 11 Hickey Avenue, Daglish

LOCATION INFORMATION			
Name	Reserve 20246 and Daglish Tennis Club		
Place No.	-		
Address	11 Hickey Avenue, Daglish		
Other names	-		
Place type	Urban Park		
Heritage Area	-		
ASSESSMENT OF SIGNIFICANCE			
Photograph (January 2024)			
Construction Date	1929 Park 1938 Courts 1950s Toilets 1980 Clubrooms	Architectural Style	Clubrooms (Contemporary)
Construction Materials	Walls -	Roof -	Other -
Use	Current Park/Reserve Social/Recreational	Original Park/Reserve Social/Recreational	Other -
Historic Theme(s)	Social & Civic Activities: Sports, recreation & entertainment		
Historical Notes	Planning for the future suburb of Daglish began in the early 1920s with the Daglish railway platform opening in 1924, named after Subiaco resident, Henry Daglish (1866-1920) former Mayor of Subiaco, MLA (1901-1911) and Premier (1904-05). The first land released for residential sale was in 1925 and comprised the strip of land alongside the railway line.		

	<p>The design of the new subdivision followed the principals of the 'Garden City Movement' initiated in the late 19th century in the United Kingdom which found expression in Perth predominantly in the Inter War years. This philosophy of urban planning intended to create, self-contained communities surrounded by "greenbelts", containing proportionate areas of residences, industry, and agriculture. In metropolitan Perth, the garden suburb commonly featured larger blocks within straight and curvilinear streets interspersed with community green spaces.</p> <p>In 1926, Daglish was connected to water and electricity and slag from Monteath's foundry was used to form the primary streets of Stubbs, Troy, and Richardson Terraces. Other streets remained sandy tracks until well into the 1930s.</p> <p>Like Subiaco's early housing boom, residential lots in Daglish were taken up by young couples and families eager to own their first home. Land in Daglish was said to be particularly attractive due to its proximity to the railway, the central civic and commercial area and King Edward Memorial Hospital. In addition to this, it had larger blocks not otherwise available in the municipality. Bushland was cleared to make way for substantial brick houses with carefully maintained lawns and private back gardens. All of which strengthened the notion of it being a 'garden suburb'.</p> <p>A significant element of the garden suburb ethos was the provision of parks and gardens and the reserve at Hickey Avenue can be seen to be part of the original 1925 design.</p> <p>When describing this period of Daglish's history, Spillman writes:</p> <p><i>There was an air of optimism amongst these Daglish pioneers, a conviction that together they were building a friendly community, an ideal suburb for the raising of children, and a comfortable place in which to grow old.</i></p> <p>Lot 45 on Hickey Avenue was selected by the Subiaco Road Board for the site of a recreation reserve which was formally gazetted on 27th September 1929. It was allocated for use by the newly formed Tennis Club in 1930 in response to a request from a small number of rate payers in Daglish. The site was heavily timbered and the trees that were cleared were used by the residents for firewood. The clearing of the site was undertaken by the Subiaco Road Board for no charge however the club had to pay a small annual rent (\$10.50) for the site.</p> <p>The Daglish Tennis Club, or Hillcrest Tennis Club named because of its location on the crest of a hill, was supported with a grant of £878 from the Municipality of Subiaco which enabled clearing of the site and construction of courts from 'Malthoid'. This product was a felt material impregnated with bitumen which was painted with white lines to mark the courts.</p> <p>The club was formally opened on 21st March 1931 by the Mayor of Subiaco, Mr G. H. Olney who stated, 'it gave him great pleasure to have the privilege of opening the courts of a district popularly regarded as one of the model suburbs of the metropolitan area'. The first club President was Hilton Ennis, a local builder who constructed with the help of volunteer labour, a small timber club house.</p> <p>At the time of opening the club had a membership of 60. Included in the membership was Harry Daglish, and on the committee, Miss Edith Daglish. These were the children of Henry Daglish. Edith (Rae) Daglish was a Daglish Tennis Club committee member for many years and lived in Munsie Avenue Daglish.</p>
--	--

	<p>Spillman notes that the suburb of Daglish during the 1930s was recalled as a 'friendly place' where everyone knew each other, and suburban good fellowship was common. The Daglish Tennis Club demonstrated that easy lifestyle as remembered by one former member;</p> <p><i>(we).. had a wonderful social club with a little shed which the men constructed ... We boiled our afternoon tea billy on an open fire. We even had a couple of lovely summer night parties on the court playing games and dancing.</i></p> <p>One of the problems of the club was the Malthoid courts which were not viable in the long term as one recollection of them recounted by Spillman stated;</p> <p><i>the courts were not entirely satisfactory, and nature was able to take some revenge for the settlers' indiscriminate destruction of wild flora. Before long, blackboys "sprouted up through the seams of the cover" rendering the already uneven surface rather difficult to negotiate'.</i></p> <p>In 1933, the Worker's Home Board announced it would utilise the new Daglish subdivision for its program. This gave impetus to the development of Daglish as it had done for Shenton Park in the 1910s.</p> <p>During 1938, the club put in considerable effort to improve the club grounds. It is presumed the Malthoid courts were replaced at this time as the three existing courts were 'lowered into the ground' and work had commenced on the fourth court but was not completed. (The location of the fourth court is not clear but is probable that it was in the current park.) New hoses, sprinklers, nets and net posts were purchased through fundraising and the attendance at 'busy bees' was high. In November 1938, the tennis club, still known as the 'Hillcrest Tennis Club', was opened for the season by the Mayor of Subiaco, Mr W. Richardson who congratulated the committee on bringing the courts up to a high standard.</p> <p>In November 1939, Mayor of Subiaco, Mr W. Richardson opened the club under the name, the Daglish Tennis Club. On that occasion the local press announced 'good tennis was followed by afternoon tea' attended by the Mayor of Subiaco, Mr W. Richardson and councillors.</p> <p>During World War Two, the tennis club continued but it is likely to have been a more modest membership and limited games and events as community resources were generally directed to the war effort.</p> <p>The period following World War Two was characterised by immigration which created a significant demand for residential accommodation. Consequently, there were many hundreds of homes being erected in the less developed suburbs of the metropolitan area, such as Daglish and Shenton Park where the vast majority of the newer properties were recorded as being owner occupied. This was in contrast to, the much earlier buildings located in the central area of Subiaco which were used primarily for rental purposes.</p> <p>The development of Daglish in the post war years lead to a resurgence of the club and the local press has many mentions of the Daglish Tennis Club events and games during the 1950s. In 1956, the club approached the Subiaco Council to provide a new building for a club rooms. This request was not supported by the council which suggested that an alternate site for the club be found. It is suggested that the toilet block on the southern side of the courts was built at this time as the concrete block construction is representative of that time period. It is also likely that as the suburb was being more densely settled it was appropriate to provide toilets for the members.</p>
--	---


	<p>In 1966, further approaches were made to the Subiaco Council for financial assistance with the construction of new club rooms. This request was again refused although the Council did agree to take over the weekly mowing of the courts.</p> <p>By the 1970s, membership was dwindling and water restrictions meant the few loyal members remaining needed to hand water the courts to enable them to survive. A membership drive lead by Club President John Lewis was so successful that by 1979, the Subiaco Council agreed to install a bore and provide assistance with the construction of new clubrooms. The club rooms were built through the efforts of the club and community members. Local resident, builder and club member, Bob Furr oversaw the construction of the new clubrooms. The new club rooms were opened by Mayor Richard Diggins in 1980 and at that time membership had grown to 100 with a healthy number of junior players.</p> <p>The Daglish Tennis Club has had periods in which club membership has dwindled but through the action of a core group of members the club has resurged and gained new members which have carried it forward as a viable club in the district. Most recently, in 2005, when numbers were very low, social/supporter memberships were introduced to the club and this has proved to be a worthwhile initiative in strengthening the club and increasing ties with the community. In addition the club offers its courts to the local primary school for its physical education program.</p> <p>It is acknowledged that the club, with only three courts, is the smallest in the metropolitan area and the majority of its membership is drawn from the surrounding area although frequently members maintain membership even when they have left the district. In 2015/2016 the membership is 57, comprised of 22 full playing members, 6 juniors, 27 social supporters and 2 Honorary.</p> <p>The open park adjacent to the tennis courts has been consistently open grassed landscape since the 1950s with the introduction of play equipment in the late 1990s. It is possible that a fourth court was present on the park during the 1930s.</p> <p>There are several large native trees in the reserve which are certainly evident in the 1953 aerial photograph. Other exotic species present in the park today [2016] are consistent with the 1953 photograph.</p> <p>The City of Subiaco Local Heritage Inventory has noted a Cork Tree within the park as being of cultural heritage significance. The tree is located at the rear of 139 and 141 Stubbs Terrace, on the tennis court side of the laneway, with the nearest side street being Hickey Avenue. Cork trees were formally introduced to Western Australia in the late 19th century when it was noted in an 1897 article that the Conservator of Forests, Mr J. Ednie-Brown was willing to follow through with the request from the Bureau of Agriculture to import Cork Oak trees to the colony. It is of course possible that trees were introduced prior to that decision. Cork Oak trees are slow growing and long lived therefore this large specimen is likely to have been planted at least in the early 20th century.</p>
<i>Physical Description</i>	<p>Reserve 20246 which contains the Daglish Tennis Club is located within the residential area of Daglish. The reserve is roughly triangular and is bound on two sides by tarmac lanes which provide rear access to the residences facing Troy Street and Stubbs Terrace. The third side of the triangle is Hickey Avenue, a leafy suburban street of predominantly single storey residences. The verge alongside Hickey Avenue is grassed.</p>

	<p>The park is roughly framed by trees on the perimeter. Several of the trees are large Eucalypts although other species are present, notably the Cork Oak Tree <i>Quercus Suber</i> on the western boundary. The boundary of the park is further defined by regularly placed treated pine logs.</p> <p>The overall site is gently sloped down from Hickey Avenue however the establishment of the three tennis courts has created areas of cut and fill on either side of the courts. The three grass courts are fenced with metal mesh fence of over 3 meters high.</p> <p>On the northern boundary of the site adjacent to the courts are the clubrooms, a simple single storey red brick building with a pitched roof clad in zincalume. The club rooms provide simple kitchen facilities, storage and shelter for the players and visitors. Alongside the clubrooms is a gazebo over a paved area which has been created through the construction of a retaining wall near the northeast corner of the site. Other informal paved areas are located around the courts with seating and shelter.</p> <p>The toilet block on the southern side of the tennis courts is accessible only to the club members and visitors via the courts. It is constructed of painted concrete blockwork with a pitched roof clad in metal deck sheeting.</p> <p>The park is predominantly grassed with some areas of play equipment located within areas of soft fall ground treatment.</p>
<i>Condition</i>	Good
<i>Integrity</i>	High
<i>Authenticity</i>	Moderate to low
<i>Statement of Significance</i>	<p>Daglish Tennis Club and the associated Reserve 20246, is of cultural heritage significance:</p> <ul style="list-style-type: none"> • The overall park design demonstrates the characteristics of the garden suburb principles of small areas of green parkland within a residential development. • The park including the recent play equipment and large trees is valued by the local community for its provision of play space in the community. • The Daglish Tennis Club is a good example of a small tennis club in a residential setting serving the local community. • The place is valued by the club members and the wider community for its provision of services and facilities since 1930 and as location of many community gatherings. • The cork tree is an unusual example of the species in the metropolitan area.
<i>Level of Significance/ Contribution</i>	Some Significance (Level 3)
<i>Heritage Listings</i>	<p>Local Heritage Survey – 28 June 2016</p> <p>Heritage List – adopted 28 June 2016</p>
<i>Main Sources / References</i>	Heritage assessment of Daglish Tennis Club and Reserve 20246, 11 Hickey Avenue, Daglish prepared by Hocking Heritage Studio, March 2016.

*File Photograph
(2016)*




Cork Tree, 11 Hickey Avenue, Daglish

LOCATION INFORMATION			
Name	Cork Tree		
Place No.	24357		
Address	11 Hickey Avenue, Daglish		
Other names	-		
Place type	Tree		
Heritage Area	-		
ASSESSMENT OF SIGNIFICANCE			
Photograph (December 2023)			
Construction Date	Planted c.1930s	Architectural Style	N/A
Construction Materials	Walls	Roof	Other
	-	-	-
Use	Current	Original	Other
	-	-	-
Historic Theme(s)	Demographic Settlement & Mobility: Settlements Social and Civic activities: Sport recreation and entertainment.		
Historical Notes	<p>Lot 45 of DP 203612 on Hickey Avenue was formally gazetted as a recreation reserve on 27 September 1929 (Reserve 20246). In the following year it was allocated for use by a newly formed tennis club. The establishment of the Hillcrest Tennis Club (later renamed the Daglish Tennis Club) was supported by a grant of £878 from the Municipality of Subiaco, which enabled clearing of the site and construction of courts. The club was formally opened on 21st March 1931 by the Mayor of Subiaco, Mr G. H. Olney, at which time it had a membership of 60.</p> <p>Historical aerial photos show that the Cork tree, which is located near the eastern corner of the reserve (immediately south-east of the</p>		

	courts) was well established by the early 1950s, but that its canopy was not very extensive at that time. Depending on the rate of growth for young cork trees this suggests that it may have been planted in around 1940. It is therefore possible that it was planted as part of what has been described as the “considerable efforts” of the club to improve the grounds in 1938.
<i>Physical Description</i>	Mature cork tree
<i>Condition</i>	Based on general observation the tree appears to be in a healthy condition
<i>Integrity</i>	N/A
<i>Authenticity</i>	N/A
<i>Statement of Significance</i>	<p>The place has cultural heritage significance for the City of Subiaco:</p> <ul style="list-style-type: none"> • As local landmark (aesthetic values); and • Through its direct association with the establishment and early development of the Daglish Tennis Club (historic values).
<i>Level of Significance/ Contribution</i>	Some Significance (Level 3)
<i>Heritage Listings</i>	Local Heritage Survey – adopted 24 September 2002
<i>Main Sources / References</i>	<ul style="list-style-type: none"> • <i>Heritage Assessment of the Daglish Tennis Club within Res 20246, 11 Hickey Avenue, Daglish</i>, prepared for the City of Subiaco by Hocking Heritage Studio, March 2016 • Landgate, Map Viewer Plus, historical aerial photographs (https://map-viewer-plus.app.landgate.wa.gov.au/index.html)

Jersey Street Reserve, 2A Jersey Street, Jolimont

LOCATION INFORMATION			
Name	Jersey Street Reserve		
Place No.	24347		
Address	2A Jersey Street (cnr Troy Terrace), Jolimont		
Other names	-		
Place type	Urban Park		
Heritage Area	-		
ASSESSMENT OF SIGNIFICANCE			
Photograph (January 2024)			
Construction Date	Current landscape has evolved gradually since the 1960s	Architectural Style	N/A
Construction Materials	Walls	Roof	Other
	-	-	-
Use	Current	Original	Other
	Urban Park	Urban Park	-
Historic Theme(s)	Social and Civic activities: Sport recreation and entertainment.		
Historical Notes	<p>The University endowment lands at Daglish began to be subdivided for residential development in the early 1960s. Historical aerial photographs confirm that the initial phase of development included the creation of Currie Street, the extension of Jersey Street to the south and the extension of Cunningham Terrace to the north-east. These roads were laid out and formed in the period c.1961-1956, with a combination of flats and houses quickly being developed.</p> <p>Near the junction of the new roads a low-lying open space was set aside as a reserve, but in the early years the future park was simply an undeveloped block, lightly covered by low scrub. It was also the location of the intersection of the sub-surface Stubbs Terrace Drain and</p>		


	<p>the Subiaco Main Drain. Over the coming years trees became established as an informal landscape.</p> <p>A small shelter had been installed by the 1990s and aerial photographs suggest that a play area had also been established amongst the trees. The play area was upgraded in c.2005 and in c.2013 landscaping works created a mulched/landscaped under-storey, with reticulated grass in the larger open areas between the trees. In c.2020 the playground was further developed with nature-based play elements.</p>
<i>Physical Description</i>	<p>The Jersey Street Reserve is an irregular shaped block measuring approximately 5,500m². It is shaded by an informal layout of mature native trees, with a mulched and landscaped under-storey, plus open lawns. The area opposite the intersection of Jersey and Roberta Streets also includes some small, shallow, stormwater drainage pits, which have been lined with loose rocks.</p> <p>Facilities include a playground and a shelter with a picnic table.</p>
<i>Condition</i>	Good
<i>Integrity</i>	High: the place has been used as a recreation area since the mid-late twentieth century.
<i>Authenticity</i>	Medium: the nature of the park has progressively changed from open scrub to a landscaped park.
<i>Statement of Significance</i>	<p>The place has cultural heritage significance for the City of Subiaco:</p> <ul style="list-style-type: none"> • As a recreation area used by the local community (social values); and • For the manner in which its development is linked to the establishment of new residential areas on the former University Endowment Lands from the 1960s (historic values).
<i>Level of Significance/Contribution</i>	Some Significance (Level 3)
<i>Heritage Listings</i>	Local Heritage Survey – adopted 24 September 2002
<i>Main Sources / References</i>	<ul style="list-style-type: none"> • City of Subiaco – Local Heritage Survey Place Record: 95 Stubbs Terrace, Daglish (August 2014) • Metropolitan Water Supply, Sewerage and Drainage Plan No 346, dated 1960 (SROWA_series634_cons4156_item0338). • Jersey Street Nature Playground (https://www.naturebasedplay.com.au/portfolio/jersey-st-nature-playground/) • Landgate, Map Viewer Plus, historical aerial photographs (https://map-viewer-plus.app.landgate.wa.gov.au/index.html)

6 Lonnie Street, Daglish

LOCATION INFORMATION			
Name	House		
Place No.	25725		
Address	6 Lonnie Street, Daglish		
Other names	-		
Place type	Individual Building or Group		
Heritage Area	-		
ASSESSMENT OF SIGNIFICANCE			
Photograph (December 2023)			
Construction Date	c.1950	Architectural Style	This house does not represent any of the key styles identified for the Post War II era. Rather it represents the trend at that time towards an increasingly functional and restrained design for suburban housing.
Construction Materials	Walls	Roof	Other
	Face Brick	Clay Tiles	-
Use	Current	Original	Other
	Residential: Single storey dwelling	Residential: Single storey dwelling	-
Historic Theme(s)	Demographic settlement and mobility: Settlements Occupations: Domestic activities		
Historical Notes	From 1897 until the late 1930s, the south-western end of the present suburb of Daglish was occupied by a government reserve, which was		


	<p>used as a Department of Agriculture quarantine ground for imported grape vines (c.1897-1904); a stock quarantine ground (pre WWI); an egg-laying competition ground (used to promote the poultry industry, c.1905-1911 and 1919-1924); a Poultry School for disabled returned servicemen (c.1916-1918); and the Government Horse Yards (where 300-400 working horses were stabled, c.1925-1938).</p> <p>The Government Horse Yards were relocated to Herdsman Lake in 1938, and in c.1940/1941 the former site was opened up for residential development. Over the next decade this included the development of houses along Nicholl, Nash and Lonnie Streets, the north-western end of Luth Avenue and the western side of Cunningham Terrace.</p> <p>Lonnie Street was first identified in Western Australian Post Office Directories in 1942, by which time 2 houses had been built, but development then ceased until c.1950.</p> <p>In 1951 a plan showing areas being developed by the State Housing Commission (SHC) in Floreat and Daglish was published in <i>The West Australian</i>. This included the section of Daglish bounded by Nicholl Street (southern side), Cunningham Terrace (western side), Lonnie Street (northern side) and what is now known as Charles Stokes Park. At that time the Daglish site was described as “a fully built up area” while the others were still in progress or pending development.</p> <p>The SHC had taken over from the Workers Homes Board in 1946/47 and commenced a major post-war construction program, including both rental and purchase schemes. As part of this program, available pockets of land were developed throughout the metropolitan area and in rural centres.</p> <p>The readily available evidence indicates that 6 Lonnie Street was constructed by the SHC in c.1950 as part of this post war effort to reduce the housing shortage in Western Australia.</p> <p>In 2016 a preliminary heritage assessment of the City of Subiaco’s Station Precincts identified this house as retaining a high degree of authenticity, as viewed from the street. It was subsequently entered in the Local Heritage Survey (Level 3 - Some Significance).</p> <p>Note: 6 Lonnie Street appears to have been constructed as a reverse image of the contemporary house at 19 Nicholl Street. This suggests that this was one of the standard designs used by the SHC at this time.</p>
Physical Description	<p><u>Roof form and materials</u></p> <ul style="list-style-type: none"> • Hipped roof, clad with red tiles. • Hipped tiled roof to entry porch. <p><u>Wall materials and finishes</u></p> <ul style="list-style-type: none"> • Stretcher-bond face brick in dappled red/liver tones. <p><u>Form and detailing of main façade(s)</u></p> <ul style="list-style-type: none"> • Generally symmetrical street façade, with the entry porch forming a prominent central element.

	<ul style="list-style-type: none"> Symmetry off-set by a prominent rectangular chimney on the south-eastern side of the porch and a wrap-around window at the south-eastern corner. Paired piers of different widths to the corners of the porch, linked by a low face-brick balustrade. Casement window, with each panel divided into 4 horizontal panes. <p><u>Streetscape setting</u></p> <ul style="list-style-type: none"> The house is set on an irregular 5-sided block and the front setback varies from about 8-11m. The front boundary is defined by a timber picket fence. <p><u>Major alterations</u></p> <ul style="list-style-type: none"> The openings above the verandah balustrade have been filled in with aluminium-framed windows, shaded by metal awnings. A modern patio has been built in front of the house on the south-eastern side of the porch (c.2019).
<i>Condition</i>	Fair to Good: based on a streetscape inspection, the building appears to be generally in a sound condition (with some evidence of fretting mortar to the verandah balustrade).
<i>Integrity</i>	High: the place continues to be occupied as a residence.
<i>Authenticity</i>	Medium: the authenticity has been diminished by the enclosure of the front porch, but the original design can still be readily understood.
<i>Statement of Significance</i>	<p>The place has cultural heritage significance for the City of Subiaco:</p> <ul style="list-style-type: none"> For the way in which it helps to illustrate the development of the south-western end of Daglish by the State Housing Commission in the period around 1950 (completing the work commenced in this area by the Workers Homes Board in 1940 (historic values). As a representative example of the modest, functional houses built as part of the development of the southern part of Daglish by the State Housing Commission in the period around 1950 (aesthetic values).
<i>Level of Significance/Contribution</i>	Some Significance (Level 3)
<i>Heritage Listings</i>	Local Heritage Survey – adopted 23 August 2016
<i>Main Sources / References</i>	<ul style="list-style-type: none"> City of Subiaco – Local Heritage Survey Place Record: 6 Lonnie Street, Daglish (August 2016) Western Australian Post Office Directories, 1890s-1949 (slwa.wa.gov.au) Newspaper notices relating to the place and/or occupants (trove.nla.gov.au), including: <i>The West Australian</i> 29 March 1951 p 2 <i>Preliminary Heritage Survey of the City of Subiaco Station Precincts</i>, prepared by Greenward Consulting for the City of Subiaco, February 2016.

	<ul style="list-style-type: none">Landgate, Map Viewer Plus, historical aerial photographs (https://map-viewer-plus.app.landgate.wa.gov.au/index.html)
<i>File photograph (December 2015)</i>	


Heritage Place Record – 2 Luth Avenue, Daglish

2 Luth Avenue, Daglish


LOCATION INFORMATION			
<i>Name</i>	House		
<i>Place No.</i>	25726		
<i>Address</i>	2 Luth Avenue, Daglish		
<i>Other names</i>	-		
<i>Place type</i>	Individual building or group		
<i>Heritage Area</i>	-		
ASSESSMENT OF SIGNIFICANCE			
<i>Photograph</i> (December 2019)			
<i>Construction Date</i>	Original portion constructed c.1933 Major alterations and additions, 2018	<i>Architectural Style</i>	Original style obscured by alterations and additions in 2018
<i>Construction Materials</i>	<i>Walls</i> Rendered brick	<i>Roof</i> Corrugated metal	<i>Other</i> -
<i>Use</i>	<i>Current</i> Residential: Double storey dwelling	<i>Original</i> Residential: Single storey dwelling	<i>Other</i> -
<i>Historic Theme(s)</i>	Demographic settlement and mobility: Settlements Occupations: Domestic activities		
<i>Historical Notes</i>	<p>The area bounded by Cunningham Terrace, Millington Avenue, part of Troy Terrace and the south-western end of Stubbs Terrace formed part of the original 1925 subdivision of Daglish. However, the 32 lots in this area were set aside for use by the Workers' Homes Board and were not released for development until c.1933.</p> <p>In June 1933, tenders were called for the erection of a Workers Homes Board house on Lot 183 (#2) Luth Avenue. This property was</p>		

	<p>occupied by Kate Hayes and John Edward Hayes (clerk) in c.1934-1936, after which it become the long-term home of the Pritchard family.</p> <p>In c.1937, William Henry Drew Pritchard (c.1899-1961) (health inspector, Subiaco Council) settled here with his wife, Muriel (c.1905-1939) and their two young children. In c.1940, following Muriel's death, William married Jean Christina Elizabeth Henry (c.1903-1988). Jean Pritchard was still listed at this address in the Electoral Rolls of 1980.</p> <p>The lot was subdivided and a new house built in the former back yard in c.1985-2000.</p> <p>In 2015/16 this house was assessed as retaining a high degree of authenticity, as viewed from the street, and in 2016 it was entered in the Local Heritage Survey (Level 3 - Some Significance).</p> <p>Historical aerial photographs show that major alterations and additions were undertaken in 2018. A streetscape inspection shows that the changes to the external finishes and the building envelope have obscured the original design.</p>
<i>Physical Description</i>	<p><u>Roof form and materials</u></p> <ul style="list-style-type: none"> • Hipped gable roof, clad with corrugated sheeting (originally clad with clay tiles). • Verge gable featuring vertical timber battens. • Timber finials (not original) <p><u>Wall materials and finishes</u></p> <ul style="list-style-type: none"> • Rendered brick (originally face-brick). <p><u>Form and detailing of main façade(s)</u></p> <ul style="list-style-type: none"> • Asymmetrical street façade, with a projecting entry porch forming a prominent central element. • Triple casement windows. <p><u>Streetscape setting</u></p> <ul style="list-style-type: none"> • Main façade set back approx. 10m from the front boundary. • No fence to the front boundary.
<i>Condition</i>	Good: based on a streetscape inspection, the building appears to be in a sound condition.
<i>Integrity</i>	High: the place continues to be occupied as a residence.
<i>Authenticity</i>	Low: Major alterations and additions undertaken in 2018 (including the rendering of the main façade) have obscured the original character of this house.
<i>Statement of Significance</i>	In 2015/16 this place was identified as a good example of a house constructed by the Workers' Homes Board in the early 1930s, with a high degree of authenticity as viewed from the street. Since that time major alterations and additions have significantly altered the character of the place and it no longer meets this criteria.
<i>Level of Significance/Contribution</i>	Little Significance (Level 4)

Heritage Place Record – 2 Luth Avenue, Daglish

<i>Heritage Listings</i>	Local Heritage Survey – adopted 23 August 2016
<i>Main Sources / References</i>	<ul style="list-style-type: none"> • City of Subiaco – Local Heritage Survey Place Record: 2 Luth Avenue, Daglish (August 2016) • ‘Townsite of Daglish’, plan dated 22 July 1925 (https://purl.slwa.wa.gov.au/slwa_b5566930_1) • Western Australian Post Office Directories (www.slwa.wa.gov.au) Note: The last of the Western Australian Post Office Directories was published in 1949. • Electoral Rolls (ancestry.com.au) Note: At the time of the preparation of this report, the Electoral Rolls readily available online included 1928, 1929, 1931, 1934, 1936, 1937, 1943, 1949 & selected later years through to 1980. • Newspaper notices relating to the place and/or its occupants (trove.nla.gov.au), including: <i>The West Australian</i>, 16 June 1933 p 10 • <i>Preliminary Heritage Survey of the City of Subiaco Station Precincts</i>, prepared by Greenward Consulting for the City of Subiaco, February 2016. • Landgate, Map Viewer Plus, historical aerial photographs (https://map-viewer-plus.app.landgate.wa.gov.au/index.html) <p>Note: Biographical information has been based on readily available information from a range of online sources, including contemporary newspaper items, electoral rolls and ancestry.com.au. It is intended to provide an indication of the names, ages and occupations of the primary residents and has not been verified by detailed research.</p>
<i>File photograph (December 2023)</i>	

3 Luth Avenue, Daglish


LOCATION INFORMATION			
Name	House		
Place No.	25727		
Address	3 Luth Avenue, Daglish		
Other names	-		
Place type	Individual Building or Group		
Heritage Area	-		
ASSESSMENT OF SIGNIFICANCE			
Photograph (January 2024)			
Construction Date	Former house c.1950 Current house c.2020	Architectural Style	c.2020 suburban house
Construction Materials	Walls	Roof	Other
	-	-	-
Use	Current	Original	Other
	Residential: Double storey dwelling	Residential: Single storey dwelling	-
Historic Theme(s)	Demographic settlement and mobility: Settlements Occupations: Domestic activities		
Historical Notes	<p>From 1897 until the late 1930s, the south-western end of the present suburb of Daglish was occupied by a government reserve, which was used as a Department of Agriculture quarantine ground for imported grape vines (c.1897-1904); a stock quarantine ground (pre WWI); an egg-laying competition ground (used to promote the poultry industry, c.1905-1911 and 1919-1924); a Poultry School for disabled returned servicemen (c.1916-1918); and the Government Horse Yards (where 300-400 working horses were stabled, c.1925-1938).</p> <p>The Government Horse Yards were relocated to Herdsman Lake in</p>		

	<p>1938, and in c.1940/1941 the former site was opened up for residential development. This included lots around Nicholl, Nash and Lonnie Streets, along the north-western end of Luth Avenue and along the western side of Cunningham Terrace.</p> <p>Development of this area was commenced by the Workers Homes Board and continued by the State Housing Commission (SHC) in the early post-war years.</p> <p>3 Luth Avenue was not listed in the Post Office Directory of 1949, but is visible in an aerial photograph dated 1953, by which time it was occupied by Veroncia and Frederick Barnes (truck driver), who established it as their long-term family home.</p> <p>The original house was still extant in December 2015 when the fieldwork for a preliminary heritage assessment of the City of Subiaco's Station Precincts was undertaken. At that time it was identified as retaining a high degree of authenticity, as viewed from the street, and in 2016 was entered in the Local Heritage Survey (Level 3 - Some Significance).</p> <p>Historical aerial photographs show that this house was demolished in 2019 and the site fully redeveloped in 2020/2021.</p>
<i>Physical Description</i>	N/A
<i>Condition</i>	N/A
<i>Integrity</i>	N/A
<i>Authenticity</i>	N/A
<i>Statement of Significance</i>	<p>No Significance</p> <p>In 2015/16 this place was identified as a good example of a house built as part of the early post WWII development of the c.1940 extension of Daglish.</p>
<i>Level of Significance/ Contribution</i>	No Significance
<i>Heritage Listings</i>	Local Heritage Survey – adopted 23 August 2016
<i>Main Sources / References</i>	<ul style="list-style-type: none"> • Western Australian Post Office Directories, 1890s-1949 (slwa.wa.gov.au) • Electoral Rolls (scanned copies for selected years between 1903-1980 are available at ancestry.com.au) • <i>Preliminary Heritage Survey of the City of Subiaco Station Precincts</i>, prepared by Greenward Consulting for the City of Subiaco, February 2016. • Landgate, Map Viewer Plus, historical aerial photographs (https://map-viewer-plus.app.landgate.wa.gov.au/index.html)

*File Photograph
(December 2015)*



7 McCallum Avenue, Daglish


LOCATION INFORMATION			
Name	House		
Place No.	-		
Address	7 McCallum Avenue, Daglish		
Other names	-		
Place type	Individual Building or Group		
Heritage Area	-		
ASSESSMENT OF SIGNIFICANCE			
Photograph (June 2024)			
Construction Date	c.1928	Architectural Style	This house does not illustrate any of the key architectural styles of the inter-war era. However, it has a similar form and detailing to many other suburban houses built in Subiaco in the 1920s, which appear to have been influenced by the earlier Federation Arts and Crafts and Federation Bungalow styles.
Construction Materials	Walls	Roof	Other

	Tuck-pointed face-brick to the lower half	Terracotta tiles	Roughcast render to the upper half
<i>Use</i>	<i>Current</i>	<i>Original</i>	<i>Other</i>
	Residential: Single storey dwelling	Residential: Single storey dwelling	-
<i>Historic Theme(s)</i>	Demographic settlement and mobility: Settlements Occupations: Domestic activities		
<i>Historical Notes</i>	<p>In 1925, the first part of the suburb of Daglish was laid out by the State Government on an undeveloped railway reserve, with the subdivision applying elements of the Garden Suburb model of development. In October 1925 the first auction for the new town site resulted in the sale of 96 of the 110 lots offered in the area bounded by Troy Terrace, part of Robinson Street, what is now Olga Place, Stubbs Terrace, the southern end of Cunningham Terrace and Millington Avenue. The reserve prices for different lots were set at £50, £75 and £100, with the price increasing with proximity to the railway. Houses were developed here from c.1927/1928, and the readily available evidence suggests that about 1/3 of these were built with the assistance of the Workers Homes' Board or War Service Homes Commission.</p> <p>McCallum Avenue was first listed in the PO Directories in 1929, when only two primary residents were identified for this street: Charles W A Stanwell and Thomas Finch. In the Rate Books of 1929-30, Charles Stanwell was identified as the owner/occupier of 7 McCallum Avenue and in the 1937-38 Rate Books 'WHB' was marked next to this listing – which suggests that it may have been one the houses built with the assistance of the Workers Homes Board.</p> <p>As some of the WHB houses were built to designs provided by the occupant, it is possible that this was the house referred to in a call for tenders in March 1927:</p> <p><i>TENDERS are invited until noon on Saturday, March 26, for BRICK RESIDENCE, Daglish, for C. Stanwell, Esq. No tender necessarily accepted. Plans and Specifications at my office.</i></p> <p><i>K. C. DUNCAN, A.R.I.A. Architect, T. and G. Chambers, St. George's-terrace, Perth.</i></p> <p>Note: Kenneth Charles Duncan was a Western Australian architect who gained some of his early experience with the War Service Homes Division in WA. Duncan entered into private practice in 1921, and subsequently undertook a wide range of residential and commercial projects, as well as designing numerous fire stations. He served as president of the Royal Institute of Architects of Western Australia in 1939-1940 and of the RAIA (WA) in 1954-1956. He was elected as the first Western Australia Federal President of the Royal Australian Institute of Architects in 1959.</p> <p>The period of construction corresponds with the house being built as a family home for Charles William Alexander Stanwell (c.1903-1971) and Ailsa Annie Drummond (c.1908-1991), who were married at St</p>		

	<p>Andrews Church in Perth in November 1927. In the period 1931-1935 this couple had 3 children and were therefore typical of the many young families who made the new suburb of Daglish their home.</p> <p>Charles was identified in the Electoral Rolls as a commercial traveller, but in the period around WWII enlisted in the armed forces. He was serving as a General Staff Officer at the Swan Barracks in 1946, by which time he had attained the rank of Major.</p> <p>Ailsa and Charles were divorced in 1946, after which 7 McCallum Avenue continued to be occupied by Ailsa until at least 1980 (sharing the house for much of this time with her second husband, Brian Waghorn).</p> <p>Historical aerial photographs show that the footprint of the house remained unchanged until at least 1989. By 1995 additions had been constructed at the rear and along the north-western side of the house, together with what appears to have been a new verandah roof along the north-western end of the main façade. Further rear additions were constructed in 2005-2006, including a new detached garage with access from the rear lane.</p>
	<div data-bbox="560 913 790 1514" data-label="Image"> </div> <p>Metropolitan Water Supply, Sewerage and Drainage Plan No 346, dated 1960 (SROWA_series634_cons4156_item0346).</p>
<p><i>Physical Description</i></p>	<p><u>Roof form and materials</u></p> <ul style="list-style-type: none"> • Visually prominent gabled roof, clad with terracotta tiles, with terracotta rams-horn finials to the gable ends. • Wide street-facing gable at the south-eastern end of the main façade, extending over the front room and the entrance porch. • Wide gables on either side of the house. • Roughcast rendered chimney with a simple flat cap. • Raked awning forming a verandah across the north-western part of the main façade. <p>Note: this appears to have been constructed as part of the late twentieth century alterations and additions.</p> <p><u>Wall materials and finishes</u></p>

	<ul style="list-style-type: none"> • Tuck-pointed face-brick to the lower half of the main façade; roughcast render to the upper half (the latter extending in an unbroken line to the top of the gable). • Simple pair of vertical terracotta vent bricks, framed in face brick, at the apex of each gable. <p><u>Form and detailing of main façade(s)</u></p> <ul style="list-style-type: none"> • Asymmetrical stepped façade (facing north-east). • Projecting wing set towards the south-eastern end of the street facing gable, with an abutting entry porch at the north-western end. <p>This front wall features a bank of three double hung windows, which are asymmetrically located in relation to the width of the gable. The window opening is framed by a raked, tiled window awning with plain timber brackets, and a simple raked and rendered sill.</p> <ul style="list-style-type: none"> • Entry porch framed by a wide semi-circular arch on the north-eastern (street) side; a pair of semi-circular arches on the north-western side; and the side of the front room on the south-eastern side. <p>The entry porch also features face brick piers with projecting, plain rendered caps; and a timber panelled ceiling which is partly raked to follow the line of the gable, over.</p> <p>The entrance to the house (abutting the front room at the rear of the porch) features a segmental head and a high-waisted door with a geometric glazed panel to the upper third (no side or highlights).</p> <ul style="list-style-type: none"> • Pair of French doors opening onto the verandah across the north-western part of the main façade. <p>This part of the façade has been modified as part of modern alterations and additions.</p> <p><u>Streetscape setting</u></p> <ul style="list-style-type: none"> • Main façade set back approx. 7m from the front boundary. • Front boundary defined by a masonry fence, with tall face-brick piers and low rendered and scalloped walls. Dense verge and garden planting. <p><u>Major alterations</u></p> <ul style="list-style-type: none"> • Alterations undertaken in the late twentieth century included an extension along the north-western side of the house, occupying an area previously used as a narrow driveway to a detached rear garage. Aerial photographs suggest that this included the construction of the verandah roof that extends across the north-western end of the main façade. It also relocated the entry steps from the north-western side of the porch to the northern eastern side (facing the street) and included the redesign of the window detailing in this area. <p>Along the north-western boundary the addition has been built up to a parapet wall.</p>
--	---

	<ul style="list-style-type: none"> Other alterations/additions are not visible from the street frontage.
<i>Condition</i>	Good: Based on a streetscape inspection the place appears to be in a sound condition.
<i>Integrity</i>	High: the place continues to be occupied as a residence.
<i>Authenticity</i>	Medium: The original external detailing appears to be largely intact as visible from the street. However, the north-western end of the main façade has been altered and extended (largely concealed from the street by a courtyard walls and garden planting).
<i>Statement of Significance</i>	<p>The place has cultural heritage significance for the City of Subiaco:</p> <ul style="list-style-type: none"> As a representative example of the houses developed with the assistance of the Workers Homes Board in the late 1920s (aesthetic values). For the way in which it helps to illustrate the inter-war development of Daglish with a mixture of Workers Homes Board and private housing (historic values). For its contribution to the Inter-War, Garden Suburb qualities of the 1925 subdivision of Daglish (aesthetic values). <p>Subject to further confirmation it is also possible that this is an example of the residential work of a prominent Western Australian architect, Kenneth Charles Duncan (historic values).</p>
<i>Level of Significance/Contribution</i>	Some Significance (Level 3)
<i>Heritage Listings</i>	
<i>Main Sources / References</i>	<ul style="list-style-type: none"> <i>Heritage Assessment of the 1925 Daglish Land Release</i> (prepared by Greenward Consulting for the City of Subiaco, 2016) City of Subiaco Rate Books (information provided by the City of Subiaco, June 2016) Note: The State Records Office does not hold all the Rate Books for Subiaco. The only ones available from around this time are 1929-30, 1935-36, 1937-38 and 1938-39. Western Australian Post Office Directories (www.slaw.wa.gov.au) Note: The last of the Western Australian Post Office Directories was published in 1949. Entries for new houses were often 1-2 years after construction. Newspaper notices relating to the place and/or occupants (trove.nla.gov.au), including: <i>Sunday Times</i> 1 November 1925 p 5 <i>The West Australian</i> 21 March 1927 p 4 <i>The West Australian</i> 3 December 1927 p 1 <i>Mirror</i>, 10 August 1946 p 12 Taylor, Dr John J., 'Kenneth Charles Duncan (1898-1983)', Western Australian Architect Biographies, http://www.architecture.com.au/ accessed 13 June 2024.


	<ul style="list-style-type: none"> • Electoral Rolls (Ancestry.com.au) Note: At the time of the preparation of this report, the Electoral Rolls readily available online included 1928, 1929, 1931, 1934, 1936, 1937, 1943, 1949 & selected later years through to 1980. • Historical aerial photographs at Landgate (https://www.landgate.wa.gov.au) Note: Biographical information has been based on readily available information from a range of online sources, including contemporary newspaper items, electoral rolls and ancestry.com.au. It is intended to provide an indication of the names, ages and occupations of the primary residents and has not been verified by detailed research.
<p><i>File Photograph (December 2015)</i></p>	

8 McCallum Avenue, Daglish

LOCATION INFORMATION			
Name	House		
Place No.	-		
Address	8 McCallum Avenue, Daglish		
Other names	-		
Place type	Individual Building or Group		
Heritage Area	-		
ASSESSMENT OF SIGNIFICANCE			
Photograph (December 2023)			
Construction Date	c.1937	Architectural Style	This house does not illustrate any of the key architectural styles of the inter-war era. Rather it represents a mid-late inter-war era transition towards a more functional and restrained design of suburban housing, which possibly reflected a response to the Great Depression and the underlying aims of the Workers' Homes Board.
Construction Materials	Walls Rendered	Roof Clay tiles	Other -
Use	Current	Original	Other

	Residential: Single storey dwelling	Residential: Single storey dwelling	-
<i>Historic Theme(s)</i>	Demographic settlement and mobility: Settlements Occupations: Domestic activities		
<i>Historical Notes</i>	<p>In 1925, the first part of the suburb of Daglish was laid out by the State Government on an undeveloped railway reserve, with the subdivision applying elements of the Garden Suburb model of development. This area, which was bounded by Troy Terrace, part of Robinson Street, what is now Olga Place, Stubbs Terrace, the southern end of Cunningham Terrace and Millington Avenue, was progressively developed from the late 1920s through to the late 1930s. The readily available evidence suggests that about 1/3 of these houses were developed with the assistance of the Workers Homes' Board or War Service Homes Commission.</p> <p>In March 1937 the Workers Homes Board called for tenders for the "erection and completion" of "216/35. Brick House on Lot 101, McCallum-ave, Daglish" (8 MacCallum Avenue). The 1937 Rate Books show that the new house was owned by Allen Johnson, while online marriage records indicate that he married Gwendoline Mitchell in Perth in that year.</p> <p>In the Electoral Rolls of 1943, the occupants were more specifically identified as Allen William Johnson (clerk) and Gwendoline Sarah Johnson (home duties). They were still listed at this address in the Electoral Rolls of 1980.</p> <p>Information provided by the owners in 2023 states that the verandah dates from 1955 and that new additions were constructed at the rear in 2010. A simple modern carport was constructed along the north-western boundary in c.2019, together with a small addition towards the rear of the house.</p>		
<i>Physical Description</i>	<p><u>Roof form and materials</u></p> <ul style="list-style-type: none"> Gabled roof clad with autumn toned clay tiles. Low, face-brick chimney with a simple stepped cap. <p><u>Wall materials and finishes</u></p> <ul style="list-style-type: none"> Smooth rendered walls. <p>Note: The surviving detailing suggests that the facade originally included some contrasting face-brick detailing, including eaves brackets at either end of the main façade and trim to the edge of the central gable.</p> <p><u>Form and detailing of main façade(s)</u></p> <ul style="list-style-type: none"> Symmetrical façade. Prominent, semi-enclosed verandah with curved end walls. <p>This has a flat parapet with a raised central gable. Below the gable, entry to the premises is via a round arch, flanked by rendered 'Doric' columns.</p>		

	<ul style="list-style-type: none"> Pair of timber-framed double hung windows, set either side of the entrance and finished with a simple rectangular pattern of leadlight glazing. <p><u>Streetscape setting</u></p> <ul style="list-style-type: none"> Main façade set back approx. 8.5m from the front boundary. Front boundary unfenced. <p><u>Major alterations</u></p> <ul style="list-style-type: none"> Alterations to the front verandah were undertaken the mid 1950s. Note: while it has been stated that the verandah was constructed in c.1955, the general form and detailing of the central gabled element is consistent with the porches to several other houses built in this area by the WHB in the 1930s (such as 11 Stubbs Terrace and 14 Cunningham Avenue). It therefore seems likely that the verandah was extended rather than fully replaced. Large rear additions constructed in 2010. Simple modern carport constructed along the north-western boundary in c.2019 (extending forward of the house), together with a small addition towards the rear of the house.
<i>Condition</i>	Good: Based on a streetscape inspection the place appears to be in a sound condition.
<i>Integrity</i>	High: the place continues to be occupied as a residence.
<i>Authenticity</i>	Medium: The original external detailing appears to be largely intact (as viewed from the street), although the verandah has been modified.
<i>Statement of Significance</i>	<p>The place has cultural heritage significance for the City of Subiaco:</p> <ul style="list-style-type: none"> As a representative example of the simple, functional houses developed by the Workers Homes Board in the mid-late 1930s (aesthetic values). Note: these typically contrasted with the more traditional suburban houses built by private developers, which were commonly influenced by the California Bungalow style. For the way in which it helps to illustrate the inter-war development of Daglish with a mixture of Workers Homes Board and private housing (historic values). For its contribution to the Inter-War, Garden Suburb qualities of the 1925 subdivision of Daglish (aesthetic values).
<i>Level of Significance/ Contribution</i>	Some Significance (Level 3)
<i>Heritage Listings</i>	
<i>Main Sources / References</i>	<ul style="list-style-type: none"> <i>Heritage Assessment of the 1925 Daglish Land Release</i> (prepared by Greenward Consulting for the City of Subiaco, 2016) City of Subiaco Rate Books (information provided by the City of Subiaco, June 2016)

	<p>Note: The State Records Office does not hold all the Rate Books for Subiaco. The only ones available from around this time are 1929-30, 1935-36, 1937-38 and 1938-39.</p> <ul style="list-style-type: none"> • Western Australian Post Office Directories (www.slaw.wa.gov.au) Note: The last of the Western Australian Post Office Directories was published in 1949. • Newspaper notices relating to the place and/or occupants (trove.nla.gov.au), including: <i>The West Australian</i> 5 March 1937 p 13 • Electoral Rolls (Ancestry.com.au) Note: At the time of the preparation of this report, the Electoral Rolls readily available online included 1928, 1929, 1931, 1934, 1936, 1937, 1943, 1949 & selected later years through to 1980. • Historical aerial photographs at Landgate (https://www.landgate.wa.gov.au)
<p><i>File Photograph (December 2015)</i></p>	

14 McCallum Avenue, Daglish

LOCATION INFORMATION			
Name	House		
Place No.	-		
Address	14 McCallum Avenue, Daglish		
Other names	-		
Place type	Individual Building or Group		
Heritage Area	-		
ASSESSMENT OF SIGNIFICANCE			
Photograph (December 2023)			
Construction Date	c.1935	Architectural Style	This house does not illustrate any of the key architectural styles of the inter-war era. Rather it represents a mid-late inter-war era transition towards a more functional and restrained design of suburban housing, which possibly reflected a response to the Great Depression and the underlying aims of the Workers' Homes Board.
Construction Materials	Walls	Roof	Other
	Face-brick and rendered façade	Corrugated metal	-
Use	Current	Original	Other
	Residential: Single storey dwelling	Residential: Single storey dwelling	-
Historic Theme(s)	Demographic settlement and mobility: Settlements		


	Occupations: Domestic activities
<i>Historical Notes</i>	<p>In 1925, the first part of the suburb of Daglish was laid out by the State Government on an undeveloped railway reserve, with the subdivision applying elements of the Garden Suburb model of development. This area, which was bounded by Troy Terrace, part of Robinson Street, what is now Olga Place, Stubbs Terrace, the southern end of Cunningham Terrace and Millington Avenue, was progressively developed from the late 1920s through to the late 1930s. The readily available evidence suggests that about 1/3 of these houses were developed with the assistance of the Workers Homes' Board or War Service Homes Commission.</p> <p>In November 1935 the Workers Homes Board called for tenders for the "erection and completion" of "168/35. BRICK HOUSE on Lot 98, McCallum-ave., Daglish" (14 McCallum Avenue). Entries in the Rate Books and Post Office Directories indicate that Stanley O'Brien was the first owner.</p> <p>In the Electoral Rolls of 1936, the occupants were more specifically identified as Stanley Percival O'Brien (customs officer) and Sybil Kathleen O'Brien (home duties). Newspaper notices confirm that Percival O'Brien (c.1897-1966) and Sybil Keenan were married in Perth in May 1933. They were both still listed at 14 McCallum Avenue in the Electoral Rolls of 1963 and Sybil was still listed here in the Electoral Rolls of 1977.</p> <p>Comparison of historical aerial photographs indicates that major additions and alterations were undertaken in c.2001 and that the roof was reclad in c.2011.</p>
<i>Physical Description</i>	<p><u>Roof form and materials</u></p> <ul style="list-style-type: none"> Hipped roof clad with pre-painted corrugated steel sheeting. <p>Note: the readily available documentary evidence suggests that the roof was originally tiled with a flat ridgeline. Major rear additions altered the main street-front ridgeline to a central gablet in c.2001.</p> <ul style="list-style-type: none"> Tall, rendered chimney. <p><u>Wall materials and finishes</u></p> <ul style="list-style-type: none"> Face-brick façade to sill height; rendered above. <p><u>Form and detailing of main façade(s)</u></p> <ul style="list-style-type: none"> Stepped façade. Projecting central porch with robust rendered masonry posts and a solid masonry verandah balustrade. Modern metal-framed windows set in a timber outer frame. Art-deco influenced window lintels. <p><u>Streetscape setting</u></p> <ul style="list-style-type: none"> Main façade set back approx. 8.5m from the front boundary. Front boundary defined by a modern, scalloped, timber-picket fence, with a hedge along the footpath frontage. <p><u>Major alterations</u></p>

	<ul style="list-style-type: none"> Two storey additions are visible at the rear, but do not overtly impact on the scale of the place within the streetscape. The replacement of a traditional red (tiled) roof with grey corrugated sheeting has modified the character of the place.
<i>Condition</i>	Good: Based on a streetscape inspection the place appears to be in a sound condition.
<i>Integrity</i>	High: the place continues to be occupied as a residence.
<i>Authenticity</i>	Medium to Low: The original external detailing has been modified by modern alterations and additions.
<i>Statement of Significance</i>	<p>The place has cultural heritage significance for the City of Subiaco:</p> <ul style="list-style-type: none"> For the way in which it helps to illustrate the inter-war development of Daglish with a mixture of Workers Homes Board and private housing (historic value).
<i>Level of Significance/Contribution</i>	Some Significance (Level 3)
<i>Heritage Listings</i>	
<i>Main Sources / References</i>	<ul style="list-style-type: none"> <i>Heritage Assessment of the 1925 Daglish Land Release</i> (prepared by Greenward Consulting for the City of Subiaco, 2016) City of Subiaco Rate Books (information provided by the City of Subiaco, June 2016) Note: The State Records Office does not hold all the Rate Books for Subiaco. The only ones available from around this time are 1929-30, 1935-36, 1937-38 and 1938-39. Western Australian Post Office Directories (www.slwa.wa.gov.au) Note: The last of the Western Australian Post Office Directories was published in 1949. Newspaper notices relating to the place and/or occupants (trove.nla.gov.au), including: <i>The West Australian</i> 8 November 1935 Electoral Rolls (Ancestry.com.au) Note: At the time of the preparation of this report, the Electoral Rolls readily available online included 1928, 1929, 1931, 1934, 1936, 1937, 1943, 1949 & selected later years through to 1980. Historical aerial photographs at Landgate (https://www.landgate.wa.gov.au) <p>Note: Biographical information has been based on readily available information from a range of online sources, including contemporary newspaper items, electoral rolls and ancestry.com.au. It is intended to provide an indication of the names, ages and occupations of the primary residents and has not been verified by detailed research.</p>

*File Photograph
(December 2015)*



16 Munsie Street, Daglish

LOCATION INFORMATION			
Name	House		
Place No.	-		
Address	16 Munsie Avenue, Daglish		
Other names	-		
Place type	Individual Building or Group		
Heritage Area	-		
ASSESSMENT OF SIGNIFICANCE			
Photograph (December 2023)			
Construction Date	c.1935	Architectural Style	Inter-War California Bungalow
Construction Materials	Walls	Roof	Other
	Face Brick & Render	Clay tiles	-
Use	Current	Original	Other
	Residential: Single storey dwelling	Residential: Single storey dwelling	-
Historic Theme(s)	Demographic settlement and mobility: Settlements Occupations: Domestic activities		
Historical Notes	<p>In 1925, the first part of the suburb of Daglish was laid out by the State Government on an undeveloped railway reserve, with the subdivision applying elements of the Garden Suburb model of development. In October 1925 the first auction for the new town site resulted in the sale of 96 of the 110 lots offered in the area bounded by Troy Terrace, part of Robinson Street, what is now Olga Place, Stubbs Terrace, the southern end of Cunningham Terrace and Millington Avenue. The reserve prices for different lots were set at £50, £75 and £100, with the price increasing with proximity to the railway. A contemporary newspaper report stated that E Ketterer of West Subiaco had purchased Lot 77 (16 Munsie Avenue) for £78.</p>		


	<p>Ketterer did not settle here however, and an analysis of the Rate Books and Post Office Directories suggests that a house was not constructed until c.1935, when Edward Whittaker was identified as the owner. Entries in the Electoral Rolls of 1936 more specifically identified the occupants as Edward James Whittaker (salesman) and Mavis Lilian Whittaker (home duties).</p> <p>Newspaper notices confirm that Edward James ('Ted') Whittaker had married Mavis Lilian Bolger in December 1935, while entries in the Electoral Rolls show that the family remained here until around the time of Edward's death in 1957.</p> <p>An analysis of historical aerial photographs suggests that new rear additions were constructed in the mid-1960s and that these were extensively altered or replaced in the early to mid 1990s. Further rear additions were undertaken in c.2005.</p>
<i>Physical Description</i>	<p><u>Roof form and materials</u></p> <ul style="list-style-type: none"> Hipped-gabled roof clad with terracotta tiles. <p>This features 2 prominent street-facing gables (one with a full gable and the other with a half-hipped gable), each divided with robust vertical timber battens.</p> <ul style="list-style-type: none"> Tall, rendered chimneys with gabled caps. <p><u>Wall materials and finishes</u></p> <ul style="list-style-type: none"> Face-brick façade to window sill height, with textured render above. <p><u>Form and detailing of main façade(s)</u></p> <ul style="list-style-type: none"> Asymmetrical stepped façade. Projecting wing on the north-western side of the main façade, featuring the half-hip street-facing gable. Prominent verandah, centrally placed to extend partly across the projecting wing and partly across the recessed section of the main façade. <p>This features the full street-facing gable, which sits over a wide, arched opening that curves up from ground level. Within the arch there is a rendered masonry balustrade.</p> <ul style="list-style-type: none"> Central double entrance door. Triple and single casement windows, fitted with geometric pattern leadlight glazing. Raked tiled window awnings. Chimney breast expressed as an important architectural detail on the south-eastern side of the verandah. <p><u>Streetscape setting</u></p> <ul style="list-style-type: none"> Main façade set back approx. 6m from the front boundary. Front boundary defined by a low rendered masonry fence. <p><u>Major alterations</u></p> <ul style="list-style-type: none"> None of the rear additions impact on streetscape views of the place.

<i>Condition</i>	Good: Based on a streetscape inspection the place appears to be in a sound condition.
<i>Integrity</i>	High: The place continues to be occupied as a residence.
<i>Authenticity</i>	High: The original external detailing appears to be largely intact.
<i>Statement of Significance</i>	<p>The place has cultural heritage significance for the City of Subiaco:</p> <ul style="list-style-type: none"> • As a good example of the well-built suburban housing constructed by private developers as Daglish was consolidated during the 1930s (aesthetic value). • For the way in which it helps to illustrate the development of Daglish with a mixture of private and Workers Homes Board housing during the mid-late inter-war period (historic value). • For its contribution to the Inter-War, Garden Suburb qualities of the 1925 subdivision of Daglish (aesthetic values).
<i>Level of Significance/Contribution</i>	Some Significance (Level 3)
<i>Heritage Listings</i>	
<i>Main Sources / References</i>	<ul style="list-style-type: none"> • <i>Heritage Assessment of the 1925 Daglish Land Release</i> (prepared by Greenward Consulting for the City of Subiaco, 2016) • City of Subiaco Rate Books (information provided by the City of Subiaco, June 2016) Note: The State Records Office does not hold all the Rate Books for Subiaco. The only ones available from around this time are 1929-30, 1935-36, 1937-38 and 1938-39. • Western Australian Post Office Directories (www.slaw.wa.gov.au) (information provided by the City of Subiaco, June 2016) Note: The last of the Western Australian Post Office Directories was published in 1949. • Electoral Rolls (Ancestry.com.au) Note: At the time of the preparation of this report, the Electoral Rolls readily available online included 1928, 1929, 1931, 1934, 1936, 1937, 1943, 1949 & selected later years through to 1980. • Newspaper notices relating to the place and/or occupants (trove.nla.gov.au), including: <i>Sunday Times</i> 1 November 1925 p 5 • Historical aerial photographs at Landgate (https://www.landgate.wa.gov.au) • Newspaper notices relating to the place and or/occupants (trove.nla.gov.au)

*File Photograph
(December 2015)*




19 Nicholl Street, Daglish


LOCATION INFORMATION			
Name	House		
Place No.	25728		
Address	19 Nicholl Street, Daglish		
Other names	-		
Place type	Individual Building or Group		
Heritage Area	-		
ASSESSMENT OF SIGNIFICANCE			
Photograph (December 2023)			
Construction Date	c.1950	Architectural Style	This house does not represent any of the key styles identified for the Post War II era. Rather it represents the trend at that time towards an increasingly functional and restrained design for suburban housing.
Construction Materials	Walls	Roof	Other
	Face Brick	Clay Tiles	-
Use	Current	Original	Other
	Residential: Single storey dwelling	Residential: Single storey dwelling	-
Historic Theme(s)	Demographic settlement and mobility: Settlements Occupations: Domestic activities		
Historical Notes	From 1897 until the late 1930s, the south-western end of the present suburb of Daglish was occupied by a government reserve, which was		

	<p>used as a Department of Agriculture quarantine ground for imported grape vines (c.1897-1904); a stock quarantine ground (pre WWI); an egg-laying competition ground (used to promote the poultry industry, c.1905-1911 and 1919-1924); a Poultry School for disabled returned servicemen (c.1916-1918); and the Government Horse Yards (where 300-400 working horses were stabled, c.1925-1938).</p> <p>The Government Horse Yards were relocated to Herdsman Lake in 1938, and in c.1940/1941 the former site was opened up for residential development. Over the next decade this included the development of houses along Nicholl, Nash and Lonnie Streets, the north-western end of Luth Avenue and the western side of Cunningham Terrace.</p> <p>Nicholl Street was first identified in Western Australian Post Office Directories in 1942, by which time 2 houses had been built, but development then ceased until after WWII.</p> <p>In 1951 a plan showing areas being developed by the State Housing Commission (SHC) in Floreat and Daglish was published in <i>The West Australian</i>. This included the section of Daglish bounded by Nicholl Street (southern side), Cunningham Terrace (western side), Lonnie Street (northern side) and what is now known as Charles Stokes Park. At that time the Daglish site was described as “a fully built up area” while the others were still in progress or pending development.</p> <p>The SHC had taken over from the Workers Homes Board in 1946/47 and commenced a major post-war construction program, including both rental and purchase schemes. As part of this program, available pockets of land were developed throughout the metropolitan area and in rural centres.</p> <p>The readily available evidence indicates that 19 Nicholl Street was constructed by the SHC in c.1950 as part of this post war effort to reduce the housing shortage in Western Australia.</p> <p>In 2016 a preliminary heritage assessment of the City of Subiaco’s Station Precincts identified this house as retaining a high degree of authenticity, as viewed from the street. It was subsequently entered in the Local Heritage Survey (Level 3 - Some Significance).</p> <p>Note: 19 Nicholl Street appears to have been constructed as a reverse image of the contemporary house at 6 Lonnie Street. This suggests that this was one of the standard designs used by the SHC at this time.</p>
<i>Physical Description</i>	<p><u>Roof form and materials</u></p> <ul style="list-style-type: none"> • Hipped roof, clad with autumn-toned clay tiles. • Hipped tiled roof to entry porch. <p><u>Wall materials and finishes</u></p> <ul style="list-style-type: none"> • Stretcher-bond face brick in dappled liver tones. • Scalloped finish to a rough-cast rendered panel below window-sill height. • Rock-faced stone foundations. <p><u>Form and detailing of main façade(s)</u></p>

	<ul style="list-style-type: none"> • Generally symmetrical street façade, with the entry porch forming a prominent central element. • Symmetry off-set by a prominent rectangular chimney on the north-eastern side of the porch and a wrap-around window at the north-eastern corner. • Paired piers of different widths to the corners of the porch, linked by a rendered masonry balustrade with a face-brick cap. • Triple casement window under the porch, with each panel divided into 4 horizontal panes. • Entrance door on the north-eastern side of the above window. • Wrap-around corner window with the glazing divided asymmetrically into 4 horizontal panes. <p><u>Streetscape setting</u></p> <ul style="list-style-type: none"> • Main façade set back approx. 8.9m from the front boundary. • No fence to the front boundary.
<i>Condition</i>	Fair to Good: based on a streetscape inspection, the building appears to be generally in a sound condition (although some of the trim requires repair/repainting).
<i>Integrity</i>	High: the place continues to be occupied as a residence.
<i>Authenticity</i>	High: the original external detailing appears to be largely intact.
<i>Statement of Significance</i>	<p>The place has cultural heritage significance for the City of Subiaco:</p> <ul style="list-style-type: none"> • For the way in which it helps to illustrate the development of the former Quarantine Reserve/Government Horse Yards after this area was subdivided into residential lots in c.1940 (historic value). • For the way in which it helps to illustrate the development of the south-western end of Daglish by the State Housing Commission in the period around 1950 (completing the work commenced in this area by the Workers Homes Board in 1940 (historic values). • As a representative example of the modest, functional houses built as part of the development of the southern part of Daglish by the State Housing Commission in the period around 1950 (aesthetic values).
<i>Level of Significance/Contribution</i>	Some Significance (Level 3)
<i>Heritage Listings</i>	Local Heritage Survey – adopted 23 August 2016
<i>Main Sources / References</i>	<ul style="list-style-type: none"> • City of Subiaco – Local Heritage Survey Place Record: 19 Nicholl Street, Daglish (August 2016) • ‘Townsite of Daglish’, plan dated 22 July 1925 (https://purl.slwa.wa.gov.au/slwa_b5566930_1) • Western Australian Post Office Directories (www.slwa.wa.gov.au) Note: The last of the Western Australian Post Office Directories was published in 1949. • Newspaper notices relating to the place (trove.nla.gov.au), including:

	<p><i>The West Australian</i> 29 March 1951 p 2</p> <ul style="list-style-type: none">• <i>Preliminary Heritage Survey of the City of Subiaco Station Precincts</i>, prepared by Greenward Consulting for the City of Subiaco, February 2016.
<p><i>File photograph</i> <i>(December 2015)</i></p> <p>=</p>	

30 Northmore Street, Daglish


LOCATION INFORMATION			
Name	House		
Place No.	-		
Address	30 Northmore Street, Daglish		
Other names	-		
Place type	Individual Building or Group		
Heritage Area	-		
ASSESSMENT OF SIGNIFICANCE			
Photograph (December 2023) =			
Construction Date	1972	Architectural Style	c.1970s suburban housing
Construction Materials	Walls	Roof	Other
	Face Brick	Tiles	-
Use	Current	Original	Other
	Residential: Single storey dwelling	Residential: Single storey dwelling	-
Historic Theme(s)	Demographic settlement and mobility: Settlements Occupations: Domestic activities		
Historical Notes	<p>In 1904 the Western Australian parliament passed an Act creating a University Endowment Trust, under which about 4,000 acres (approximately 1,620 ha) of land was granted as the nucleus of an endowment for the creation of a university. This included the section of present-day Daglish, between Troy Terrace and Hay Street.</p> <p>Except for 7 residential lots, which were laid out along Hay Street in the early 1920s, the Daglish site remained as bushland until the early 1960s, when the University of Western Australia released a subdivision between Cunningham and Troy Terrace. Over the next two decades</p>		

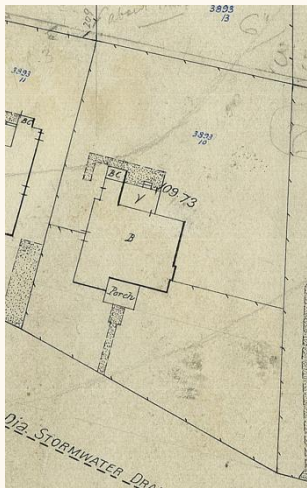
	<p>suburban lots were progressively released across the remainder of this area and were quickly developed.</p> <p>All of the streets were named after people associated with the University of Western Australia, with Northmore Street recognising Sir John Alfred Northmore (c.1865-1958) (Chief Justice, c.1931-1945), who was a foundation member of the university's law faculty, Pro Chancellor of UWA from 1929 until 1930, and a member of its Senate between 1930 and 1936.</p> <p>The following historical information about the development of 30 Northmore Terrace was provided by the owners in 2023:</p> <p>The original owners of this property were Bonnie and Victor Lardi (a local bank manager). They secured the land at the UWA 'James Estate' land auction on 6 March 1971 and plans for 30 Northmore Street were approved by the City of Subiaco in August of that year.</p> <p>The house, which was completed in 1972, was built on a duplex block (one of only four in the auction) with the main residence on the corner (30 Northmore Street) and a smaller adjoining annex for Bonnie's parents (1 Wilsmore Street, later sold as a duplex unit). The mature Norfolk Island pine along the Northmore Terrace frontage was planted by the original owners soon after the construction of the house.</p> <p>A new garage was added to the eastern side of 30 Northmore Street in the 1980s, when the original attached garage was turned into a sunroom. The original Bristle blue-black roof has recently been restored with replacement tiles and guttering.</p>
<i>Physical Description</i>	<p><u>Roof form and materials</u></p> <ul style="list-style-type: none"> • Hipped roof, clad with tiles in blue/black tones. <p><u>Wall materials and finishes</u></p> <ul style="list-style-type: none"> • Stretcher-bond walls of lightly textured cream brick. • Three-course 'foundation' of lightly textured charcoal brick. • Contrasting column of chocolate brick adjacent the entry. <p><u>Form and detailing of main façade(s)</u></p> <ul style="list-style-type: none"> • Linear facades to Northmore and Wilsmore Streets. <p>Note: The Wilsmore Street frontage extends to incorporate the roofline and frontage of the duplex unit at 1 Wilsmore Street.</p> <ul style="list-style-type: none"> • Large aluminium-framed windows. • Wrap-around corner window facing the street intersection. • Raked masonry window sills in a contrasting charcoal colour. <p><u>Streetscape setting</u></p> <ul style="list-style-type: none"> • The house was built parallel to Wilsmore Street with a setback of around 7m. Along the Northmore Street frontage the setback to the house varies from around 8 to 16m (at the SW corner). • Lawns extend from the house to the street, with no boundary fence. • The mature Norfolk Island pine on the Northmore Street boundary has a local landmark quality.

Heritage Place Record – 30 Northmore Street, Daglish


<i>Condition</i>	Good: Based on a streetscape inspection the place appears to be in a sound condition.
<i>Integrity</i>	High: The place continues to be occupied as a residence.
<i>Authenticity</i>	Medium to High: The original external detailing appears to be largely intact except for the adaptation of the original garage as a sunroom and the construction of a new garage along the Northmore Street frontage.
<i>Statement of Significance</i>	<p>The place has cultural heritage significance for the City of Subiaco:</p> <ul style="list-style-type: none"> • As a representative example of the development of the northern part of Daglish following the progressive release of residential lots on the University Endowment Land in the 1960s-1970s (historical values). • As a representative example of the linear form, simple detailing, cream brick and dark tiled roofs popular for suburban housing in the 1970s (aesthetic values).
<i>Level of Significance/ Contribution</i>	Some Significance (Level 3)
<i>Heritage Listings</i>	
<i>Main Sources / References</i>	<ul style="list-style-type: none"> • <i>Report of the Royal Commission on the Establishment of a University, 1910</i> , p 13 (https://www.parliament.wa.gov.au) • Submission to the Daglish Local Heritage Survey by the owners of 30 Northmore street, December 2023. • Australian Dictionary of Biography – Sir John Alfred Northmore (https://adb.anu.edu.au/biography/northmore-sir-john-alfred-7862)

34a Robinson Terrace, Daglish

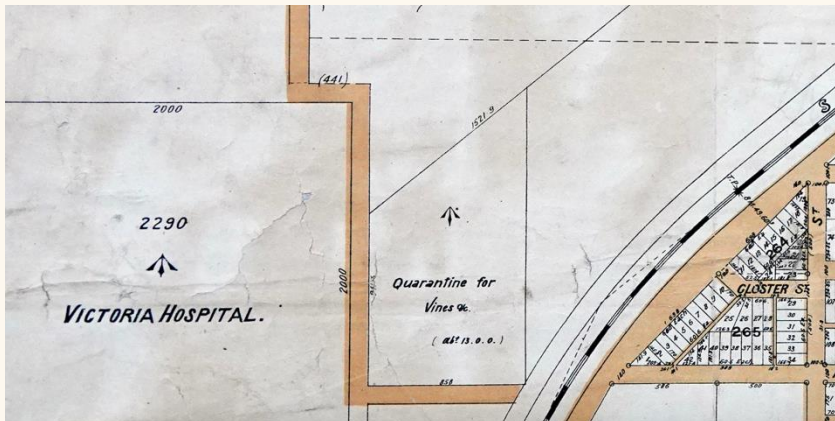
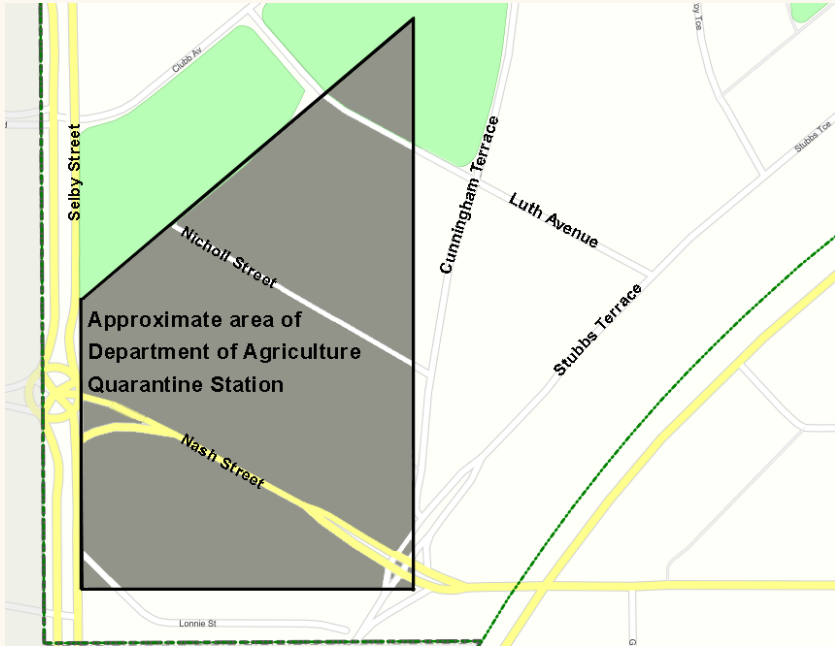
LOCATION INFORMATION			
Name	House		
Place No.	25729		
Address	34A Robinson Avenue, Daglish		
Other names	-		
Place type	Individual Building or Group		
Heritage Area	-		
ASSESSMENT OF SIGNIFICANCE			
Photograph (December 2023)			
Construction Date	c.1936	Architectural Style	This house does not represent any of the key styles identified for the Inter-War era. Rather it represents a mid-late inter-war era transition towards a more functional and restrained design of suburban housing, which possibly reflected a response to the Great Depression and the underlying aims of the Workers' Homes Board.
Construction Materials	Walls Face Brick	Roof Clay Tiles	Other -
Use	Current	Original	Other

	Residential: Single storey dwelling	Residential: Single storey dwelling	-
<i>Historic Theme(s)</i>	Demographic settlement and mobility: Settlements Occupations: Domestic activities		
<i>Historical Notes</i>	<p>In the early to mid 1930s funds were made available for the expansion and development of the areas allocated to the Workers Homes Board in Daglish. This was undertaken within the dedicated area set aside at the south-western end of the original subdivision, which made around 30 blocks available (c.1932-1933) and in an extension of the subdivision at the north-eastern end (along the Robinson Terrace and the adjacent sections of Stubbs and Troy Terrace), which made another 33 blocks available (c.1935-1936).</p> <p>Houses were built at 4, 6, 8 & 10 (now known as 32, 34A, 36 & 38) Robinson Terrace in c.1936-1937. At that time, the remainder of this side of the street was occupied as an industrial site (extending to Hay Street).</p> <p>Like many of the early residents of Daglish, the first known occupants of 34 Robinson Street were in the early years of their marriage. Mary Teresa D'Arcy (c.1912-1998) and Gerald Clarke (c.1910-1969) (civil servant) were married in Perth in August 1936. They appear to have lived in Daglish until around 1950, but by the early 1950s they had moved to Wembley.</p> <p>The spacious block was subdivided and a new house built on the eastern portion in the mid-late 1990s.</p> <p>In 2016 a preliminary heritage assessment of the City of Subiaco's Station Precincts identified 34A Robinson Street as retaining a high degree of authenticity, as viewed from the street. It was subsequently entered in the Local Heritage Survey (Level 3 - Some Significance).</p>		
	 <p>Metropolitan Water Supply, Sewerage and Drainage Plan No 344(SROWA_series634_cons4156_item03 44).</p>		
<i>Physical Description</i>	<p><u>Roof form and materials</u></p> <ul style="list-style-type: none"> • Cross-gable roof clad with autumn-toned clay tiles. • Wide boxed eaves. • Broken pediment detail to the ends of the gables. <p><u>Wall materials and finishes</u></p>		

	<ul style="list-style-type: none"> • Face brick walls in dappled red/liver tones. • Rock-faced stone foundations. <p><u>Form and detailing of main façade(s)</u></p> <ul style="list-style-type: none"> • Asymmetrical stepped façade. • Slightly projecting wing on the western side of the main façade, featuring a decorative brick ‘vent’ detail to the large verge gable. • Prominent central porch, projecting forward of the side wing. This features a gabled roof, with broken-pediment detailing to the eaves and a rendered gable end with a ‘decorative ‘vent’ detail. • Entry to porch framed by face-brick piers with stepped caps formed with half-height bricks. • Rendered flat arch with stepped corners to the front of the semi-enclosed porch. • Central steps and rendered masonry balustrade framing the entry. • Triple casement windows, with simple, rectangular leadlight detailing. • Vertical brick lintels and raked, face-brick window sills. • Chimney breast expressed externally on the side (western) elevation. <p><u>Streetscape setting</u></p> <ul style="list-style-type: none"> • Raked street boundary with the setback to the house varying from around 8 to 12m. • Limestone block fence to the front boundary, backed by dense plantings of shrubs and trees.
<i>Condition</i>	Good: based on a streetscape inspection, the building appears to be generally in a sound condition.
<i>Integrity</i>	High: the place continues to be occupied as a residence.
<i>Authenticity</i>	High: the original external detailing appears to be largely intact.
<i>Statement of Significance</i>	<p>The place has cultural heritage significance for the City of Subiaco:</p> <ul style="list-style-type: none"> • For the way in which it helps to illustrate the development of the north-eastern end of Daglish by the Workers Homes Board in c.1935-1938, which was an important part of the progressive development of Daglish (historic value). • As a representative example of the simple, functional houses developed by the Workers Homes Board in the late 1930s to early 1940s (aesthetic value). <p>Note: While the houses built by the WHB in the 1930s varied widely in their fine scale detailing and finishes, most had a clearly recognisable underlying character, which this place helps to illustrate.</p>
<i>Level of Significance/Contribution</i>	Some Significance (Level 3)
<i>Heritage Listings</i>	Local Heritage Survey – adopted 23 August 2016

<p><i>Main Sources / References</i></p>	<ul style="list-style-type: none"> • City of Subiaco – Local Government Inventory Place Record: 34A Robinson Terrace, Daglish (August 2016) • <i>Heritage Assessment of the c.1935 Workers' Homes Board Subdivision along Robinson Terrace and Stubbs Terrace, Daglish</i> (prepared for the City of Subiaco by Greenward Consulting, August 2016) • Western Australian Post Office Directories (www.slaw.wa.gov.au) Note: The last of the Western Australian Post Office Directories was published in 1949. • Electoral Rolls (ancestry.com.au) Note: At the time of the preparation of this report, the Electoral Rolls readily available online included 1928, 1929, 1931, 1934, 1936, 1937, 1943, 1949 & selected later years through to 1980. • <i>Preliminary Heritage Survey of the City of Subiaco Station Precincts</i>, prepared by Greenward Consulting for the City of Subiaco, February 2016. <p>Note: Biographical information has been based on readily available information from a range of online sources, including contemporary newspaper items and ancestry.com.au. It is intended to provide an indication of the names, ages and occupations of the primary residents and has not been verified by detailed research.</p>
<p><i>File photograph (December 2015)</i></p>	

Department of Agriculture Quarantine Station (fmr), South-western portion of Daglish


LOCATION INFORMATION	
Name	Department of Agriculture Quarantine Station (fmr)
Place No.	-
Address	South-western portion of Daglish Generally south of Cliff Sadlier Reserve and Charles Stokes Reserve, between Selby Street and Cunningham Terrace,
Other names	Egg laying competition grounds (c.1905-1911 and c.1919-1924) Poultry farming school (c.1916-1918) Government Horse Yards (c.1925-1938)
Place type	Historic Site
Heritage Area	-
ASSESSMENT OF SIGNIFICANCE	
Location Plans	 <p>Extract from <i>Plan of Subiaco compiled from Government Records to 30 April 1905, compiled and drawn by G A Harris</i></p> 

<i>Construction Date</i>	N/A	<i>Architectural Style</i>	N/A
<i>Construction Materials</i>	<i>Walls</i>	<i>Roof</i>	<i>Other</i>
	-	-	-
<i>Use</i>	<i>Current</i>	<i>Original</i>	<i>Other</i>
	Residential Subdivision	Quarantine Station	Egg laying competition grounds Poultry farming school Government Horse Yards
<i>Historic Theme(s)</i>	Demographic Settlement & Mobility: Land allocation Occupations: Rural activities		
<i>Historical Notes</i>	<p>In 1897, 35 acres (14 ha) at the south-western end of Daglish (in the area between the Victoria Hospital and the railway line) was selected by the Bureau of Agriculture for use as a quarantine ground for imported vine cuttings (Reserve 4146). The primary aim of this was to avoid the introduction of the destructive phylloxera insect into Western Australian vineyards. Work with vine cuttings continued at the Subiaco grounds until 1904, but poor soil conditions meant that, in some years, only 10% survived the hot summer season. At the end of that period it was decided to establish a new quarantine ground for vine cuttings at Hamel. After this time, the grounds appear to have been used for quarantining imported livestock (including pigs, horses and cattle). The value of this was demonstrated in September 1906, when it was reported that swine fever had been detected in imported stock at the Subiaco quarantine grounds.</p> <p>From 1905-1911 the Department of Agriculture also allocated part of the quarantine grounds for a series of annual egg-laying competitions for hens and ducks, aimed at promoting the industry and educating prospective poultry farmers. In 1916 “the old egg-laying competition grounds, close to the West Subiaco station” were developed as poultry farming school, with the facilities including barracks for the students, 64 chicken pens, and incubators. This was used to train disabled returned soldiers until c.1918, but the uptake and success appears to have been questionable due to problems with providing suitable land for the soldiers to settle on.</p> <p>In 1919 it was reported that the facilities were to be used, once again, to promote the local poultry industry through competitions, which then continued until 1924.</p> <p>The final use of the grounds, prior to subdivision, was as the Government Horse Yards, which were relocated here from East Perth in mid 1925. This use continued until 1938, when the horses were relocated to Herdsman Lake and the old Quarantine Grounds were subdivided for residential development.</p> <p>The new residential subdivision at the south-western end of Daglish (DP 205056, comprising Luth Avenue and Nicholl, Nash and Lonnie Streets), began to be developed in the early 1940s, with the streets</p>		

	<p>being named in 1941. Construction of houses was affected by the lull in construction and material shortages during and immediately after World War Two, but the area was shown as largely developed in an aerial photograph dated 1953.</p> <p>At least part of this area was set aside for the development of houses by the state government. In 1951 a plan showing areas being developed by the State Housing Commission (SHC) in Floreat and Daglish was published in <i>The West Australian</i>. This included the section of Daglish bounded by Nicholl Street (southern side), Cunningham Terrace (western side), Lonnie Street (northern side) and what is now known as Charles Stokes Park. At that time the Daglish site was described as “a fully built up area” while the others were still in progress or pending development.</p> <p>The SHC had taken over from the Workers Homes Board in 1946/47 and commenced a major post-war construction program, including both rental and purchase schemes. As part of this program, available pockets of land were developed throughout the metropolitan area and in rural centres. At least some of the houses in the southern part of Daglish still represent the outcomes of this program.</p>
<i>Physical Description</i>	The Agriculture Quarantine Station (fmr) has been fully redeveloped and retains no visible evidence of its various uses prior to its subdivision as a residential area.
<i>Condition</i>	N/A
<i>Integrity</i>	Low: Fully redeveloped
<i>Authenticity</i>	Low: Fully redeveloped
<i>Statement of Significance</i>	<p>The place has cultural heritage significance for the City of Subiaco:</p> <ul style="list-style-type: none"> • For its key role in the development of viticulture and poultry farming in Western Australia during the early twentieth century (historic values); • As the location of the Government Horse Yards in c.1925-1938, a time when horses still played an important role in providing transport and haulage for government projects (despite the increasing use of motor vehicles) (historic values); and • For the opportunity the undeveloped land provided for the development of housing by the Workers Homes Board and State Housing Commission in the face of major housing shortages in the period around WWII (historic values).
<i>Level of Significance/ Contribution</i>	Historic Site (2)
<i>Heritage Listings</i>	
<i>Main Sources / References</i>	<ul style="list-style-type: none"> • <i>Plan of Subiaco compiled from Government Records to 30 April 1905, compiled and drawn by G A Harris</i>, courtesy of the Subiaco Museum • Newspaper reports relating to this site (trove.nla.gov.au), including: <i>The West Australian</i> 31 May 1897 p 5 <i>The Pilbara Goldfield News</i> 8 September 1906 p 3 <i>The West Australian</i> 23 December 1924 p 4

	<p><i>The Daily News</i> 21 August 1916 p 8 <i>The West Australian</i> 21 August 1916 p 5 <i>The Daily News</i> 16 May 1917 p 8 <i>Sunday Times</i> 26 January 1919 p7 <i>Sunday Times</i> 12 June 1925 p 40 <i>The West Australian</i> 29 October 1938, p 8 <i>The West Australian</i> 29 May 1946 p 3 <i>The West Australian</i> 29 March 1951 p 2</p> <ul style="list-style-type: none">• Historical aerial photographs, Map Viewer Plus, Landgate (www.landgate.wa.gov.au)
--	--

Charles Stokes Reserve, Selby Street, Daglish

LOCATION INFORMATION			
Name	Charles Stokes Reserve		
Place No.	24342		
Address	Bounded by Selby Street, Clubb Avenue and Luth Avenue, Daglish		
Other names	Daglish Compensating Basin Reserve		
Place type	Urban Park		
Heritage Area	-		
ASSESSMENT OF SIGNIFICANCE			
Photograph (December 2023)			
Construction Date	Developed as a drainage reserve from the 1930s. Developed as a park from the 1970s.	Architectural Style	N/A
Construction Materials	Walls	Roof	Other
	-	-	-
Use	Current	Original	Other
	Urban Park	Drainage Reserve	-
Historic Theme(s)	Demographic Settlement & Mobility: Settlements, clearing and drainage. Social and Civic activities: Sport recreation and entertainment.		
Historical Notes	Charles Stokes Reserve originally formed part of a natural, low lying drainage area. In 1934 it was reported that the Water Supply, Sewerage and Drainage Department had implemented: <i>.... A comprehensive scheme for the drainage of the whole of the Subiaco district at an estimated cost of £69,800. Four compensating basins to store flood waters temporarily at Shenton Park, Jolimont.</i>		

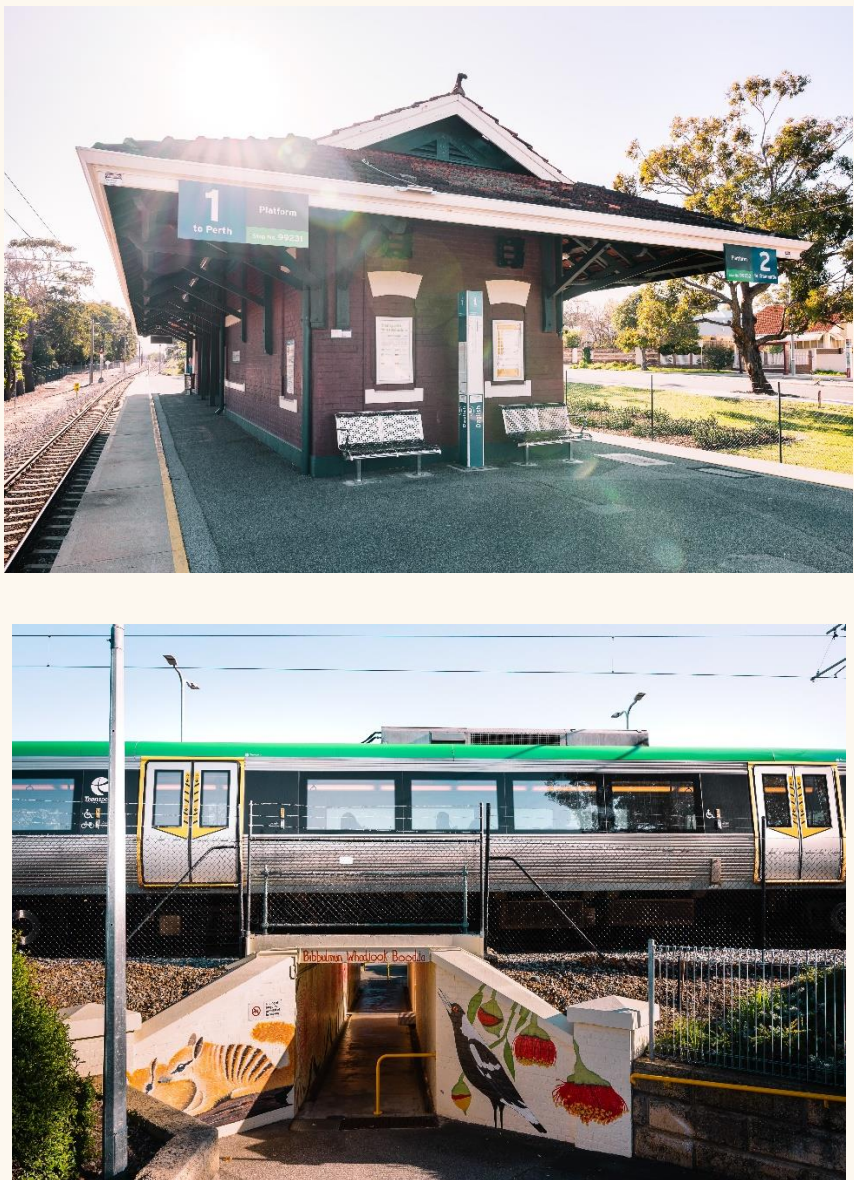
	<p><i>the Subiaco sanitary site and behind the Government horse yards were provided for to reduce drains to a size capable of carrying the normal intensity of winter rainfall.</i></p> <p>The area described as being ‘<i>behind the Government horse yards</i>’ has now been developed as the Charles Stokes Reserve and Cliff Sadlier VC Memorial Park, but at that time it was designated as the Daglish Compensating Basin Reserve (Swan Loc 7158, Reserve 25908).</p> <p>Plans prepared/updated in 1960 showed the Subiaco Main Drain transitioning from an underground pipe to an open channel near the north-eastern end of what was subsequently developed as Cliff Sadlier VC Memorial Park. This drained into an open sump near the south-western end of this park, with an underground overflow outlet running to the south-west, along the north-western side of Charles Stokes Reserve (near what is now Clubb Avenue).</p> <p>The portion of the former horse yards to the south-east of what is now Charles Stokes Reserve (around Luth, Nicholl and Nash Streets) was subdivided and developed with housing from the early 1940s. The University Endowment Lands to the north of the reserve (around Clubb Avenue and Northmore Street) were developed from the late 1960s. Aerial photographs suggest that landscaping of the parkland commenced in the 1970s.</p> <p>The site was dedicated as the Charles Stokes Reserve on 29 December 1989, in recognition of Charles Albert Stokes (c.1885-1969), who served with the 51st Battalion AIF during World War One. In 1919, Charles Stokes received the Distinguished Conduct Medal (DCM) for his outstanding bravery at Villiers-Bretonneux, France on 24-25 April 1918:</p> <p><i>For conspicuous gallantry and devotion to duty. Sergeant Stokes led a section of bombers against some machine-gun positions, which were holding up the advance of the flank of his company. All the sections except himself became casualties; but two of the guns were put out of action, and their detachment killed. And then Sergeant Stokes attacked the remaining gun single-handed, and captured it, killing or wounding all the crew. During all this time he was under machine gun fire of great severity. On returning to his platoon, he found his commander had become a casualty, and he at once took command, and let the men forward. His very gallant behaviour and coolness under fire of the heaviest desperation were an example worthy of the highest praise.</i></p> <p>At the time of his enlistment in 1916 Charles Stokes was living in York Street, Subiaco, with his wife, Ellen Annie Stokes. By 1929 they had settled at 38 Denis Street, Subiaco, where they remained until around the time of Charles’ death. Throughout this time the Electoral Rolls listed Charles’ occupation as ‘horse driver’.</p> <p>The Charles Stokes Reserve memorial was unveiled on 29 December 1989, by Dr Hubert Lelieur, Mayor of Villiers-Bretonneux, France, and Helen Passmore, Mayor of Subiaco. Seven surviving World War One veterans each planted a tree in proximity to the monument, with the veteran's name on a plaque at the base of the tree.</p>
--	--

<i>Physical Description</i>	<p>The reserve has a gently sloping grassed area at the north-eastern end (near Luth Avenue), with a central shelter and picnic table set amongst scattered mature trees.</p> <p>At the south-western end (near Selby Street) a large drainage sump has been planted with trees, shrubs and grass in the form of a 'natural' hollow.</p> <p>At the north-eastern edge of the drainage sump, a rough-hewn plinth bears two plaques. One of these records the dedication of the park in 1989 and the other provides brief information about the actions that resulted in Charles Stokes receiving the Distinguished Conduct medal.</p> <p>The seven eucalypts planted by World War One veterans at the time of the dedication of the park in 1989 have matured. The plaques recording their names remain insitu.</p>
<i>Condition</i>	Good
<i>Integrity</i>	High: With regard to its use as both a park and drainage reserve
<i>Authenticity</i>	<p>High: With regard to its use as a park</p> <p>Medium: With regard to its original development as a drainage reserve</p>
<i>Statement of Significance</i>	<p>The place has cultural heritage significance for the City of Subiaco:</p> <ul style="list-style-type: none"> • As one part of the major 1930s drainage scheme which finally addressed the flooding problems which had been affecting low-lying parts of Subiaco since the early twentieth century (historic values); • As a parkland reserve that was directly associated with the development of a new residential area on the former University Endowment Lands at Daglish in the 1960s-1990s (aesthetic and historic values); • For its enduring commemoration of Charles Albert Stokes, who was a WWI hero and long-time Subiaco resident (historic values); and • As a place for community recreation (social values).
<i>Level of Significance/ Contribution</i>	Some Significance (Level 3)
<i>Heritage Listings</i>	Local Heritage Survey – adopted 24 September 2002
<i>Main Sources / References</i>	<ul style="list-style-type: none"> • City of Subiaco – Local Government Inventory Place Record: Charles Stokes Reserve (August 2014) • Monument Australia – Charles Stokes Reserve (citing the Subiaco Post, 2 January 1990) (https://monumentaustralia.org.au/themes/people/military/display/117027-sergeant-charles-stokes) • WWI Service Records for Charles Albert Stokes, including his DCM citation (https://www.naa.gov.au/explore-collection/defence-and-war-service-records/army-world-war-i-1914-18) • Newspaper notices relating to the place (trove.nla.gov.au), including: <i>The West Australian</i> 31 May 1897 p 5 <i>The West Australian</i> 13 July 1934 p 8 • Metropolitan Sewerage Plans (https://mapping.sro.wa.gov.au/maps/SROWA_series634_cons4156)

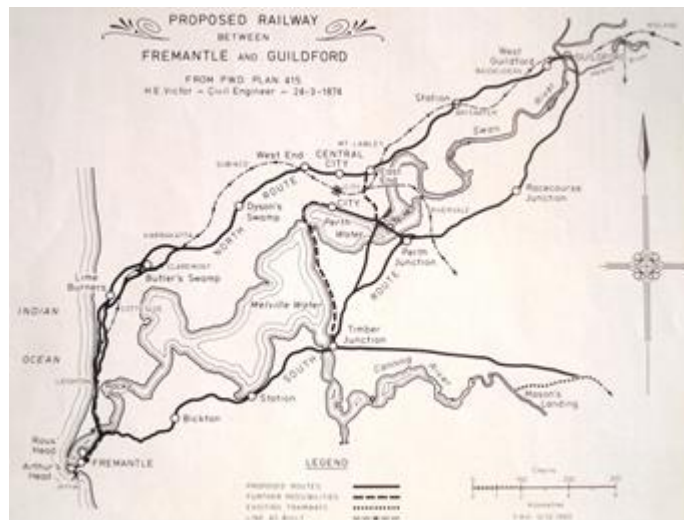
	<p>_item0342.jpg; and https://mapping.sro.wa.gov.au/maps/SROWA_series634_cons4156_item0348.jpg)</p> <ul style="list-style-type: none">• Landgate, Map Viewer Plus, historical aerial photographs (https://map-viewer-plus.app.landgate.wa.gov.au/index.html)
--	---

Heritage Place Record – Daglish Railway Station and Subway

Daglish Railway Station, Stubbs Terrace, Daglish

LOCATION INFORMATION	
<i>Name</i>	Daglish Railway Station and Subway
<i>Place No.</i>	
<i>Address</i>	Daglish Railway Station and Subway is located on the Perth – Fremantle rail line and is bounded by Stubbs Terrace on the North-West and Railway Road on the South-East.
<i>Other names</i>	-
<i>Place type</i>	Individual building or group
<i>Heritage Area</i>	-
ASSESSMENT OF SIGNIFICANCE	
<i>Photograph (2023)</i>	 <p>The top photograph shows the Daglish Railway Station platform. It features a green gabled roof and a sign that reads '1 Platform to Perth'. The platform is paved with green material and has two benches. The bottom photograph shows a train at the platform. The train is silver with a green roof. In the foreground, there is a mural on a wall depicting a tiger and a bird. The mural is titled 'Pibbawman Wharfedale Book'. The train is stopped at the platform, and the platform is visible in the background.</p>

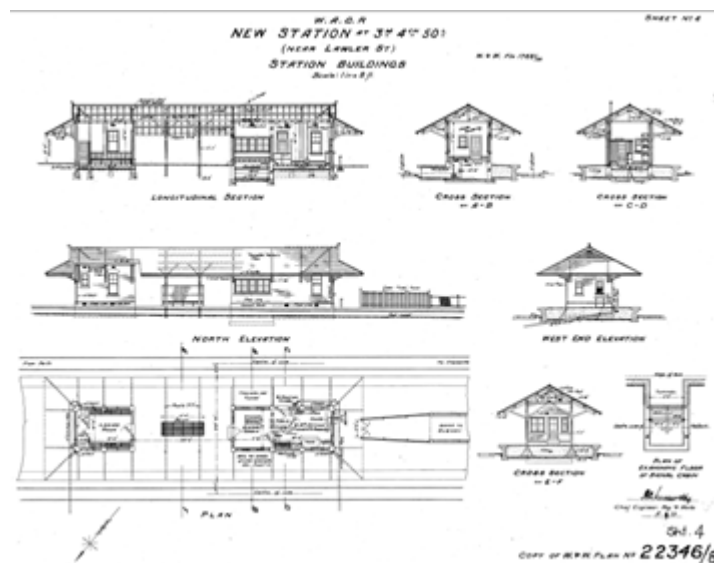
Historical images



Proposed routes for the Eastern Railway

Source: Reproduced in Le Page J S H, 'Building a State: The Story of the Public Works Department of Western Australia 1829-1985,' Water Authority of Western Australia, Leederville, 1986, p 126.

The three alternative routes proposed in 1874 are shown, along with the 'line as built' in 1881.



Original drawing: Station buildings

Source: WAGR Plan 22346/8 Sheet 4 Cons 1781 Item 22106 SRO.



Daglish platform under construction, January 1924

Source: Rail Heritage WA.



Daglish Railway Station ready for opening, July 1924

Source: Western Mail 3 July 1924, p 29.

This photo appeared in the newspapers just weeks before the station was open to the public. The structure in the distance is the latrines.



Ornamental gardens c1965

Source: Modern Travel Services, WAGR promotional pamphlet, 1973.

<i>Construction Date</i>	1924	<i>Architectural Style</i>	Displays elements of a suburban
--------------------------	------	----------------------------	---------------------------------

			Federation Bungalow style of building with its red brick, large tiled roof planes and wide verandahs.
<i>Construction Materials</i>	<i>Walls</i>	<i>Roof</i>	<i>Other</i>
	Face Brick	Tiles	-
<i>Use</i>	<i>Current</i>	<i>Original</i>	<i>Other</i>
	Railway Station	Railway Station	-
<i>Historic Theme(s)</i>	Transport & Communications: Rail and light rail transport		
<i>Historical Notes</i>	<p>Daglish Railway Station and Subway was built in between the Subiaco and West Subiaco (Shenton Park) stations to serve the growing population of Subiaco. It was named after Henry Daglish, Subiaco Councillor, Mayor and first Labor Premier of Western Australia.</p> <p>After the station and subway were built in 1924 the suburb of Daglish was subdivided from the railway reserve and lots were put up for sale at auction in 1925. Parts of the new subdivision were set aside for Workers House Board housing, which gave a different feel and streetscape to Daglish, with its brick and tile houses on larger lots, as opposed to the timber workers cottages on narrow lots in most areas of Subiaco and Shenton Park.</p> <p>As with most suburban railway stations at the time, Daglish Railway Station served as a ticketing and parcels office until WAGR changed their freight practices in the late 1960s. The station was unattended by WAGR staff after January 1970.</p> <p>The station was closed between 1979 and 1983 when the Fremantle-Perth line was decommissioned.</p> <p>The hedge that spells 'DAGLISH' has been in existence sporadically since the 1930s, and Daglish has in the past been well known for this hedge and its ornamental gardens.</p> <p>Latrines (1924) and a bike shed (1946) have been removed from the platform, and a timber footbridge (1936) to the east of the station was demolished c1975 in favour of a level crossing. Apart from bricking in of the windows and a doorway, and the stripping of the interior, the Daglish Station building, platform and the subway remained as constructed in 1924.</p> <p>Aside from regular maintenance to roof guttering and plumbing, the only recorded change to the fabric of the station building itself between 1938 and 1975 was that in September 1968, at the request of Station Master A E Gear, the top portion of the booking office window was blanked off to minimise drafts.</p> <p>Daglish station received its own 'Park-N-Train' car parking facilities, with the Stubbs Terrace side built in 1966-67 and the Railway Road improvements made in 1969. On 5 October 1970 Perth Goods Depot was officially closed which meant a change in the way WAGR handled freight and therefore Daglish, along with the rest of the suburban stations, no longer needed a Station Master or a parcel's office. The</p>		

	<p>station closed its doors on 31 January 1970 and was no longer attended by WAGR staff. At this time the windows and parcel room door were removed and bricked in to make the disused building secure.</p> <p>The footbridge which was constructed in 1936, was removed c1975 in favour of a level crossing.</p> <p>The Fremantle Rail Line was decommissioned on 1 September 1979 with the resumption of the service on 29 July 1983. During this time many of the stations fell into disrepair.</p> <p>In 1985, the Government announced its intention to electrify the entire suburban railway system with electric rail cars commenced operation in 1991.</p> <p>In 2007 PTA introduced the Smart Rider system, the first public transport authority in Australia to use the technology. Station platforms throughout the metropolitan area, including Daglish, were fitted with columns for Smart Rider detection, cameras, PA speakers and associated communications services. The following year, the station benefited from lighting and power systems upgrade. The main impact on the station building for these recent changes had been the installation of cabling conduits in various locations, and the bracket mounting of speakers and cameras to the side of the roof purloins. A wall mounted junction box was installed in the subway underpass.</p> <p>In 2010 the car parking on both sides of the line were improved.</p> <p>Comparative Information</p> <p>Of the original stations built in 1881, Perth was rebuilt in 1894, Guildford was rebuilt in 1885 and 1898 and Fremantle was rebuilt in 1907. Daglish Railway Station is one of five small suburban stations built after the turn of the century, the others being Mount Lawley (1907), Shenton Park (1908), Bassendean (1910) and Meltham (1948).</p> <p>Mount Lawley and Shenton Park were demolished in the late 1960s or early 1970s, and Bassendean was demolished in 2003. Only Meltham remains. Located on Whatley Crescent, Bayswater, it is a brick and tile shelter of a later era, although a similar design, with rooms either side of an open canopy seating area. As with Daglish, the windows and doors are now blocked off.</p> <p>Shenton Park Station did have a subway which has since been demolished. It is understood that the Daglish Railway Station subway is unique and therefore has rarity value, however, further research should be undertaken to substantiate that understanding.</p>
<i>Physical Description</i>	<p>Daglish Railway Station and Subway is located on the Perth – Fremantle rail line and is bounded by Stubbs Terrace on the North-West and Railway Road on the South-East. The Station was built between the Subiaco and West Subiaco (Shenton Park) stations.</p> <p>Daglish Railway Station and Subway comprises the single storey brick and tile Daglish Railway Station Building, subway and platform (1924), ornamental gardens and adjacent railway reserve. The Station building itself is two small single storey red face brick buildings joined by a terracotta tiled roof. The station building sits atop the railway platform.</p>


	<p>The hedge that spells 'DAGLISH' has been in existence sporadically since the 1930s, and Daglish has in the past been well known for this hedge and its ornamental gardens.</p> <p>Latrines (1924) and a bike shed (1946) have been removed from the platform, and a timber footbridge (1936) to the east of the station was demolished c1975 in favour of a level crossing. Apart from bricking in of the windows and a doorway, and the stripping of the interior, the Daglish Station building, platform, and the subway remained as constructed in 1924.</p> <p>Architectural Style</p> <p>Although constructed in the Inter-War period, the Daglish Railway Station is a small single storey brick building displaying elements of a suburban Federation Bungalow style of building with its red brick, large tiled roof planes and wide verandahs.</p> <p>Plan Form</p> <p>The plan form of the station buildings is very simple with two separate small buildings under one roof creating a covered seating area between. Rectangular in overall plan form the building(s) run parallel to the rail lines. The former ticket office is located to the southwest end and comprises 3 rooms and the former ladies waiting room is located to the north east end and comprises two rooms.</p> <p>Platform</p> <p>The platform is an island platform with a bitumen surface and concrete edges. A small extension of bitumen surfacing of the platform was carried out in 1938.</p> <p>Station Building - External</p> <p>The sub floor structure is understood to be timber stumps and joists. The ground levels surrounding the building have risen considerably over time.</p> <p>The walls are load bearing painted face brick laid in a stretcher bond with rounded bricks to the corners of the building and window recesses. Originally the walls had a rendered plinth to the base. This has since been covered over around the former Ladies Waiting Room but is still evident around the former Ticket Office.</p> <p>The roof is a medium pitched timber framed hipped truss roof with a half gable to each end. The half gables have timber louvers. The roof is clad with terracotta tiles. There is a wide verandah to all sides of the building under the continuous terracotta tiled main roof, supported by timber brackets attached to the external walls.</p> <p>The roof has colonial gutters and round metal downpipes.</p> <p>All windows have been removed and bricked in leaving a readable recess to the external elevations. All rendered windowsills and heads have been retained.</p> <p>Internal - Former Ticket Office</p> <p>The former ticket office is now utilised as a signal control room containing the electronic equipment for the controls of the Daglish and surrounding stations. Generally, the internal elements of these rooms have undergone change but are in a good condition.</p>
--	--

	<p>Internal - Former Ladies Waiting Room</p> <p>The former ladies Waiting Room is utilised as a staff room and toilet. Generally, the internal elements of these rooms retain more original detail but are in a fair condition. The original skirtings, cornices and doors remain. There is evidence of former termite damage to some timber elements that should be further investigated and repaired.</p>
<i>Condition</i>	Good
<i>Integrity</i>	Daglish Railway Station and Subway has a high degree of integrity. The site has served as a functioning station since 1924. The platform and Station Building still operate for passenger services. Due to the changing nature of WAGR freight handling, the building is no longer accessible to passengers, windows have been bricked in, and the place now houses communications equipment.
<i>Authenticity</i>	Daglish Railway Station and Subway has a high degree of authenticity externally. The internal spaces of the former ticket office have low authenticity and the former Ladies Waiting Room moderate authenticity.
<i>Rarity/Representativeness</i>	<p>Daglish Railway Station and Subway was the only station built in the 1920s for the Fremantle to Midland line and remains considerably intact. As such the place has rarity value.</p> <p>Daglish Railway Station and Subway exemplifies the way in which stations operated during the early part of the twentieth century. At that time each important suburban station was staffed by a station master; tickets were sold at the station; and the parcels office operated like a post office. It is a reminder of the mode of rail operation used in the past.</p> <p>Daglish Railway Station and Subway is significant in demonstrating the operations of a railway station in the 1920s.</p> <p>It is understood that the Daglish Railway Station subway is unique and therefore has rarity value, however, further research should be undertaken to substantiate that understanding.</p>
<i>Statement of Significance</i>	<p>The place has cultural heritage significance for the City of Subiaco:</p> <ul style="list-style-type: none"> • It was the stimulus for the development of the suburb of Daglish; • It has rarity value as the only station built in the 1920s for the Fremantle to Midland line, and remains considerably intact; • It contributes to the streetscape, the community's sense of place, and has strong landmark qualities as a centrally located station, subway and nearby railway crossing that connects Daglish to its founding suburb of Subiaco and is most well known for the ornamental gardens, impressive in times past, and the station name spelt out as a hedge, unique to this station since the 1930s; • It demonstrates the operations of a railway station in the 1920s. It was built in the days of steam trains and has altered over time to accommodate the changes in rail travel to diesel and subsequently electric rail; • It is a late example of a simple utilitarian building with characteristics of the Federation Bungalow style of architecture; and

Heritage Place Record – Daglish Railway Station and Subway

	<ul style="list-style-type: none"> It was named after Henry Daglish, Subiaco Councillor, Mayor and the first Labor Premier of Western Australia. <p>The car parks, communications equipment and associated structures are of little heritage significance.</p>
<i>Level of Significance/Contribution</i>	Considerable Significance (Level 2)
<i>Heritage Listings</i>	<p>Local Heritage Survey – adopted 24 November 2002</p> <p>Heritage List – adopted 23 April 2013</p>
<i>Main Sources / References</i>	Heritage Assessment of the Daglish Railway Station and Subway prepared for the City of Subiaco by Annabel Wills, February 2013.

McCallum Avenue Reserve (Stubbs Terrace Park), 95 Stubbs Terrace, Daglish

LOCATION INFORMATION			
Name	McCallum Avenue Reserve		
Place No.	24375		
Address	95 Stubbs Terrace, Daglish		
Other names	Stubbs Terrace Park		
Place type	Urban Park		
Heritage Area	-		
ASSESSMENT OF SIGNIFICANCE			
Photograph (December 2023)			
Construction Date	Current landscape dates from post 1980	Architectural Style	N/A
Construction Materials	Walls	Roof	Other
	-	-	-
Use	Current	Original	Other
	Park	Park	-
Historic Theme(s)	Social and Civic activities: Sport recreation and entertainment.		
Historical Notes	<p>This park occupies two of the lots laid out as part of the original subdivision of Daglish in 1925. It has not been determined when it was set aside for use by the Subiaco Council, but its purpose was being debated in <i>The Daily News</i> in 1953:</p> <p><i>MANY Daglish residents think it's high time Subiaco City Council finished the reserve at the corner of Stubbs-ter. and McCallum-ave. After the trees were removed no further work was done. Now the area has become a rubbish tip for people living nearby.— Old Resident, Daglish.</i></p>		


	<p><i>Council: "The area was never planned as a reserve. It was originally a rubbish dump and a wilderness, but we cleaned it up for use as a children's playground area."</i></p> <p>Historical aerial photographs suggest that this was a bare open space in the mid-1960s. A few trees were beginning to become established in the 1970s, but all of the current landscaping appears to date from the 1980s or later.</p> <p>Hard landscaping (shelters and playground equipment) appears to have been progressively introduced since the early 1990s, with the main play area being redesigned in c.2006.</p>
<i>Physical Description</i>	<p>The McCallum Avenue Reserve is an unfenced grassed area measuring approximately 30 x 40m. It has mixed plantings of trees, framed by peppermint trees and an under-storey of shrubs along the street verges.</p> <p>A small playground, a shelter with a picnic table and a bench have been installed.</p>
<i>Condition</i>	Good
<i>Integrity</i>	High: the place has been used as a recreation area since the mid-twentieth century.
<i>Authenticity</i>	Medium: the nature of the park has progressively changed from a bare open space to a landscaped park.
<i>Statement of Significance</i>	<p>The place has cultural heritage significance for the City of Subiaco:</p> <ul style="list-style-type: none"> • As a recreation area used by the local community (social values); and • For the manner in which its development has reinforced the Garden Suburb qualities of the 1925 subdivision of Daglish (aesthetic values).
<i>Level of Significance/Contribution</i>	Some Significance (Level 3)
<i>Heritage Listings</i>	Local Heritage Survey – adopted 24 September 2002
<i>Main Sources / References</i>	<ul style="list-style-type: none"> • City of Subiaco – Local Heritage Survey Place Record: 95 Stubbs Terrace, Daglish (August 2014) • 'Townsite of Daglish', plan dated 22 July 1925 (https://purl.slwa.wa.gov.au/slwa_b5566930_1) • Newspaper notices relating to the place (trove.nla.gov.au), including: <i>The Daily News</i> 14 July 1953 p 4 • Landgate, Map Viewer Plus, historical aerial photographs (https://map-viewer-plus.app.landgate.wa.gov.au/index.html)

125 Stubbs Terrace, Daglish


LOCATION INFORMATION			
Name	House		
Place No.	-		
Address	125 Stubbs Terrace, Daglish		
Other names	-		
Place type	Individual Building or Group		
Heritage Area	-		
ASSESSMENT OF SIGNIFICANCE			
Photograph (December 2023)			
Construction Date	c.1927	Architectural Style	Inter-War Bungalow
Construction Materials	Walls	Roof	Other
	Painted brick	Terracotta tiles	-
Use	Current	Original	Other
	Residential: Single storey dwelling	Residential: Single storey dwelling	-
Historic Theme(s)	Demographic settlement and mobility: Settlements Occupations: Domestic activities		
Historical Notes	In 1925, the first part of the suburb of Daglish was laid out by the State Government on an undeveloped railway reserve, with the subdivision applying elements of the Garden Suburb model of development. In October 1925 the first auction for the new town site resulted in the sale of 96 of the 110 lots offered in the area bounded by Troy Terrace, part of Robinson Street, what is now Olga Place, Stubbs Terrace, the southern end of Cunningham Terrace and Millington Avenue. The reserve prices for different lots were set at £50, £75 and £100, with the price increasing with proximity to the railway station. A contemporary		

	<p>newspaper report stated that D J Duggan had purchased Lot 67 (125 Stubbs Terrace) for £81.</p> <p>A newspaper report dated August 1936 noted that the first house to be erected in Daglish was a brick residence for Mr. D. J. Duggan, in Stubbs Terrace, completed in 1927. By the end of 1928, 125 Stubbs Terrace was one of around 25 brick houses in Daglish, all of which were described as being “<i>of good design</i>”.</p> <p>In the Electoral Rolls of 1929, the occupants of the house were identified as Daniel Joseph Duggan (railway employee), Lucy Ellen Duggan (home duties) and Miriam Duggan (clerk). Online family trees suggest that Daniel (c.1881-1953) had married Lucy Schofield (c.1879-1941) in Fremantle in 1907 and that they had at least two children, Miriam and Maxwell. Miriam appears to have soon joined in with local activities and was one of the members of the Daglish Tennis Club committee when it was established in 1931.</p> <p>Daniel, who had joined the railway department as a junior porter in 1899, rose to the level of transport inspector by 1935, a position he held until his retirement in the early 1940s. He moved away from Daglish following his wife’s death and in 1942 the Post Office Directory listed a Terry Bernard as the occupant, followed by Thomas and Barbara Oakley from c.1943 to the mid 1950s.</p> <p>Historical aerial photographs show that a two-storey addition was constructed at the rear of the house in c.2000/2001.</p>
	<div data-bbox="544 1066 788 1664" data-label="Image"> </div> <div data-bbox="831 1066 1347 1167" data-label="Caption"> <p>Metropolitan Water Supply, Sewerage and Drainage Plan No 346, dated 1960 (SROWA_series634_cons4156_item0346).</p> </div>
<p><i>Physical Description</i></p>	<p><u>Roof form and materials</u></p> <ul style="list-style-type: none"> Hipped roof clad with terracotta tiles and finished with ball-capped finials. <p>This extends in an unbroken alignment over the return verandah.</p> <ul style="list-style-type: none"> Rendered chimneys with slab caps. <p><u>Wall materials and finishes</u></p> <ul style="list-style-type: none"> Painted brick walls (originally face-brick) with a deep rough-cast rendered eaves panel.

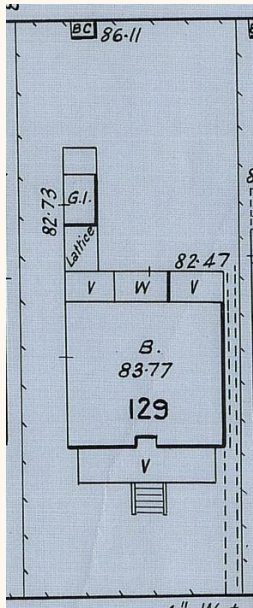
	<p><u>Form and detailing of main façade(s)</u></p> <ul style="list-style-type: none"> Asymmetrical façade. Verandah extending across the face of the main façade and returning along the north-eastern side of the house. Half-height tapered masonry verandah piers finished with roughcast render and slab caps. Topped by robust timber posts. Central entrance door, flanked by high-level narrow sidelights. Splayed entrance steps located at the north-eastern end of the main frontage (aligning with the side verandah). Corner window with paired casements at the north-eastern end of the main façade. Other primary doors/windows concealed from view. <p><u>Streetscape setting</u></p> <ul style="list-style-type: none"> Main façade set back approx. 6m from the front boundary. Front boundary defined by a high brick fence, backed dense garden planting. <p><u>Major alterations</u></p> <ul style="list-style-type: none"> Rear two storey additions are visible, but do not detract from an appreciation of the original roofline and building envelope. The high front fence is a modern alteration and obscures views to the house from the public realm.
<i>Condition</i>	Good: based on the limited streetscape views the house appears to be in a sound condition.
<i>Integrity</i>	High: the place continues to be occupied as a residence.
<i>Authenticity</i>	Medium to High: Alterations to the finishes of the main facade have diminished the authenticity of this place.
<i>Statement of Significance</i>	<p>The place has cultural heritage significance for the City of Subiaco:</p> <ul style="list-style-type: none"> As the first house to be completed in the 1925 subdivision of Daglish (historic value). As a good example of the well-built suburban housing constructed by private developers when Daglish was undergoing its initial development phase in the late 1920s (aesthetic and historic values). For the way in which it helps to illustrate the development of Daglish with a mixture of private and Workers Homes Board housing during the inter-war period (historic values). For its contribution to the Inter-War, Garden Suburb qualities of the 1925 subdivision of Daglish (aesthetic values).
<i>Level of Significance/ Contribution</i>	Some Significance (Level 3)
<i>Heritage Listings</i>	
<i>Main Sources / References</i>	<ul style="list-style-type: none"> <i>Heritage Assessment of the 1925 Daglish Land Release</i> (prepared by Greenward Consulting for the City of Subiaco, 2016)

	<ul style="list-style-type: none"> • City of Subiaco Rate Books (information provided by the City of Subiaco, June 2016) Note: The State Records Office does not hold all the Rate Books for Subiaco. The only ones available from around this time are 1929-30, 1935-36, 1937-38 and 1938-39. • Western Australian Post Office Directories (www.slaw.wa.gov.au) Note: The last of the Western Australian Post Office Directories was published in 1949. • Newspaper notices relating to the place and/or occupants (trove.nla.gov.au), including: <i>Sunday Times</i> 1 November 1925 p 5 <i>The West Australian</i> 24 August 1936 p 9 • Electoral Rolls (Ancestry.com.au) Note: At the time of the preparation of this report, the Electoral Rolls readily available online included 1928, 1929, 1931, 1934, 1936, 1937, 1943, 1949 & selected later years through to 1980. • Historical aerial photographs at Landgate (https://www.landgate.wa.gov.au) <p>Note: Biographical information has been based on readily available information from a range of online sources, including contemporary newspaper items, electoral rolls and ancestry.com.au. It is intended to provide an indication of the names, ages and occupations of the primary residents and has not been verified by detailed research.</p>
<p><i>File Photograph (December 2015)</i></p>	


129 Stubbs Terrace, Daglish

LOCATION INFORMATION			
Name	House		
Place No.	-		
Address	129 Stubbs Terrace, Daglish		
Other names	-		
Place type	Individual Building or Group		
Heritage Area	-		
ASSESSMENT OF SIGNIFICANCE			
Photograph (December 2023)			
Construction Date	c.1928	Architectural Style	This house does not represent any of the key architectural styles of the inter-war era. Rather it represents an eclectic (and distinctive) mid Inter-War suburban house, with elements and detailing influenced by Inter-War California Bungalow style.
Construction Materials	Walls	Roof	Other
	Face Brick	Clay Tiles	-
Use	Current	Original	Other

	Residential: Two storey dwelling	Residential: Two storey dwelling	-
<i>Historic Theme(s)</i>	Demographic settlement and mobility: Settlements Occupations: Domestic activities		
<i>Historical Notes</i>	<p>In 1925, the first part of the suburb of Daglish was laid out by the State Government on an undeveloped railway reserve, with the subdivision applying elements of the Garden Suburb model of development. In October 1925 the first auction for the new town site resulted in the sale of 96 of the 110 lots offered in the area bounded by Troy Terrace, part of Robinson Street, what is now Olga Place, Stubbs Terrace, the southern end of Cunningham Terrace and Millington Avenue. The reserve prices for different lots were set at £50, £75 and £100, with the price increasing with proximity to the railway. A contemporary newspaper report stated that J H Martin of Subiaco had purchased Lot 65 (129 Stubbs Terrace) for £78.</p> <p>An analysis of the Rate Books indicates that the house was constructed in c.1928 for John Martin, clerk. In 1937-38 and 1938-39 the entries in the Rate Books also included the initials WHB, which suggests that it was constructed with assistance from the Workers' Homes Board.</p> <p>In the Electoral Rolls of 1931, the occupants were more specifically identified as John Hamilton Martin (clerk), Myra Evelyn Mayne Martin (home duties) and Myra's father, Duncan Henry Braidwood (a 'contractor', who died in October 1934, aged 78 years). Online family trees and newspaper notices suggest that John (c.1887-1960) had married Myra (c.1885-1972) in East Perth in 1913 and that they had five children: John, Isabel, Sheila, Ronald and Duncan.</p> <p>In the late 1940s and early 1950s, the Electoral Rolls also listed Sheila Mayne Hill (home duties) and Isabel Hamilton Boyd (home duties) at this address (presumably two of John and Myra's daughters). John and Myra were still listed at 129 Stubbs Terrace in the Electoral Rolls of 1958, and Myra was still listed here in 1968. Isabel Boyd and other members of her family continued to live here in the 1960s and 1970s.</p> <p>Information provided by a descendant of the original owner states that the staircase was salvaged from the former home of Duncan Braidwood ('Belvedere' in East Perth, demolished 1920s). The Jacaranda tree in the yard was planted in 1952.</p> <p>Historical aerial photographs show that timber-framed additions were added along the south-western side of the house in c.2021.</p> <p>Note: Another house of a similar design (but with different verandah and dormer detailing) was built at 26 Troy Terrace in c.1933.</p>		

		<p>Metropolitan Water Supply, Sewerage and Drainage Plan No 346, dated 1960 (SROWA_series634_cons4156_item0346).</p>
<p><i>Physical Description</i></p>	<p><u>Roof form and materials</u></p> <ul style="list-style-type: none"> • Cross-gabled roof clad with terracotta tiles and finished with rams-horn terracotta finials. • Prominent street facing dormer with a gabled roof, shingle patterned apex panel and decorative, tapered, Inter-War era timber frames to the casement windows. <p><u>Wall materials and finishes</u></p> <ul style="list-style-type: none"> • Timber framed attic room with panel and batten cladding. • Face-brick façade to the ground floor level with a contrasting rendered stringcourse and rendered lintels. • Rock-faced stone foundations. <p><u>Form and detailing of main façade(s)</u></p> <ul style="list-style-type: none"> • Symmetrical façade. • Wide verandah with a distinctive low-pitched gable roof, featuring tapered timber battens and a shingle patterned apex panel. • Robust, stepped and tapered face-brick verandah posts with decorative brick coursework to the upper sections. • Timber verandah balustrade with slender, square-profile balusters. • Wide, central verandah steps leading towards a recessed entry bay with a shaped rendered lintel. • Triple panel windows with narrow casements either side of a wider central panel. Finished with timber framed square, ripple glass panes to the upper sections. <p><u>Streetscape setting</u></p> <ul style="list-style-type: none"> • Main façade set back approx. 6.5m from the front boundary. • Front boundary defined by a low clipped hedge. <p><u>Major Alterations</u></p> <ul style="list-style-type: none"> • Modern addition along the south-western side. 	

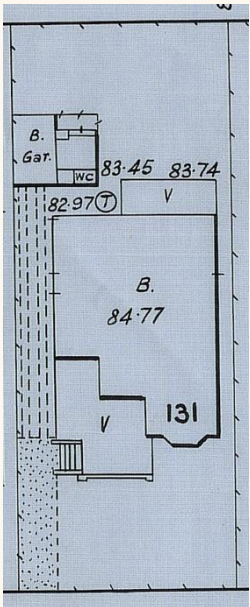
	This has been designed in a manner that provides a clear contrast with the original house. It does not adversely impact on an appreciation of the original design in views from the street
<i>Condition</i>	Good: Based on streetscape views the house appears to be in a sound condition.
<i>Integrity</i>	High: the place continues to be occupied as a residence.
<i>Authenticity</i>	High: The original external detailing appears to be largely intact.
<i>Statement of Significance</i>	<p>The place has cultural heritage significance for the City of Subiaco:</p> <ul style="list-style-type: none"> • As a good example of the well-built suburban housing constructed when Daglish was undergoing its initial development phase in the late 1920s (aesthetic and historic values). • For the way in which it helps to illustrate the development of Daglish with a mixture of private and Workers Homes Board housing during the inter-war period (historic values). • For its contribution to the Inter-War, Garden Suburb qualities of the 1925 subdivision of Daglish (aesthetic values).
<i>Level of Significance/ Contribution</i>	Some Significance (Level 3)
<i>Heritage Listings</i>	
<i>Main Sources / References</i>	<ul style="list-style-type: none"> • <i>Heritage Assessment of the 1925 Daglish Land Release</i> (prepared by Greenward Consulting for the City of Subiaco, 2016) • City of Subiaco Rate Books (information provided by the City of Subiaco, June 2016) <p>Note: The State Records Office does not hold all the Rate Books for Subiaco. The only ones available from around this time are 1929-30, 1935-36, 1937-38 and 1938-39.</p> <ul style="list-style-type: none"> • Western Australian Post Office Directories (www.slwa.wa.gov.au) (information provided by the City of Subiaco, June 2016) <p>Note: The last of the Western Australian Post Office Directories was published in 1949.</p> <ul style="list-style-type: none"> • Electoral Rolls (Ancestry.com.au) <p>Note: At the time of the preparation of this report, the Electoral Rolls readily available online included 1928, 1929, 1931, 1934, 1936, 1937, 1943, 1949 & selected later years through to 1980.</p> <ul style="list-style-type: none"> • Newspaper notices relating to the place and/or occupants (trove.nla.gov.au), including: <i>Sunday Times</i> 1 November 1925 p 5 • Historical aerial photographs at Landgate (https://www.landgate.wa.gov.au)

	<ul style="list-style-type: none">Email to Paxton Hoad, real estate agents, dated October 2011, providing information about the history of the house , including the staircase (copy provided to the City of Subiaco by the current owner, November 2023) <p>Note: Biographical information has been based on readily available information from a range of online sources, including contemporary newspaper items, electoral rolls and ancestry.com.au. It is intended to provide an indication of the names, ages and occupations of the primary residents and has not been verified by detailed research.</p>
<i>File photograph (December 2015)</i>	

131 Stubbs Terrace, Daglish

LOCATION INFORMATION			
Name	House		
Place No.	-		
Address	131 Stubbs Terrace, Daglish		
Other names	-		
Place type	Individual Building or Group		
Heritage Area	-		
ASSESSMENT OF SIGNIFICANCE			
Photograph (December 2023)			
Construction Date	c.1928	Architectural Style	Inter-War California Bungalow
Construction Materials	Walls	Roof	Other
	Face Brick	Clay Tiles	-
Use	Current	Original	Other
	Residential: Single storey dwelling	Residential: Single storey dwelling	-
Historic Theme(s)	Demographic settlement and mobility: Settlements Occupations: Domestic activities		
Historical Notes	<p>In 1925, the first part of the suburb of Daglish was laid out by the State Government on an undeveloped railway reserve, with the subdivision applying elements of the Garden Suburb model of development. In October 1925 the first auction for the new town site resulted in the sale of 96 of the 110 lots offered in the area bounded by Troy Terrace, part of Robinson Street, what is now Olga Place, Stubbs Terrace, the southern end of Cunningham Terrace and Millington Avenue. The reserve prices for different lots were set at £50, £75 and £100, with the price increasing with proximity to the railway station. A contemporary</p>		

	<p>newspaper report stated that Tryphene May James of Cottesloe had purchased Lot 64 (131 Stubbs Terrace) for £80.</p> <p>James did not settle here however, and the Rate Books indicate that Norman Fielding (manager) was the owner when the house was constructed in c.1928. In 1937-38 and 1938-39 the entries in the Rate Books also included the initials WHB, which suggests that it was constructed with assistance from the Workers' Homes Board.</p> <p>The Electoral Rolls of 1931 more specifically identified the occupants as Norman Stanley Fielding (accountant) and Isabel May Fielding (home duties), while newspaper notices confirm that Norman had married Isobel May Bolton in Perth in December 1929.</p> <p>This family continued to live here until 1942, when the house was advertised for sale:</p> <p><i>No. 131 STUBBS-TERRACE, DAGLISH. ROBERTSON BROS., LTD., have been instructed by N. S. Fielding. Esq., who is leaving to reside in Adelaide. to SELL as above:-DAGLISH Lot 64 With a BRICK RESIDENCE roofed with tiles, containing exceptionally wide granolithic front verandah, entrance hall, large lounge, with built-in window seat, communicating with dining room. 2 large bedrooms, internal bathroom, breakfast room, kitchen with gas and fuel stoves, pantry, spacious sleep-out, mosquito netted, laundry, lavatory, motor garage, beautiful lawns and garden.</i></p> <p><i>This is a MOST ATTRACTIVE HOME of convenient design, conveniently situated close to railway station and bus route. The owner is most anxious to sell before leaving the State.</i></p> <p>A turnover of occupants suggests that the property may have been rented out for a few years before being advertised for sale again in May 1950 (when the owner was referred to as Mrs G Fisher):</p> <p><i>Brick and Tile House comprising Large Porch, Entrance Hall, Lounge, Dining Room, 3 Bedrooms, Kitchen, Vestibule, Pantry, Bathroom, outside room enclosed back verandah, Garage with all mod. cons. including wood and gas stoves and gas bath heater, good lawns and gardens.</i></p>
--	---

	 <p>Metropolitan Water Supply, Sewerage and Drainage Plan No 346, dated 1960 (SROWA_series634_cons4156_item0346).</p>
<p><i>Physical Description</i></p>	<p><u>Roof form and materials</u></p> <ul style="list-style-type: none"> Gabled-hipped roof clad with terracotta tiles and finished with ball-capped terracotta finials. <p>This features 2 prominent street-facing gables, one to the main roofline and one to the verandah (both divided with robust vertical timber battens).</p> <p><u>Wall materials and finishes</u></p> <ul style="list-style-type: none"> Face-brick façade to window sill height, rendered above. Painted stone foundation. <p><u>Form and detailing of main façade(s)</u></p> <ul style="list-style-type: none"> Asymmetrical stepped façade. Projecting wing on the north-eastern side of the main façade, with a hipped roof and flat-roofed bay window. The latter is fitted with five casement windows with geometric pattern leadlight glazing. Deep verandah, abutting the side wing and extending forward of its alignment. This has rendered tapered piers to the main façade and plain brick piers to the side entry, all capped by paired timber posts. Face-brick verandah balustrade wall. Access stairs opening off the side driveway and running parallel to the street frontage. <p><u>Streetscape setting</u></p> <ul style="list-style-type: none"> Main façade set back approx. 7m from the front boundary. Unfenced front boundary, backed by shrubs and mulch. <p><u>Major Alterations</u></p> <ul style="list-style-type: none"> Modern addition along the south-western side. <p>This has been set back from the main façade and designed in a manner that provides a clear contrast with the original house. It does not adversely impact on an appreciation of the original design in views from the street.</p>

<i>Condition</i>	Good: Based on streetscape views the house appears to be in a sound condition.
<i>Integrity</i>	High: the place continues to be occupied as a residence.
<i>Authenticity</i>	High: The original external detailing appears to be largely intact.
<i>Statement of Significance</i>	<p>The place has cultural heritage significance for the City of Subiaco:</p> <ul style="list-style-type: none"> • As a good example of the well-built suburban housing constructed when Daglish was undergoing its initial development phase in the late 1920s (aesthetic and historic values). • For the way in which it helps to illustrate the development of Daglish with a mixture of private and Workers Homes Board housing during the inter-war period (historic values). • For its contribution to the Inter-War, Garden Suburb qualities of the 1925 subdivision of Daglish (aesthetic values).
<i>Level of Significance/Contribution</i>	Some Significance (Level 3)
<i>Heritage Listings</i>	
<i>Main Sources / References</i>	<ul style="list-style-type: none"> • <i>Heritage Assessment of the 1925 Daglish Land Release</i> (prepared by Greenward Consulting for the City of Subiaco, 2016) • City of Subiaco Rate Books (information provided by the City of Subiaco, June 2016) <p>Note: The State Records Office does not hold all the Rate Books for Subiaco. The only ones available from around this time are 1929-30, 1935-36, 1937-38 and 1938-39.</p> <ul style="list-style-type: none"> • Western Australian Post Office Directories (www.slwa.wa.gov.au) <p>Note: The last of the Western Australian Post Office Directories was published in 1949.</p> <ul style="list-style-type: none"> • Newspaper notices relating to the place and/or occupants (trove.nla.gov.au), including: <i>Sunday Times</i> 1 November 1925 p 5 <i>The West Australian</i> 2 March 1942, p 1 <i>The West Australian</i> 22 May 1950 p 25 <i>The West Australian</i> 26 May 1950 p 30. • Electoral Rolls (Ancestry.com.au) <p>Note: At the time of the preparation of this report, the Electoral Rolls readily available online included 1928, 1929, 1931, 1934, 1936, 1937, 1943, 1949 & selected later years through to 1980.</p> <ul style="list-style-type: none"> • Historical aerial photographs at Landgate (https://www.landgate.wa.gov.au)

*File Photograph
(December 2015)*




133 Stubbs Terrace, Daglish

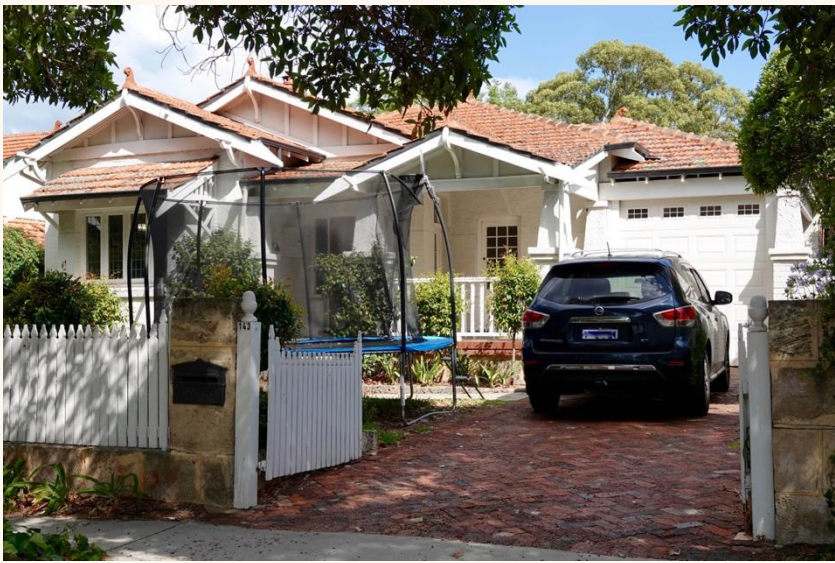
LOCATION INFORMATION			
Name	House		
Place No.	-		
Address	133 Stubbs Terrace, Daglish		
Other names	-		
Place type	Individual Building or Group		
Heritage Area	-		
ASSESSMENT OF SIGNIFICANCE			
Photograph (December 2023)			
Construction Date	c.1928	Architectural Style	Inter-War California Bungalow
Construction Materials	Walls	Roof	Other
	Face Brick	Clay Tiles	-
Use	Current	Original	Other
	Residential: Single storey dwelling	Residential: Single storey dwelling	-
Historic Theme(s)	Demographic settlement and mobility: Settlements Occupations: Domestic activities		
Historical Notes	<p>In 1925, the first part of the suburb of Daglish was laid out by the State Government on an undeveloped railway reserve, with the subdivision applying elements of the Garden Suburb model of development. In October 1925 the first auction for the new town site resulted in the sale of 96 of the 110 lots offered in the area bounded by Troy Terrace, part of Robinson Street, what is now Olga Place, Stubbs Terrace, the southern end of Cunningham Terrace and Millington Avenue. The reserve prices for different lots were set at £50, £75 and £100, with the price increasing with proximity to the railway station. A contemporary</p>		

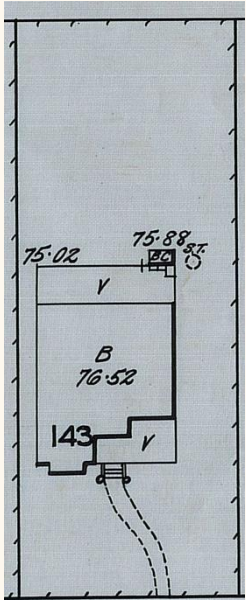
	<p>newspaper report stated that H P Tucker of West Subiaco had purchased Lot 63 (133 Stubbs Terrace) for £85.</p> <p>The Rate Books indicate that the house was constructed in c.1928 for Henry Tucker, plumber. In the Electoral Rolls of 1931, the occupants were more specifically identified as Henry Penberthy Tucker (plumber) and Gertrude Tucker (nee Thomas) (home duties).</p> <p>Entries in the Rate Books, Electoral Rolls and Post Office Directories indicate that the property was sold in c.1932 to John Baron ('Jack') Lovell (customs officer) and his wife, Daisy May Lovell (home duties) – who remained here until the mid 1950s.</p> <p>Historical aerial photographs show that the house was extended to the rear of the side gable in the 1970s. This extension is defined by the hipped roof seen along the Hickey Avenue frontage.</p>
	<div data-bbox="536 696 785 1303" data-label="Image"> </div> <p>Metropolitan Water Supply, Sewerage and Drainage Plan No 346, dated 1960 (SROWA_series634_cons4156_item0346).</p>
<p><i>Physical Description</i></p>	<p><u>Roof form and materials</u></p> <ul style="list-style-type: none"> Visually prominent gabled roof to the original part of the house, clad with terracotta tiles and finished with rams-horn terracotta finials. <p>This features 3 prominent gables, one facing Stubbs Terrace, one facing Hickey Avenue, and the third over the entrance steps facing the street corner. Each of these is divided with robust timber battens.</p> <p><u>Wall materials and finishes</u></p> <ul style="list-style-type: none"> Face-brick façade to window head height (capped by a header course), with a roughcast rendered eaves panel over. Rock-faced stone foundations. <p><u>Form and detailing of main façade(s)</u></p> <ul style="list-style-type: none"> Asymmetrical façade designed to address its corner location. 'L' shaped floor plan with a return verandah wrapping around the corner frontage. Splayed corner entry to the verandah, defined by wide steps and a decorative gable.

	<ul style="list-style-type: none"> Robust corner verandah posts, featuring tall tapered and rendered piers with slab caps, topped by a short section of face brickwork. Intermediate ‘classical’ verandah posts. Painted brick (originally face-brick) verandah balustrade wall, with a perforated face, rendered shaped cap, and decorative rendered panels below the intermediate columns. Main entrance located at the rear end of the return verandah. French doors, with leadlight glazing, opening onto the verandah along the Stubbs Terrace frontage. These feature deep rendered lintel panels that wrap around the heads of the openings. Triple casement windows with a raked awning under the gable to the Hickey Avenue façade. <p><u>Streetscape setting</u></p> <ul style="list-style-type: none"> The front boundary is curved along the street intersection, with a maximum setback of approx. 6.5m to the main façade. Front boundary defined by a traditional fence, with a ‘vermiculated’ rendered finish to the posts and woven wire and pipe rail panels. <p><u>Major Alterations</u></p> <ul style="list-style-type: none"> The c.1970s rear addition has altered the scale and form of the house as viewed from Hickey Avenue, but does not overtly impact on views to the main facades from Stubbs Terrace or the street corner.
<i>Condition</i>	Good: Based on streetscape views the house appears to be in a sound condition.
<i>Integrity</i>	High: the place continues to be occupied as a residence.
<i>Authenticity</i>	High: The original external detailing appears to be largely intact, although the painting of the face-brick detailing to the verandah balustrade has diminished the authenticity of this element.
<i>Statement of Significance</i>	<p>The place has cultural heritage significance for the City of Subiaco:</p> <ul style="list-style-type: none"> As a good example of the well-built suburban housing constructed when Daglish was undergoing its initial development phase in the late 1920s (aesthetic and historic values). For the way in which it helps to illustrate the development of Daglish with a mixture of private and Workers Homes Board housing during the inter-war period (historic values). For its contribution to the Inter-War, Garden Suburb qualities of the 1925 subdivision of Daglish (aesthetic values).
<i>Level of Significance/Contribution</i>	Some Significance (Level 3)
<i>Heritage Listings</i>	
<i>Main Sources / References</i>	<ul style="list-style-type: none"> <i>Heritage Assessment of the 1925 Daglish Land Release</i> (prepared by Greenward Consulting for the City of Subiaco, 2016)


	<ul style="list-style-type: none"> • City of Subiaco Rate Books (information provided by the City of Subiaco, June 2016) Note: The State Records Office does not hold all the Rate Books for Subiaco. The only ones available from around this time are 1929-30, 1935-36, 1937-38 and 1938-39. • Western Australian Post Office Directories (www.slaw.wa.gov.au) Note: The last of the Western Australian Post Office Directories was published in 1949. • Newspaper notices relating to the place and/or occupants (trove.nla.gov.au), including: <i>Sunday Times</i> 1 November 1925 p 5 • Electoral Rolls (Ancestry.com.au) Note: At the time of the preparation of this report, the Electoral Rolls readily available online included 1928, 1929, 1931, 1934, 1936, 1937, 1943, 1949 & selected later years through to 1980. • Historical aerial photographs at Landgate (https://www.landgate.wa.gov.au)
<p><i>File Photograph (December 2015)</i></p>	

143 Stubbs Terrace, Daglish


LOCATION INFORMATION			
Name	House		
Place No.	-		
Address	143 Stubbs Terrace, Daglish		
Other names	-		
Place type	Individual Building or Group		
Heritage Area	-		
ASSESSMENT OF SIGNIFICANCE			
Photograph (December 2023)			
Construction Date	c.1928	Architectural Style	Inter-War California Bungalow
Construction Materials	Walls	Roof	Other
	Painted Brick	Clay Tiles	-
Use	Current	Original	Other
	Residential: Single storey dwelling	Residential: Single storey dwelling	-
Historic Theme(s)	Demographic settlement and mobility: Settlements Occupations: Domestic activities		
Historical Notes	In 1925, the first part of the suburb of Daglish was laid out by the State Government on an undeveloped railway reserve, with the subdivision applying elements of the Garden Suburb model of development. In October 1925 the first auction for the new town site resulted in the sale of 96 of the 110 lots offered in the area bounded by Troy Terrace, part of Robinson Street, what is now Olga Place, Stubbs Terrace, the southern end of Cunningham Terrace and Millington Avenue. The reserve prices for different lots were set at £50, £75 and £100, with the price increasing with proximity to the railway. A contemporary		

	<p>newspaper report stated that F Ellis of Cottesloe had purchased Lot 42 (143 Stubbs Terrace) for £71.</p> <p>Ellis did not settle here however, and entries in the Rate Books suggest that the house was constructed in c.1928 for Alfred George Murray (salesman).</p> <p>Murray was listed at 143 Stubbs Terrace in the Post Office Directories until 1932, but the 1935-36 Rate Books indicate that the ownership had changed, with the new owner listed as Dudley & Dwyer Ltd. Thomas Dudley, agent, and Laurence Dwyer, contractor, operated a major building firm, which was responsible for the construction of at least 80 houses in Subiaco, West Subiaco and Daglish in the 1920s. Based on the readily available evidence it is highly likely that Dudley & Dwyer had built this house and resumed ownership.</p> <p>Note: This is one of four almost identical houses in Daglish (6 Hickey Avenue, 11 McCallum Avenue, 143 Stubbs Terrace and 149 Stubbs Terrace), any one of which might have been the new house that was advertised by Dudley and Dwyer Ltd (builders and developers) with a prominent illustration in the <i>Sunday Times</i> of 22 July 1928 (p 10).</p> <p>The Post Office Directories listed Thomas Carrington (clerk) as the next resident (c.1933-36); followed by Otto Kaye (c.1937-39) and then Alfred Jaggard (c.1940-54).</p> <p>Analysis of historical aerial photographs indicates that the current attached garage was constructed in the period c.1985-1995.</p>
	 <p>Metropolitan Water Supply, Sewerage and Drainage Plan No 347, dated 1932 (SROWA_series634_cons4156_item0347).</p>
Physical Description	<p><u>Roof form and materials</u></p> <ul style="list-style-type: none"> Hipped-gabled roof clad with terracotta tiles and finished with rams-horn terracotta finials. This features 3 prominent street-facing gables, one to the main roofline, one over the projecting front wing and the other as a feature of the front verandah. The face of each of these is divided with vertical timber battens. <p><u>Wall materials and finishes</u></p>

	<ul style="list-style-type: none"> Painted brick (originally face-brick) to approximately 1.8m with a textured rendered panel over. Rock-faced stone foundations. <p><u>Form and detailing of main façade(s)</u></p> <ul style="list-style-type: none"> Asymmetrical, stepped façade. Projecting wing on the south-western side of the main façade, featuring a gabled roofline; rectangular window bay; raked tiled window awning; and a bank of 4 casement windows with simple rectangular leadlight glazing and a plain projecting brick sill. 'L' shaped verandah abutting the projecting wing and extending across the remainder of the original facade. This features a decorative gable at the north-eastern end; brick piers with a square profile to the lower sections and tapered profile to the upper sections (separated by a stepped cap); and a timber balustrade with simple timber balusters. Main entrance door with narrow sidelights, at the first setback of the main façade. Multi-paned door to the second setback of the main façade. <p><u>Streetscape setting</u></p> <ul style="list-style-type: none"> Main façade set back approx. 8m from the front boundary. Front boundary defined by a modern fence, with limestone block piers, low limestone block wall and spear topped timber picket panels. <p><u>Major alterations</u></p> <ul style="list-style-type: none"> Late twentieth century single garage designed as a 'seamless' extension of the main facade. Application of paint over the original face-brickwork.
<i>Condition</i>	Good: Based on streetscape views the house appears to be in a sound condition.
<i>Integrity</i>	High: the place continues to be occupied as a residence.
<i>Authenticity</i>	Medium: The application of paint over the original face-brickwork and the addition of a garage as an extension under the main roofline have diminished the authenticity of this place. However, the original design can still be readily understood at close inspection.
<i>Statement of Significance</i>	<p>The place has cultural heritage significance for the City of Subiaco:</p> <ul style="list-style-type: none"> As a good example of the well-built suburban housing constructed when Daglish was undergoing its initial development phase in the late 1920s (aesthetic and historic values). For the way in which it helps to illustrate the speculative development of some of the Daglish houses by builder/developers, in this instance a prominent local firm, Dudley and Dwyer (historic values). For its contribution to the Inter-War, Garden Suburb qualities of the 1925 subdivision of Daglish (aesthetic values).

<i>Level of Significance/Contribution</i>	Some Significance (Level 3)
<i>Heritage Listings</i>	
<i>Main Sources / References</i>	<ul style="list-style-type: none"> • <i>Heritage Assessment of the 1925 Daglish Land Release</i> (prepared by Greenward Consulting for the City of Subiaco, 2016) • Newspaper notices relating to the place and/or occupants (trove.nla.gov.au), including: <i>Sunday Times</i> 1 November 1925 p 5 • City of Subiaco Rate Books (information provided by the City of Subiaco, June 2016) Note: The State Records Office does not hold all the Rate Books for Subiaco. The only ones available from around this time are 1929-30, 1935-36, 1937-38 and 1938-39. • Western Australian Post Office Directories (www.slaw.wa.gov.au) (information provided by the City of Subiaco, June 2016) Note: The last of the Western Australian Post Office Directories was published in 1949. • Electoral Rolls (Ancestry.com.au) Note: At the time of the preparation of this report, the Electoral Rolls readily available online included 1928, 1929, 1931, 1934, 1936, 1937, 1943, 1949 & selected later years through to 1980. • Historical aerial photographs at Landgate (https://www.landgate.wa.gov.au)
<i>File Photograph (December 2015)</i>	

159 Stubbs Terrace, Daglish


LOCATION INFORMATION			
Name	House		
Place No.	25730		
Address	159 Stubbs Terrace, Daglish		
Other names	-		
Place type	Individual Building or Group		
Heritage Area	-		
ASSESSMENT OF SIGNIFICANCE			
Photograph (December 2023)			
Construction Date	c.1933	Architectural Style	This house does not illustrate any of the key architectural styles of the inter-war era. Rather it represents a mid-late inter-war era transition towards a more functional and restrained design of suburban housing, which possibly reflected a response to the Great Depression and the underlying aims of the Workers' Homes Board.
Construction Materials	Walls Face Brick	Roof Tiles	Other -
Use	Current	Original	Other

	Residential: Single storey dwelling	Residential: Single storey dwelling	-
<i>Historic Theme(s)</i>	Demographic settlement and mobility: Settlements Occupations: Domestic activities		
<i>Historical Notes</i>	<p>The area bounded by Cunningham Terrace, Millington Avenue, part of Troy Terrace and the south-western end of Stubbs Terrace formed part of the original 1925 subdivision of Daglish. However, the 32 lots in this area were set aside for use by the Workers' Homes Board and were not released for development until c.1933.</p> <p>The house at 159 Stubbs Terrace (corner Troy Terrace) was built in c.1933 and became the long-term home of the Higgs family. Lillian Esther ('Lily') Short (c.1888-1972) and Arthur Cecil Higgs (c.1885-1968) had been married in Fremantle in c.1909. In 1925 Arthur was appointed as Chief Health Inspector at Subiaco Council and served in this position until his retirement in mid 1950. Lillian and Arthur remained at 159 Stubbs Terrace until around the mid-1960s, after which they moved to Busselton.</p> <p>Historical aerial photographs show that rear additions were undertaken in the early 1970s (along the Troy Terrace frontage). The block was subdivided and a new house built on the former rear yard in the late 1990s (1 Troy Terrace).</p> <p>In 2016 a preliminary heritage assessment of the City of Subiaco's Station Precincts identified this house as retaining a high degree of authenticity, as viewed from the street. It was subsequently entered in the Local Heritage Survey (Level 3 - Some Significance).</p>		
<i>Physical Description</i>	<p><u>Roof form and materials</u></p> <ul style="list-style-type: none"> • Hipped roof over the main part of the house, clad with terracotta-coloured tiles. • Gabled roof to the entry porch. • Plain face-brick chimney. <p><u>Wall materials and finishes</u></p> <ul style="list-style-type: none"> • Red face-brick walls. • Contrasting pillow-faced stone detailing to the verandah. <p><u>Form and detailing of main façade(s)</u></p> <ul style="list-style-type: none"> • Asymmetrical façade. • Slightly projecting wing on the south-western side of the main façade. • Prominent porch projecting forward across the north-eastern side of the main façade. <p>This features a large verge gable, with a ramshorn finial, flush panel face, circular gable-vent detail and a raked, tiled baseline. Below the gable, the porch is framed by robust stone piers and a stone balustrade, both with contrasting brick capping.</p> <ul style="list-style-type: none"> • Paired double-hung windows to the main facade. • Soldier brick lintels • Chimney breast expressed along the side (north-eastern) elevation. <p><u>Streetscape setting</u></p>		

	<ul style="list-style-type: none"> • Main façade set back approx. 8.3m from the front boundary. • Front boundary defined by a traditional post and rail fence with diamond mesh wire panels. • Hard-stand car-parking bay off the Troy Terrace frontage. <p><u>Major alterations</u></p> <ul style="list-style-type: none"> • The rear additions and the subdivision of the lot have altered the traditional setting of the house, but these works have not adversely impacted on an appreciation of the original design in the views from Stubbs Terrace.
<i>Condition</i>	Good: Based on a streetscape inspection the place appears to be in a sound condition.
<i>Integrity</i>	High: The place continues to be occupied as a residence.
<i>Authenticity</i>	High: The original external detailing appears to be largely intact to the main part of the original house.
<i>Statement of Significance</i>	<p>The place has cultural heritage significance for the City of Subiaco:</p> <ul style="list-style-type: none"> • For the way in which it helps to illustrate the development of the south-western end of Daglish by the Workers Homes Board in c.1933-1940 , which was an important part of the progressive development of Daglish (historic value). • As a representative example of the simple, functional houses developed by the Workers Homes Board in the late 1930s to early 1940s (aesthetic value). <p>Note: While the houses built by the WHB in the 1930s varied widely in their fine scale detailing and finishes, most had a clearly recognisable underlying character, which this place helps to illustrate.</p>
<i>Level of Significance/Contribution</i>	Some Significance (Level 3)
<i>Heritage Listings</i>	Local Heritage Survey – adopted 23 August 2016
<i>Main Sources / References</i>	<ul style="list-style-type: none"> • City of Subiaco – Local Heritage Survey Place Record: 159 Stubbs Terrace, Daglish (August 2016) • ‘Townsite of Daglish’, plan dated 22 July 1925 (https://purl.slwa.wa.gov.au/slwa_b5566930_1) • <i>Heritage Assessment of the First Land Release in Daglish</i> (prepared for the City of Subiaco by Greenward Consulting, November 1916) • Western Australian Post Office Directories, 1890s-1949 (slwa.wa.gov.au) • Electoral Rolls (scanned copies for selected years between 1903-1980 are available at ancestry.com.au) • <i>Preliminary Heritage Survey of the City of Subiaco Station Precincts</i>, prepared by Greenward Consulting for the City of Subiaco, February 2016. <p>Note: Biographical information has been based on readily available information from a range of online sources, including contemporary newspaper items, electoral rolls and ancestry.com.au. It is intended to</p>

	provide an indication of the names, ages and occupations of the primary residents and has not been verified by detailed research.
<i>File Photograph (December 2015)</i>	

163 Stubbs Terrace, Daglish

LOCATION INFORMATION			
Name	House		
Place No.	25731		
Address	163 Stubbs Terrace, Daglish		
Other names	-		
Place type	Individual Building or Group		
Heritage Area	-		
ASSESSMENT OF SIGNIFICANCE			
Photograph (December 2023)			
Construction Date	c.1933	Architectural Style	Detailing showing some influence of the Inter-War California Bungalow style
Construction Materials	Walls	Roof	Other
	Face Brick and Render	Terracotta Tiles	-
Use	Current	Original	Other
	Residential: Single storey dwelling	Residential: Single storey dwelling	-
Historic Theme(s)	Demographic settlement and mobility: Settlements Occupations: Domestic activities		
Historical Notes	The area bounded by Cunningham Terrace, Millington Avenue, part of Troy Terrace and the south-western end of Stubbs Terrace formed part of the original 1925 subdivision of Daglish. However, the 32 lots in this area were set aside for use by the Workers' Homes Board and were not released for development until c.1933.		


	<p>In June 1933, tenders were called for the erection of a Workers Homes Board house on Lot 185 Stubbs Terrace (#163). This was initially occupied by Arnold J E Bailey (c.1934-1935), before becoming the long-term home of the James family, who, like many of the early residents of Daglish, were in the early years of their marriage.</p> <p>Alma James Stevens (c.1905-1988) and Arthur Haylock James (c.1904-1968) were married in Perth in c.1932. Arthur was described as a civil servant in the Electoral Rolls and in 1939 a newspaper article more specifically identified him as an officer in the Department of Treasury Taxation Branch (WA). Alma was still listed at this address in the Electoral Rolls of 1980.</p> <p>Historical aerial photographs indicate that the house was extended to the rear in c.2001.</p> <p>In 2016 a preliminary heritage assessment of the City of Subiaco's Station Precincts identified this house as retaining a high degree of authenticity, as viewed from the street. It was subsequently entered in the Local Heritage Survey (Level 3 - Some Significance).</p>
<i>Physical Description</i>	<p><u>Roof form and materials</u></p> <ul style="list-style-type: none"> • Hipped-gabled roof clad with terracotta tiles. • Prominent verge gable featuring vertical timber battens to the face, decorative timber brackets to the base-line, and a terracotta rams-horn finial to the apex. • Hipped gables over the side walls (north-east and south-west). • Hipped verandah roof. • Two rendered chimneys, each with a panel of vertical face-bricks to the cap and a terracotta chimney pot. • Wide eaves to the gables. • Timber eaves brackets, each with a projecting face-brick at the base. <p><u>Wall materials and finishes</u></p> <ul style="list-style-type: none"> • Face-brick to window sill height, rendered above. • Contrasting terracotta vents set in the upper sections of the side walls. • Rock-faced stone foundations. <p><u>Form and detailing of main façade(s)</u></p> <ul style="list-style-type: none"> • Asymmetrical, stepped façade. • Projecting wing on the north-eastern side of the main façade, capped by the verge gable. • Triple casement windows. <p>The window to the face of the projecting bay (which is clearly visible from the street), features an angled face-brick lintel, raked face-brick sill and leadlight glazing.</p> <ul style="list-style-type: none"> • Verandah abutting the projecting wing. <p>This features robust face brick piers with rendered caps, linked by shallow arches.</p>

	<ul style="list-style-type: none"> • Main entrance set under the verandah. • Chimney breast expressed externally on south-western elevation. <p><u>Streetscape setting</u></p> <ul style="list-style-type: none"> • Main façade set back approx. 10.5m from the front boundary. • Front boundary defined by a traditional, low, face-brick fence. • Mature shrubs screening the house.
<i>Condition</i>	Good: Based on a streetscape inspection the place appears to be in a sound condition.
<i>Integrity</i>	High: The place continues to be occupied as a residence.
<i>Authenticity</i>	High: The original external detailing appears to be largely intact.
<i>Statement of Significance</i>	<p>The place has cultural heritage significance for the City of Subiaco:</p> <ul style="list-style-type: none"> • For the way in which it helps to illustrate the development of the south-western end of Daglish by the Workers Homes Board in c.1933-1940 , which was an important part of the progressive development of Daglish (historic value). • As a representative example of the houses developed by the Workers Homes Board in the late 1930s to early 1940s (aesthetic value).
<i>Level of Significance/Contribution</i>	Some Significance (Level 3)
<i>Heritage Listings</i>	Local Heritage Survey – adopted 23 August 2016
<i>Main Sources / References</i>	<ul style="list-style-type: none"> • City of Subiaco – Local Heritage Survey Place Record: 163 Stubbs Terrace, Daglish (August 2016) • ‘Townsite of Daglish’, plan dated 22 July 1925 (https://purl.slwa.wa.gov.au/slwa_b5566930_1) • Western Australian Post Office Directories (www.slwa.wa.gov.au) Note: The last of the Western Australian Post Office Directories was published in 1949. • Electoral Rolls (ancestry.com.au) Note: At the time of the preparation of this report, the Electoral Rolls readily available online included 1928, 1929, 1931, 1934, 1936, 1937, 1943, 1949 & selected later years through to 1980. • Newspaper notices relating to the place and/or its occupants (trove.nla.gov.au), including: <i>The West Australian</i> 16 June 1933 p 10 • <i>Preliminary Heritage Survey of the City of Subiaco Station Precincts</i>, prepared by Greenward Consulting for the City of Subiaco, February 2016. <p>Note: Biographical information has been based on readily available information from a range of online sources, including contemporary newspaper items, electoral rolls and ancestry.com.au. It is intended to provide an indication of the names, ages and occupations of the primary residents and has not been verified by detailed research.</p>

*File photograph
(December 2015)*




175 Stubbs Terrace, Daglish


LOCATION INFORMATION			
Name	House		
Place No.	25732		
Address	175 Stubbs Terrace, Daglish		
Other names	-		
Place type	Individual Building or Group		
Heritage Area	-		
ASSESSMENT OF SIGNIFICANCE			
Photograph (December 2023)			
Construction Date	c.1933	Architectural Style	This house does not illustrate any of the key architectural styles of the inter-war era. Rather it represents a mid-late inter-war era transition towards a more functional and restrained design of suburban housing, which possibly reflected a response to the Great Depression and the underlying aims of the Workers' Homes Board.
Construction Materials	Walls	Roof	Other
	Face Brick and Render	Terracotta Tiles	-
Use	Current	Original	Other

	Residential: Single storey dwelling	Residential: Single storey dwelling	-
<i>Historic Theme(s)</i>	Demographic settlement and mobility: Settlements Occupations: Domestic activities		
<i>Historical Notes</i>	<p>The area bounded by Cunningham Terrace, Millington Avenue, part of Troy Terrace and the south-western end of Stubbs Terrace formed part of the original 1925 subdivision of Daglish. However, the 32 lots in this area were set aside for use by the Workers' Homes Board and were not released for development until c.1933.</p> <p>In September 1933, tenders were called for the erection of a Workers Homes Board house on Lot 175 (#175 Stubbs Terrace). It became the long-term home of the Morris family, who, like many of the early residents of Daglish, were in the early years of their marriage.</p> <p>Dorothy Mildred Whitfield (nee Boyce, widowed 1924) and Richard Alwynne Morris (salesman) were married in Perth in c.1929. They had settled at 175 Stubbs Terrace by 1934 and remained here until around the mid 1950s, after which they moved to Nedlands.</p> <p>Historical aerial photographs show that rear extensions, including a large carport, were undertaken in 2010.</p> <p>In 2016 a preliminary heritage assessment of the City of Subiaco's Station Precincts identified this house as retaining a high degree of authenticity, as viewed from the street. It was subsequently entered in the Local Heritage Survey (Level 3 - Some Significance).</p>		
<i>Physical Description</i>	<p><u>Roof form and materials</u></p> <ul style="list-style-type: none"> Gable-hipped roof, clad with autumn-toned terracotta tiles. Broken-back, raked roof over the entry porch. Hipped-gables to the projecting wing of the main facade and to the side elevations. Simple rendered chimney. <p><u>Wall materials and finishes</u></p> <ul style="list-style-type: none"> Red face-brick up to the lower part of the windows. Rendered walls above. Contrasting rock-faced foundations. <p><u>Form and detailing of main façade(s)</u></p> <ul style="list-style-type: none"> Asymmetrical façade. Slightly projecting wing on the north-eastern side of the main façade. Prominent central porch. <p>This features robust rendered piers; shallow, pointed arches; decorative stepped label mouldings across each face; and a perforated masonry balustrade across the front face.</p> <ul style="list-style-type: none"> Triple casement windows to the main façade. <p>These feature a pointed arched detail to the top of each pane, simple rectangular leadlight glazing, and raked sills.</p>		

	<ul style="list-style-type: none"> Matching triple casement window to the south-eastern façade, together with smaller single casements. Flat window hoods set over stepped masonry brackets to the triple casement windows. Tapered chimney breast expressed along the side (south-western) elevation. <p><u>Streetscape setting</u></p> <ul style="list-style-type: none"> Main façade set back approx. 8.m from the front boundary. Front boundary defined by a low face brick fence with robust brick piers. <p><u>Major alterations</u></p> <ul style="list-style-type: none"> Rear extensions, including a large carport undertaken in 2010. The carport is clearly visible along the side driveway, but does not overtly impact on streetscape views or detract from an understanding of the original form of the house.
<i>Condition</i>	Good: Based on a streetscape inspection the place appears to be in a sound condition.
<i>Integrity</i>	High: The place continues to be occupied as a residence.
<i>Authenticity</i>	High: The original external detailing appears to be largely intact to the front portion of the original house.
<i>Statement of Significance</i>	<p>The place has cultural heritage significance for the City of Subiaco:</p> <ul style="list-style-type: none"> For the way in which it helps to illustrate the development of the south-western end of Daglish by the Workers Homes Board in c.1933-1940, which was an important part of the progressive development of Daglish (historic value). As a representative example of the simple, functional houses developed by the Workers Homes Board in the late 1930s to early 1940s (aesthetic value). <p>Note: While the houses built by the WHB in the 1930s varied widely in their fine scale detailing and finishes, most had a clearly recognisable underlying character, which this place helps to illustrate.</p>
<i>Level of Significance/ Contribution</i>	Some Significance (Level 3)
<i>Heritage Listings</i>	Local Heritage Survey – adopted 23 August 2016
<i>Main Sources / References</i>	<ul style="list-style-type: none"> City of Subiaco – Local Heritage Survey Place Record: 175 Stubbs Terrace, Daglish (August 2016) 'Townsite of Daglish', plan dated 22 July 1925 (https://purl.slwa.wa.gov.au/slwa_b5566930_1) Western Australian Post Office Directories (www.slwa.wa.gov.au) <p>Note: The last of the Western Australian Post Office Directories was published in 1949.</p> <ul style="list-style-type: none"> Electoral Rolls (ancestry.com.au)


	<p>Note: At the time of the preparation of this report, the Electoral Rolls readily available online included 1928, 1929, 1931, 1934, 1936, 1937, 1943, 1949 & selected later years through to 1980.</p> <ul style="list-style-type: none"> • <i>Preliminary Heritage Survey of the City of Subiaco Station Precincts</i>, prepared by Greenward Consulting for the City of Subiaco, February 2016. <p>Note: Biographical information has been based on readily available information from a range of online sources, including contemporary newspaper items, electoral rolls and ancestry.com.au. It is intended to provide an indication of the names, ages and occupations of the primary residents and has not been verified by detailed research.</p>
<p><i>File photograph (December 2015)</i></p>	

179 Stubbs Terrace, Daglish

LOCATION INFORMATION			
Name	House		
Place No.	25733		
Address	179 Stubbs Terrace, Daglish		
Other names	-		
Place type	Individual Building or Group		
Heritage Area	-		
ASSESSMENT OF SIGNIFICANCE			
Photograph (December 2023)			
Construction Date	c.1933	Architectural Style	This house does not illustrate any of the key architectural styles of the inter-war era. Rather it represents a mid-late inter-war era transition towards a more functional and restrained design of suburban housing, which possibly reflected a response to the Great Depression and the underlying aims of the Workers' Homes Board.
Construction Materials	Walls Rendered Brick	Roof Clay Tiles	Other -
Use	Current	Original	Other

	Residential: Single storey dwelling	Residential: Single storey dwelling	-
<i>Historic Theme(s)</i>	Demographic settlement and mobility: Settlements Occupations: Domestic activities		
<i>Historical Notes</i>	<p>The area bounded by Cunningham Terrace, Millington Avenue, part of Troy Terrace and the south-western end of Stubbs Terrace formed part of the original 1925 subdivision of Daglish. However, the 32 lots in this area were set aside for use by the Workers' Homes Board and were not released for development until c.1933.</p> <p>In December 1933, tenders were called for the erection of a Workers Homes Board house on Lot 171 Stubbs Terrace. The first known occupants were James David Hood Nisbet (c.1892-1939) (police officer) and his wife, Ann Kirkwood Sinclair ('Cissie') Nisbet (c.1891-1963) who were married in Scotland in c.1914 and migrated to Australia in the early 1920s.</p> <p>In November 1939 it was reported that:</p> <p><i>Detective-Sergeant James David Nisbet died suddenly at a private hospital in Subiaco yesterday morning after a short illness.</i></p> <p><i>Born at Cathcart, Scotland, the late Detective-Sergeant Nisbet joined the West Australian police service on April 22, 1921. He was promoted to the detective branch on May 1, 1923, and was made a sergeant on August 18, 1933, and a second-class sergeant on August 10, 1935. He had been stationed mostly at Perth and Fremantle. He went to Fremantle Criminal Investigation Branch in December, 1923, and returned to Perth in October, 1932. Among important criminal cases on which he was engaged was the Caris Bros.' murder case.</i></p> <p>Ann remained at 179 Stubbs Terrace for a few more years, but by the late 1940s the house was occupied by their son, Thomas Granger Nisbet and his wife, Beverley (nee Scholefield). Thomas and Beverley remained here until around the mid-1950s, after which they moved to Dalkeith.</p> <p>In 2016 a preliminary heritage assessment of the City of Subiaco's Station Precincts identified this house as retaining a high degree of authenticity, as viewed from the street. It was subsequently entered in the Local Heritage Survey (Level 3 - Some Significance).</p>		
<i>Physical Description</i>	<p><u>Roof form and materials</u></p> <ul style="list-style-type: none"> Gable-hipped roof, clad with terracotta tiles. Roofline extends in an unbroken rake over the entry porch. Rendered chimney with a gable cap, topped by a terracotta chimney pot. <p><u>Wall materials and finishes</u></p> <ul style="list-style-type: none"> Rock-faced stone foundations capped by three courses of face brick. Main part of walls fully rendered. <p><u>Form and detailing of main façade(s)</u></p>		

	<ul style="list-style-type: none"> Asymmetrical façade. Projecting wing slightly off-set from the centre of the main facade. Entry porch incorporated as the south-western part of the projecting wing. This features robust rectangular piers; stepped arches; and wrought iron balustrades. Steps provide access at the rear of the south-western side. Casement windows to the main façade. The double and triple casements feature two panes of obscure glass with timber mullions to the upper part of each panel, with simple rectangular leadlight glazing below. The single casement has simple square panes with timber mullions. Moulded, rendered window sills. Tiled, hipped window hoods set on masonry bracket, over the double and triple casement windows. Traditional single garage set forward of the house at the north-eastern end. This features a tiled gable roof, masonry eaves brackets and rendered walls. <p><u>Streetscape setting</u></p> <ul style="list-style-type: none"> House set on an irregular tapered block adjacent to the intersection of Stubbs and Cunningham Terrace. Centre of main façade set back approx. 5m from the front boundary. Boundary unfenced in front of the house. High fence screening the side (north-eastern) yard, Mature shrubs and trees partly screening the house from view.
<i>Condition</i>	Fair to Poor: Based on a streetscape inspection the place appears to be generally in fair condition. However, there is evidence of severe cracking and damage from falling damp to part of the entry porch, some damaged roof tiles and damaged/missing roof plumbing,
<i>Integrity</i>	High: The place continues to be occupied as a residence.
<i>Authenticity</i>	High: The original external detailing appears to be largely intact to the front portion of the original house.
<i>Statement of Significance</i>	<p>The place has cultural heritage significance for the City of Subiaco:</p> <ul style="list-style-type: none"> For the way in which it helps to illustrate the development of the south-western end of Daglish by the Workers Homes Board in c.1933-1940 , which was an important part of the progressive development of Daglish (historic value). As a representative example of the simple, functional houses developed by the Workers Homes Board in the late 1930s to early 1940s (aesthetic value). <p>Note: While the houses built by the WHB in the 1930s varied widely in their fine scale detailing and finishes, most had a clearly</p>

	recognisable underlying character, which this place helps to illustrate.
<i>Level of Significance/ Contribution</i>	Some Significance (Level 3)
<i>Heritage Listings</i>	Local Heritage Survey – adopted 23 August 2016
<i>Main Sources / References</i>	<ul style="list-style-type: none"> • City of Subiaco – Local Heritage Survey Place Record: 179 Stubbs Terrace, Daglish (August 2016) • ‘Townsite of Daglish’, plan dated 22 July 1925 (https://purl.slwa.wa.gov.au/slwa_b5566930_1) • Western Australian Post Office Directories (www.slwa.wa.gov.au) Note: The last of the Western Australian Post Office Directories was published in 1949. • Electoral Rolls (ancestry.com.au) Note: At the time of the preparation of this report, the Electoral Rolls readily available online included 1928, 1929, 1931, 1934, 1936, 1937, 1943, 1949 & selected later years through to 1980. • Newspaper notices relating to the place and/or occupants (trove.nla.gov.au), including: <i>The West Australian</i> 8 September 1933 p 10 <i>The West Australian</i> 20 November 1939 p 7 • <i>Preliminary Heritage Survey of the City of Subiaco Station Precincts</i>, prepared by Greenward Consulting for the City of Subiaco, February 2016. <p>Note: Biographical information has been based on readily available information from a range of online sources, including contemporary newspaper items, electoral rolls and ancestry.com.au. It is intended to provide an indication of the names, ages and occupations of the primary residents and has not been verified by detailed research.</p>
<i>Photograph (December 2015)</i>	

7 Troy Terrace, Daglish

LOCATION INFORMATION			
Name	House		
Place No.	25734		
Address	7 Troy Terrace, Daglish		
Other names	-		
Place type	Individual Building or Group		
Heritage Area	-		
ASSESSMENT OF SIGNIFICANCE			
Photograph (December 2023)			
Construction Date	c.1933	Architectural Style	This house does not illustrate any of the key architectural styles of the inter-war era. Rather it represents a mid-late inter-war era transition towards a more functional and restrained design of suburban housing, which possibly reflected a response to the Great Depression and the underlying aims of the Workers' Homes Board.
Construction Materials	Walls	Roof	Other
	Face Brick & Render	Tiles	-
Use	Current	Original	Other
	Residential: Single storey dwelling	Residential: Single storey dwelling	-
Historic Theme(s)	Demographic settlement and mobility: Settlements Occupations: Domestic activities		


<p><i>Historical Notes</i></p>	<p>The area bounded by Cunningham Terrace, Millington Avenue, part of Troy Terrace and the south-western end of Stubbs Terrace formed part of the original 1925 subdivision of Daglish. However, the 32 lots in this area were set aside for use by the Workers' Homes Board and were not released for development until c.1933.</p> <p>The house at 7 Troy Terrace was built in c.1933. Like many of the early residents of Daglish, the first known occupants were in the early years of their marriage and established this as their long-term family home. Daisy Fairclough (c.1903-1995) and Reginald John Emery (c.1907-1969) (clerk) were married in April 1931. Daisy was still listed at this address in the Electoral Rolls of 1980.</p> <p>Historical aerial photographs show that the house was extended to the rear and the roof re-clad in c.2013.</p> <p>In 2016 a preliminary heritage assessment of the City of Subiaco's Station Precincts identified this house as retaining a high degree of authenticity, as viewed from the street. It was subsequently entered in the Local Heritage Survey (Level 3 - Some Significance).</p>
<p><i>Physical Description</i></p>	<p><u>Roof form and materials</u></p> <ul style="list-style-type: none"> • Hipped-gabled roof clad with terracotta tiles. • Prominent gabled-hip to the southern side of the main facade. <p>This has wide eaves with two curved timber brackets.</p> <p>The face of the wall immediately below the gable was decorated in a simple manner with three terracotta vent bricks over a decorative pattern of slightly projecting bricks. These would have originally provided a contrasting detail, but have now been painted to match the surrounding rendered wall.</p> <ul style="list-style-type: none"> • Prominent hipped roof over the front verandah. • Face-brick chimney, with a prominent stepped cap. <p><u>Wall materials and finishes</u></p> <ul style="list-style-type: none"> • Face-brick to window sill height, rendered above. • Low rock-faced stone foundations. <p><u>Form and detailing of main façade(s)</u></p> <ul style="list-style-type: none"> • Asymmetrical, stepped façade. • Projecting wing on the southern side of the main façade. • Prominent verandah, featuring face-brick piers and a face-brick balustrade. • Triple casement windows to the projecting wing and verandah. Each panel is divided into 10 panes with slender timber mullions. • Raked face-brick window sills. • Hipped tiled window hood to the projecting wing, with curved timber brackets (matching those the roof gable). • Main entrance set under the verandah. <p><u>Streetscape setting</u></p> <ul style="list-style-type: none"> • Main façade set back approx. 10m from the front boundary. • Front boundary unfenced.

	<p><u>Major alterations</u></p> <ul style="list-style-type: none"> The house was extended to the rear and the roof re-clad in c.2013. These works have retained the traditional form and character of the house as viewed from the street.
<i>Condition</i>	Good: Based on a streetscape inspection the place appears to be in a sound condition.
<i>Integrity</i>	High: The place continues to be occupied as a residence.
<i>Authenticity</i>	High: The original external detailing appears to be largely intact.
<i>Statement of Significance</i>	<p>The place has cultural heritage significance for the City of Subiaco:</p> <ul style="list-style-type: none"> For the way in which it helps to illustrate the development of the south-western end of Daglish by the Workers Homes Board in c.1933-1940 , which was an important part of the progressive development of Daglish (historic value). As a representative example of the houses developed by the Workers Homes Board in the late 1930s to early 1940s (aesthetic value).
<i>Level of Significance/ Contribution</i>	Some Significance (Level 3)
<i>Heritage Listings</i>	Local Heritage Survey – adopted 23 August 2016
<i>Main Sources / References</i>	<ul style="list-style-type: none"> City of Subiaco – Local Heritage Survey Place Record: 7 Troy Terrace, Daglish (August 2016) <i>Heritage Assessment of the 1925 Daglish Land Release</i> (prepared by Greenward Consulting for the City of Subiaco, 2016) City of Subiaco Rate Books (information provided by the City of Subiaco, June 2016) <p>Note: The State Records Office does not hold all the Rate Books for Subiaco. The only ones available from around this time are 1929-30, 1935-36, 1937-38 and 1938-39.</p> <ul style="list-style-type: none"> Western Australian Post Office Directories (www.slaw.wa.gov.au) (information provided by the City of Subiaco, June 2016) <p>Note: The last of the Western Australian Post Office Directories was published in 1949.</p> <ul style="list-style-type: none"> Electoral Rolls (Ancestry.com.au) <p>Note: At the time of the preparation of this report, the Electoral Rolls readily available online included 1928, 1929, 1931, 1934, 1936, 1937, 1943, 1949 & selected later years through to 1980.</p> <ul style="list-style-type: none"> Historical aerial photographs at Landgate (https://www.landgate.wa.gov.au) <p>Note: Biographical information has been based on readily available information from a range of online sources, including contemporary newspaper items and ancestry.com.au. It is intended to provide an indication of the names, ages and occupations of the primary residents and has not been verified by detailed research.</p>

*File photograph
(December 2015)*



24 Troy Terrace, Daglish

LOCATION INFORMATION			
Name	House		
Place No.	-		
Address	24 Troy Terrace, Daglish		
Other names	-		
Place type	Individual Building or Group		
Heritage Area	-		
ASSESSMENT OF SIGNIFICANCE			
Photograph (December 2023)			
Construction Date	c.1934	Architectural Style	Inter-War Suburban House This house does not illustrate any of the key architectural styles of the inter-war period. Rather it represents a mid-late inter-war era transition towards a more functional and restrained design of suburban housing for the middle-classes.
Construction Materials	Walls	Roof	Other
	Face Brick & Render	Tiles	-
Use	Current	Original	Other
	Residential: Single storey dwelling	Residential: Single storey dwelling	-
Historic Theme(s)	Demographic settlement and mobility: Settlements		

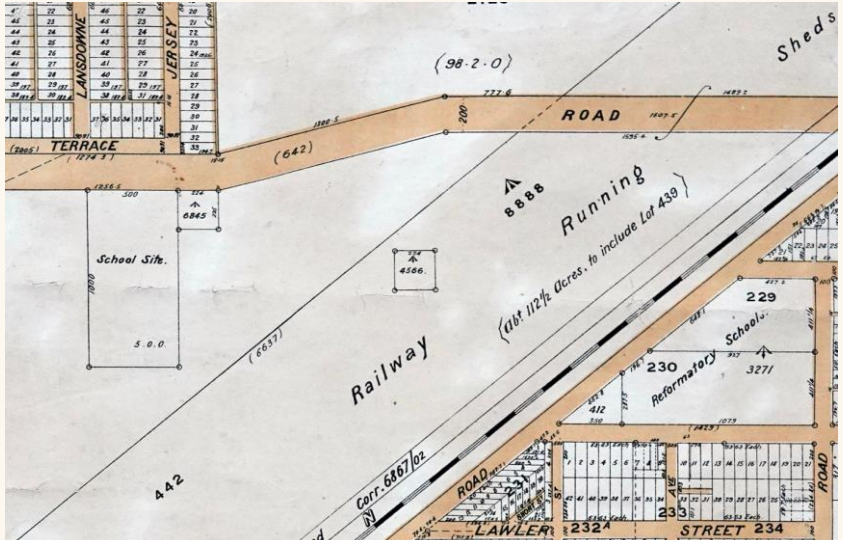

	Occupations: Domestic activities
<i>Historical Notes</i>	<p>In 1925, the first part of the suburb of Daglish was laid out by the State Government on an undeveloped railway reserve, with the subdivision applying elements of the Garden Suburb model of development. In October 1925 the first auction for the new town site resulted in the sale of 96 of the 110 lots offered in the area bounded by Troy Terrace, part of Robinson Street, what is now Olga Place, Stubbs Terrace, the southern end of Cunningham Terrace and Millington Avenue. The reserve prices for different lots were set at £50, £75 and £100, with the price increasing with proximity to the railway .</p> <p>Analysis of the Subiaco Rate Books suggests that 24 Troy Terrace was constructed in c.1934 for a Mrs Burgenner, but no other references have been found for this surname in Western Australia. Based on the following information it is possible that 'Burgenner' was actually a recording or transcription error for 'Curgenven'.</p> <p>In the 1937-38 Rate Books, Hugh and Florence Curgenven were listed as the owners and Hugh was also listed as the primary occupant in the Post Office Directories of 1936-1939. In the Electoral Rolls they were described as Hugh Raymond Curgenven (postal employee) and Florence Mabel Curgenven (home duties). This couple had married in Perth in 1924. By the 1940s they had settled in South Perth.</p> <p>The property changed hands in c.1938-39 and John Denis Robertson (retired) was the owner/occupant from 1940, living here with his wife, Ethel May Robertson (home duties) until around the time of his death in 1967. Ethel was still listed at this address in the Electoral Rolls of 1980, together with Joan Dorothy Robertson (stenographer).</p> <p>Historical aerial photographs show that rear additions were constructed in the mid-late 1990s. New rear additions were constructed in c.2015.</p>
<i>Physical Description</i>	<p><u>Roof form and materials</u></p> <ul style="list-style-type: none"> • Hipped-gabled roof clad with autumn-toned tiles and finished with rams-horn terracotta finials. • Exposed rafters to the eaves. • Main roof extending in a hipped form over the front verandah. • Tall, rendered chimney, capped by a terracotta chimney pot. <p><u>Wall materials and finishes</u></p> <ul style="list-style-type: none"> • Face-brick façade to window sill height; rendered above. • Rock-faced stone foundations. <p><u>Form and detailing of main façade(s)</u></p> <ul style="list-style-type: none"> • Asymmetrical stepped façade. • Projecting wing on the north-eastern side of the main façade, featuring a gabled roof; and vertical and diagonal gable battens. • Mixture of double and triple casement windows with raked, face-brick sills. <p>Note: the windows to the projecting wing have plain glass, but the others retain original leadlight glazing in an inter-war style pattern.</p>

	<ul style="list-style-type: none"> • Raked, tiled window awning with simple timber brackets to the projecting wing. • Verandah abutting the projecting wing and extending partway across the south-western side of the main façade; accessed by wide splayed entrance steps. • Robust masonry verandah posts, each with face brick to the lower section; a mid-level rendered, stepped detail; a smaller rendered post to the upper section; and a contrasting face-brick cap. • Rendered masonry verandah balustrade wall with a contrasting brick panel at the centre. • Central entrance door, set under the verandah and abutting the projecting wing. <p><u>Streetscape setting</u></p> <ul style="list-style-type: none"> • Main façade set back approx. 7.5m from the front boundary. • Front boundary defined by a low shrubs.
<i>Condition</i>	Good: Based on streetscape views the house appears to be in a sound condition.
<i>Integrity</i>	High: the place continues to be occupied as a residence.
<i>Authenticity</i>	High: The original external detailing appears to be largely intact.
<i>Statement of Significance</i>	<p>The place has cultural heritage significance for the City of Subiaco:</p> <ul style="list-style-type: none"> • As a good example of the well-built housing constructed when Daglish was being consolidated as an established suburb in the 1930s (aesthetic and historic values). • For its contribution to the Inter-War, Garden Suburb qualities of the 1925 subdivision of Daglish (aesthetic values).
<i>Level of Significance/Contribution</i>	Some Significance (Level 3)
<i>Heritage Listings</i>	
<i>Main Sources / References</i>	<ul style="list-style-type: none"> • <i>Heritage Assessment of the 1925 Daglish Land Release</i> (prepared by Greenward Consulting for the City of Subiaco, 2016) • City of Subiaco Rate Books (information provided by the City of Subiaco, June 2016) Note: The State Records Office does not hold all the Rate Books for Subiaco. The only ones available from around this time are 1929-30, 1935-36, 1937-38 and 1938-39. • Western Australian Post Office Directories (www.slwa.wa.gov.au) (information provided by the City of Subiaco, June 2016) Note: The last of the Western Australian Post Office Directories was published in 1949. • Electoral Rolls (Ancestry.com.au) Note: At the time of the preparation of this report, the Electoral Rolls readily available online included 1928, 1929, 1931, 1934, 1936, 1937, 1943, 1949 & selected later years through to 1980.

	<ul style="list-style-type: none">• Historical aerial photographs at Landgate (https://www.landgate.wa.gov.au)
<i>File Photograph December 2015</i>	

Heritage Place Record – Cemetery Reserve 4566 (fmr), Troy Terrace, Daglish

Cemetery Reserve 4566 (fmr), Troy Terrace, Daglish


LOCATION INFORMATION	
Name	Cemetery Reserve 4566 (fmr)
Place No.	-
Address	Troy Terrace, Daglish
Other names	-
Place type	Historic Site
Heritage Area	-
ASSESSMENT OF SIGNIFICANCE	
Location Plan	 <p>Extract from <i>Plan of Subiaco compiled from Government Records to 30 April 1905</i>, compiled and drawn by G A Harris showing the location of cemetery reserve #s 4566 and 6845</p> 

	This was the location shown on the 1925 Subdivision Plan of the Township of Daglish		
<i>Construction Date</i>	Established as a cemetery, 1893	<i>Architectural Style</i>	N/A
<i>Construction Materials</i>	<i>Walls</i>	<i>Roof</i>	<i>Other</i>
	N/A	N/A	N/A
<i>Use</i>	<i>Current</i>	<i>Original</i>	<i>Other</i>
	Residential Housing/Road Reserve	Cemetery	-
<i>Historic Theme(s)</i>	Demographic Settlement & Mobility – Settlements Social & Civic Activities - Religion		
<i>Historical Notes</i>	<p>In April 1893, in response to an outbreak of smallpox in central Perth, a fever ward, widely referred to as the Subiaco encampment, was erected on the Perth Commonage (in the area later developed as the Victoria Hospital and then the Selby Street Rehabilitation Hospital). In addition to isolating infected patients, particular care was taken to ensure that associated burials did not provide any opportunities for the spread of disease. Under the order of the health officials, these burials took place at night, with <i>"all the necessary disinfectants"</i>.</p> <p>While the hospital encampment was located immediately west of what is now Selby Street, the two small (1 acre/ 0.4 ha) cemeteries associated with this facility were located near the northern end of what is now known as Daglish.</p> <p>Cemetery Reserve 6845 Reserve 6845 was located in the area now occupied as Dom Serra Grove (SE corner Hay Street and Jersey Street). This was used for approximately 17 burials.</p> <p>Cemetery Reserve 4566 Reserve 4566 was located between the present-day Robinson Terrace and Richardson Terrace and extended across the linking section of Troy Terrace. This was used for approximately 26 burials. One of the last burials at this site was also the only one reported to have been well marked in a summary prepared in 1906. This was the grave of Charles Henry Smith, who died on April 12, 1897, aged 19 years.</p> <p>The smallpox epidemic was over by the middle of 1893, but the cemeteries continued to be used for some of the victims of other infectious diseases, such as typhoid fever.</p> <p>The sites were unconsecrated, and remained very basic, as illustrated by the following description of Reserve 4566 when George Buxton was buried here after his death from typhoid fever in February 1897:</p> <p><i>Having occasion to attend the funeral of poor Buxton last Friday I was surprised to find the burial ground devoid of all fencing, situated in a howling wilderness of sand and scrub. How people can determine the spots where their friends are buried was a puzzle to those present at the funeral, as I was informed by the undertaker</i></p>		

	<p><i>that there was no system of numbering graves in vogue. By marking a tree close by and keeping the name on a small cross on the next grave we are enabled to identify Buxton's grave, but had no precautions been taken it might have been next to an impossibility to find it again.</i></p> <p>Both sites were officially closed in 1897. In 1906 the bodies were exhumed (together with 3 on private land at Jolimont) for reburial in consecrated ground at Karrakatta.</p>
<i>Physical Description</i>	This area has been fully redeveloped and there is no visible evidence of the former cemetery.
<i>Condition</i>	N/A
<i>Integrity</i>	Low: The site ceased to be used as a cemetery in 1906 when the bodies were exhumed for reburial at Karrakatta.
<i>Authenticity</i>	Low: There is no visible evidence of the former cemetery.
<i>Statement of Significance</i>	<p>The place has cultural heritage significance for the City of Subiaco:</p> <ul style="list-style-type: none"> As one of two small cemetery reserves in Daglish that were used for the burials of victims of infectious diseases in 1893-1897, and retained as unconsecrated cemeteries until 1906 (historic and social values).
<i>Level of Significance/Contribution</i>	Historic Site (2)
<i>Heritage Listings</i>	-
<i>Main Sources / References</i>	<ul style="list-style-type: none"> <i>Plan of Subiaco compiled from Government Records to 30 April 1905, compiled and drawn by G A Harris, courtesy of the Subiaco Museum</i> Newspaper reports relating to this site (trove.nla.gov.au), including: <i>The Daily News</i> 19 April 1893 p 3 <i>The West Australian</i> 18 February 1897 p 9 <i>The West Australian</i> 3 July 1906 p 7

10.0 HERITAGE AREAS

1925 Daglish First Land Release

LOCATION INFORMATION			
Name	First Land Release, Daglish, 1925		
Place No.	-		
Address	Area bounded by Stubbs Terrace, Troy Terrace, the southern end of Robinson Terrace and Olga Place, Daglish		
Other names	Daglish Garden Suburb		
Place type	Precinct or Streetscape		
Heritage Area	-		
ASSESSMENT OF SIGNIFICANCE			
Location Plan	<div></div> <p>First land release in the 1925 Daglish subdivision</p>		
Construction Date	N/A	Architectural Style	N/A
Construction Materials	Walls	Roof	Other
	-	-	-
Use	Current	Original	Other
	Residential: Other	Residential: Other	-
Historic Theme(s)	Demographic Settlement & Mobility: Land allocation & subdivision		
Historical Notes	The area now known as Daglish remained as an undeveloped railway reserve until the mid-1920s. The first part of the suburb was surveyed in 1925, in the area bounded by Troy Terrace, part of Robinson Street, what is now Olga Place, Stubbs Terrace, the southern end of Cunningham Terrace and Millington Avenue.		

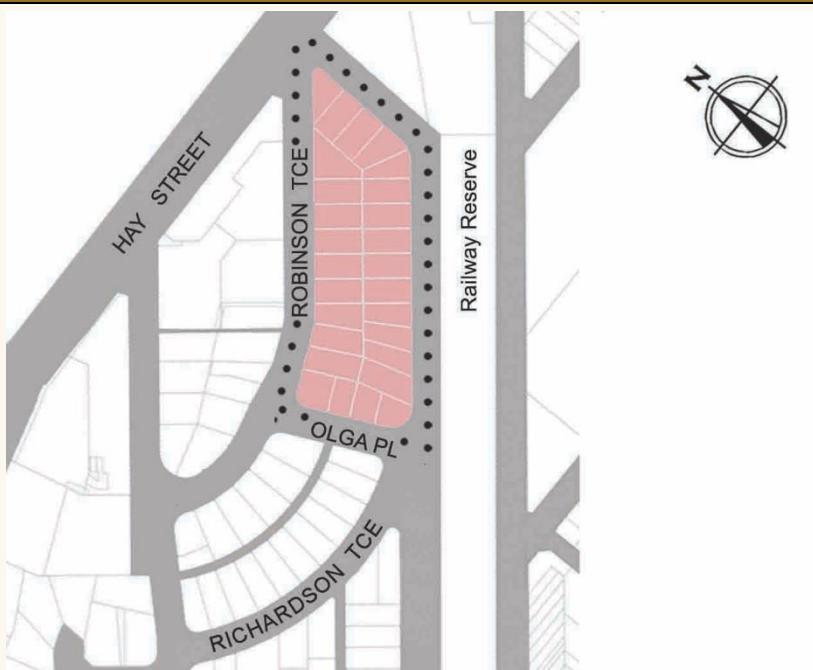
	<p>Daglish was subdivided under the administration of the Labor Party and was named in honour of Henry Daglish, who had served as the first Labor premier of Western Australia in 1904-1905. The readily available information suggests that the streets were named in honour of senior members of the Western Australian Labor party who were serving in parliament at the time of the subdivision, with the exception of Stubbs Terrace (which was probably named in honour of a former member of the party who had represented the seat of Subiaco as an MLA) and Robinson Terrace (which was probably named in honour of then Mayor of Subiaco).</p> <p>In its design, Daglish embodied the principles of the Garden Suburb movement in a number of ways, including:</p> <ul style="list-style-type: none"> – Its identity as a distinct and relatively spacious modern suburb; – Its design as a cellular domestic neighbourhood, where non-residential uses were not permitted; – The hierarchical arrangement of streets, separating local traffic from through-traffic (with the latter defined by wider streets); – The use of curved forms within the street layout (contrasting with the traditional grid layout); – The use of short cross streets which could underpin social interaction and the development of close-knit local communities; – The inclusion of a semi-enclosed community reserve; – Its development with well-built detached dwellings; – The provision of ample space for lawns and flower beds at the front of the house, with open frontages or low front fences contributing to the overall garden setting of the streetscape; – Space for the development of tree lined streets with generous grassed verges. <p>Land at the south-western end of the subdivision was reserved for future development by the Workers' Homes Board, while land within the first land release was offered for sale to the general public at an auction in October 1925. At the beginning of November, it was reported that 96 blocks had been purchased at prices between £50 and £152. Immediate development was, however, impeded by a lack of services, including made roads, electric lighting, water and sewerage.</p> <p>The first house was completed during 1927. Approximately 60% of the original 128 building blocks had been developed by 1935 and more than 80% by 1940. The local demographic was dominated by young married couples, who were building their first homes. Women typically remained at home to raise young families while their husbands were typically employed as white collar workers, retail employees or skilled tradesmen. Very few houses were placed on the rental market and there was a strong sense of stability within the local community.</p> <p>The other point of interest was the seamless integration of public and private housing within the first land release, with approximately 33% of the pre-1940 development being associated with the Workers Homes Board or War Service Homes Commission.</p>
--	--

	<p>The Daglish First Land Release forms part of the Daglish Precinct Conservation Area which was included in the Local Heritage Survey in 2003.</p> <p>In June 2017 the City of Subiaco Council considered a proposal to designate the Daglish First Land Release as a heritage area under the Local Planning Scheme. In response to community feedback Council formed the opinion that special planning control was not needed to conserve and enhance the cultural heritage significance and character of the area and acknowledged the Daglish community's view that the existing controls were adequate. Instead Council resolved to include the Daglish First Land Release on the Local Heritage Survey noting that inclusion has no statutory effect.</p>
<i>Physical Description</i>	<p>The area of the first land release includes good representative examples of modest Inter-War houses (plus a small number of compatible houses dating from the immediate post-WWII era) that were developed in a 'desirable' new garden suburb in close proximity to existing public transport routes and the established community, commercial and industrial centres of Subiaco.</p> <p>The blocks in Daglish were of a more generous size than many of those in the older parts of Subiaco, with a typical size of about 15.2m wide x 40 to 43m deep (approximately 610 to 650m²). Front setbacks were generous (typically in the order of 6 to 8m) and traditional low front fences created open streetscapes with a focus on garden settings.</p> <p>In keeping with the underlying garden suburb theme of the subdivision, the road reserves were wide (25 to 30 m to the main traffic routes along Stubbs Terrace and McCallum Street, and 20m to the secondary streets). Each of the short cross-streets linking Stubbs Terrace and Troy Terrace has a modest road width of approximately 5.5 to 7m wide, allowing for wide grassed verges which, over time, have been planted with themed street trees – brush box (<i>Lophostemon confertus</i>) to Hickey Avenue, Lutey Avenue and Richardson Terrace; peppermint trees (<i>Agonis flexuosa</i>) to McCallum Avenue and Robinson Terrace; and coral trees (<i>Erythrina</i>) to Munise and Willcock Avenues. Stubbs Terrace was planted with brush box, while Troy Terrace has mixed plantings along its length. Some individual street trees are inconsistent with the street theme and some sections of the grassed verges have been developed with garden beds, but the overall traditional character remains clearly evident.</p> <p>With a high proportion of blocks purchased by young married couples, and a significant number of Workers' Homes Board properties, these houses were not particularly large or grand. The privately developed homes were typically quite conservative. The majority had plan forms not dissimilar to those used throughout Subiaco since the early twentieth century, with stepped frontages featuring a projecting side wing on one side. These had applied decoration that was typically inspired by the popular Inter-War California Bungalow style, with gable-hipped tiled roofs featuring prominent street front gables; vertical timber gable battens; deep verandahs; robust verandah posts; solid verandah balustrade walls; and a varied use of face-brick and rendered wall finishes over rock-faced stone foundations.</p>

	<p>Interestingly, in the post 1930 years, the architects responsible for the design of the Workers' Homes Board houses largely shunned the common ongoing influence of the popular California Bungalow style. Instead they adopted more restrained detailing, including an increasing use of hipped roof forms; simplified use of materials and finishes; and smaller entrance porches - with some traces of alternative architectural styles, including Inter-War Free Classical, Inter-War Spanish Mission, Inter-war Functionalist and Inter-War Mediterranean. While these houses still varied widely in their fine scale detailing, many had a clearly recognisable underlying character.</p> <p>Within the 1925 Daglish Land Release the street trees, verge treatments, building scale, building materials, setbacks and the Inter-War era architectural styles, provide an overall sense of consistency, while the individual designs and detailing of the houses add a richness and complexity to the urban environment. While none of the component streetscapes can be described as fully intact, the original character of the suburban development is still clearly recognisable.</p>
<i>Condition</i>	Based on a streetscape survey, the buildings in this area appear to be generally well maintained and in good condition. Within the public realm, the roads, verges and street trees are also generally well maintained.
<i>Integrity</i>	High: The overall integrity of the 1925 Daglish Land Release as a collection of Inter-War and immediate post-WWII houses (dating from the period c.1927 to 1950) is high.
<i>Authenticity</i>	Medium to High: Most of the original houses within the study area have undergone some degree of adaptation and/or extension to meet modern living standards (which is to be expected for houses constructed 70-90 years ago). Typical changes include rear extensions, new fencing, modification of the front or side setbacks to accommodate cars and re-roofing. However, the original houses (as viewed from the street) have, overall, retained a medium to high level of authenticity.
<i>Statement of Significance</i>	<p>The 1925 Daglish Land Release, is of cultural heritage significance within the City of Subiaco for the following reasons:</p> <ul style="list-style-type: none"> • The residential subdivision of the former railway reserve along the north-western side of the railway line provided an important opportunity for the reinvigoration of the district at a time when the older parts of Subiaco were reaching capacity (historic values). • The subdivision pattern, and its current form and urban character, illustrate aspects of the distinctive town planning style known as the Garden Suburb Movement (historic and aesthetic values). • The development of more than 80% of the lots within a relatively short period (1927 to 1939) created a distinctive local character and "sense of place" (social and aesthetic values). • The original houses are a good representative collection of modest Inter-War suburban houses, set within cohesive streetscapes (aesthetic values).

	<ul style="list-style-type: none"> • While the scale, form and massing of these places is generally consistent, the individual house designs and variations in the application of wall materials and finishes, verandah and porch detailing, and gable detailing provide a sense of diversity and interest (aesthetic values). • About one third of the houses within the 1925 Daglish Land Release were constructed under the Workers' Homes Board or War Service Homes schemes. The area therefore helps to illustrate the integration of public and private housing, which was one of the ways in which the Workers' Homes Board achieved its aim of providing housing (and an opportunity for home ownership) for unable to afford it on their own (historic values). • The houses built within the 1925 Daglish Land Release represent a realization of the aspirations of white collar workers, retail employees, skilled tradesmen to own their own home in an affordable, modern suburb, served by good public transport and established retail and community centres (historic values). • The success of the 1925 Daglish Land Release as a cohesive domestic neighbourhood is illustrated by the relative stability of the population through the mid-twentieth century – with approximately 60% of the families who settled here prior to WWII remaining in their original houses for more than 20 years (historic values).
<i>Level of Significance/Contribution</i>	Under the City of Subiaco LPP <i>Assessment of Cultural Heritage Significance</i> , a level of significance is not assigned to a heritage area.
<i>Heritage Listings</i>	<p>Local Heritage Survey – adopted on 4 February 2003 as part of the Daglish Conservation Area.</p> <p>Local Heritage Survey – adopted on 27 June 2017 as Daglish First Land Release Area.</p> <p>Classified by the National Trust – 11 April 2019</p>
<i>Main Sources / References</i>	<ul style="list-style-type: none"> • <i>Heritage Assessment of the 1925 Daglish Land Release</i> (prepared by Greenward Consulting for the City of Subiaco, 2016)

1935 Workers' Homes Board Subdivision

LOCATION INFORMATION			
Name	Part of the 1935 Workers' Homes Board Subdivision, Daglish		
Place No.	-		
Address	Area bounded by Robinson Terrace, Stubbs Terrace and Olga Place, Daglish		
Other names	Daglish Garden Suburb		
Place type	Precinct or Streetscape		
Heritage Area	-		
ASSESSMENT OF SIGNIFICANCE			
Location Plan			
Construction Date	N/A	Architectural Style	N/A
Construction Materials	Walls	Roof	Other
	-	-	-
Use	Current	Original	Other
	Residential: Other	Residential: Other	-
Historic Theme(s)	Demographic Settlement & Mobility: Land allocation & subdivision, Government policy.		
Historical Notes	<p>The area now known as Daglish remained as an undeveloped railway reserve until the mid-1920s. The first part of the suburb was surveyed in 1925 (in the area to the south of what is now Olga Place) and the first land release was developed with houses from 1927.</p> <p>In the early to mid 1930s, when additional funds were made available for the expansion and development of houses associated with the Workers' Homes Board (WHB) dedicated areas were allocated at the</p>		

	<p>north-eastern and south-western ends of Daglish (including the area identified here).</p> <p>During this period the WHB drawing office was working towards achieving cost effective, efficient, and modern designs for modest houses, suitable for the budgets of the working classes. The change in the design of the WHB houses after the Depression years is clearly illustrated in Daglish and represents a mid-late inter-war era transition towards more functional and restrained suburban housing. While the houses erected by the WHB during the 1930s were well-built and varied widely in their fine scale detailing, most had a clearly recognisable underlying architectural character which, at close inspection, distinguishes them from the contemporary privately built houses in the surrounding neighbourhood.</p> <p>All of the original 25 building blocks within the area bounded by Robinson Terrace, Stubbs Terrace and Olga Place were developed by the Workers’ Homes Board in the period c.1935-1938. Over time a strong sense of stability appears to have developed within this local community, as research has indicated that, of the original families who settled here, 19 (76%) remained for more than 20 years.</p> <p>The Daglish Workers’ Homes Board Subdivision forms part of the Daglish Precinct Conservation Area which was included in the Local Heritage Survey in 2003.</p> <p>In June 2017 the City of Subiaco Council considered a proposal to designate the Daglish Workers’ Homes Board Subdivision as a heritage area under the Local Planning Scheme. However, in response to community feedback Council formed the opinion that special planning control was not needed to conserve and enhance the cultural heritage significance and character of the area. Instead, Council resolved to include the Daglish Workers’ Homes Board Subdivision on the Local Heritage Survey noting that inclusion has no statutory effect.</p>
<i>Physical Description</i>	<p>This area includes good representative examples of Inter-War Workers’ Homes Board houses, built within a clearly defined area and within a relatively short timeframe (1935 to 1938).</p> <p>In keeping with the underlying garden suburb theme of the Daglish subdivisions, the road reserves were wide (25m along the main traffic route of Stubbs Terrace and 20m to Robinson Terrace).</p> <p>Stubbs Terrace has a sealed trafficable roadway of approximately 6m, lined by defined car parking lanes. The 5m wide verges along the north-western side of the street are predominantly grassed and lined by brush box trees (<i>Lophostemon confertus</i>), with a concrete footpath adjacent to the property boundaries. However, at the south-western end of the study area (near the intersection with Olga Place) a wider grassed area has been landscaped with bottlebrush (<i>Callistemon</i>).</p> <p>Along the south-eastern side of Stubbs Terrace the verge and part of the railway reserve have been more heavily landscaped with mixed plantings of trees and shrubs, separating the road and street parking from a shared bicycle-pedestrian pathway.</p> <p>Robinson Terrace has a sealed roadway of approximately 7m. The wide verges along either side are predominantly grassed and lined by</p>

	<p>peppermint trees (<i>Agonis flexuosa</i>) (with some secondary mixed planting). A concrete footpath runs adjacent to the front boundaries along the full length of the south-western side of the street.</p> <p>The majority of the houses do not illustrate any of the Architectural styles set out in <i>A Pictorial Guide to Identifying Australian Architecture</i>. Rather they represent a mid-late inter-war era transition towards a more functional and restrained design of suburban housing, which possibly reflected a response to the Great Depression, as much as the underlying aims of the WHB and changing architectural trends. Except for one house (11 Robinson Avenue), the main facades used simplified forms, detailing and finishes when compared to the widely popular California Bungalow style, which had previously dominated suburban development in Subiaco during the Inter-War era.</p> <p>These modest houses typically featured distinctive entrance porches (often with subtle detailing inspired by Functionalist, Mediterranean, Free Classical or Spanish Mission styles), bold and simplified face-brick or rendered finishes and detailing, simplified roof forms (hipped or gabled) and hipped or flat window awnings. Where gables were used as a feature these were typically presented as a direct extension of the main facade (smooth rendered or face-brick) with fine scale detailing to gable vents and an absence of the previously ubiquitous timber battens.</p> <p>The street trees, verge treatments, building scale, massing, materials, setbacks and the Inter-War era architectural styles, provide an overall sense of consistency, while the individual designs and detailing of the houses add a richness and complexity to the urban environment.</p> <p>While neither of the two primary streetscapes can be described as fully intact, the original character of the suburban development is still clearly recognisable.</p>
<i>Condition</i>	Based on the streetscape survey, the buildings in the study area appear to be generally well maintained and in good condition. Within the public realm, the roads, verges and street trees are also generally well maintained.
<i>Integrity</i>	High : the overall integrity of this area as a collection of Inter-War houses (dating from the period c.1935 to 1938) is high.
<i>Authenticity</i>	High: most of the original houses within this area have undergone some degree of adaptation and/or extension to meet modern living standards (which is to be expected for houses constructed around 80 years ago). Typical changes include rear or side extensions, new fencing, and modification of the front or side setbacks to accommodate cars. However, the original houses (as viewed from the street) have, overall, retained a medium to high level of authenticity.
<i>Statement of Significance</i>	<p>The part of the 1935 Workers' Homes Board Subdivision bound by Robinson Terrace, Stubbs Terrace & Olga Place, is of cultural heritage significance within the City of Subiaco for the following reasons:</p> <ul style="list-style-type: none"> The early stages of the subdivision and development of Daglish (including the original 1925 subdivision and the subsequent mid 1930s extension to the north-east), and the current form and

	<p>character of this area, illustrate aspects of the distinctive town planning style known as the Garden Suburb Movement (historic and aesthetic values).</p> <ul style="list-style-type: none"> • All of the original houses were constructed in the period 1935 to 1938 and were all built under the Workers' Homes Board scheme. They form a good representative collection of modest mid 1930s suburban houses, set along two cohesive streetscapes (aesthetic values). • The area helps to illustrate the major role taken by the Workers' Homes Board in providing good quality, cost effective housing for workers unable to afford it on their own. While this area represents only a small fraction of the houses built by the Workers' Homes Board in the period 1912-1938 (which totalled more than 4,500 houses), the suburb of Daglish provided a clearly recognisable and reported focus for their work during the mid-1930s (historic values). • The area helps to illustrate the application of the Workers' Homes Board leasehold system (as distinct from its alternative freehold system) (historic values). • The houses within this area help to illustrate the 'modern' approach adopted by the architects in the Workers' Homes Board drafting office for residential design during the 1930s. This created distinctive streetscapes when compared to the more conventional development within much of the adjacent 1925 Daglish subdivision and displays characteristics that can be clearly recognised as a forerunner to the more austere styles that became popular for suburban housing in the late 1940s and 1950s (historic and aesthetic values). • The 1935 north-eastern extension of Daglish has a distinctive "sense of place" arising from the design palette developed and used by the Workers' Homes Board for its houses in the 1930s (social values). • The success of the 1935 Workers' Homes Board Subdivision along Robinson & Stubbs Terraces, Daglish, in providing a cohesive domestic neighbourhood which could successfully progress from the basis of leasehold to private ownership is illustrated by the relative stability of the population through the mid-twentieth century (historic values).
<i>Level of Significance/ Contribution</i>	Under the City of Subiaco LPP <i>Assessment of Cultural Heritage Significance</i> , a level of significance is not assigned to a heritage area.
<i>Heritage Listings</i>	<p>Local Heritage Survey –adopted on 4 February 2003 as part of the Daglish Conservation Area.</p> <p>Local Heritage Survey – adopted on 27 June 2017 as Daglish Workers' Homes Board Subdivision Area.</p> <p>Classified by the National Trust – 11 April 2019.</p>
<i>Main Sources / References</i>	<ul style="list-style-type: none"> • <i>Heritage Assessment of the 1935 Workers' Homes Board Subdivision along Robinson & Stubbs Terrace</i> (prepared by Greenward Consulting for the City of Subiaco, 2016)



PO Box 270 SUBIACO WA 6904

Phone: 08 9237 9222 Fax: 08 9237 9200

Email: city@subiaco.wa.gov.au Website: www.subiaco.wa.gov.au

**This plan is available in alternative
formats on request.**

**Please contact the City's Customer
Service team on (08) 9237 9222.**