



# LOCAL HERITAGE SURVEY

## West Subiaco Precinct

*January 2022*



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## 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 long 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 (LHS) provide a cultural and historical record of local areas and tell the story of the development of the district. They are not an instrument for development control and have no statutory power to protect heritage places and areas. However, they are an important resource that identifies local heritage places and areas in a systematic fashion and help to inform local heritage planning. *The Heritage Act 2018* requires local authorities to prepare and maintain an LHS.

The Department of Planning Lands and Heritage provides the overall framework of the LHS method in accordance with the Heritage Act 2018. The Act identifies that the purposes of the LHS include:

- 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 its district; and
- d) providing an accessible public record of places of cultural heritage significance to its district; and
- e) assisting the local government in preparing a heritage list or list of heritage areas under a local planning scheme.<sup>1</sup>

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<sup>1</sup> Heritage Act 2018, Western Australian Legislation, Government of Western Australia, Department of Justice, Parliamentary Counsel's Office  
[https://www.legislation.wa.gov.au/legislation/prod/filestore.nsf/FileURL/mrdoc\\_41326.pdf/\\$FILE/Heritage%20Act%202018%20-%20%5B00-a0-00%5D.pdf?OpenElement](https://www.legislation.wa.gov.au/legislation/prod/filestore.nsf/FileURL/mrdoc_41326.pdf/$FILE/Heritage%20Act%202018%20-%20%5B00-a0-00%5D.pdf?OpenElement)



As the Department of Planning, Lands and Heritage describe:

*“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 or 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 of decision making for development or subdivision proposals. This function is served by a heritage list or heritage area.”*

As is common across all areas of responsibility within the City of Subiaco, the LHS was undertaken with complete transparency, and for this project, with the participation of a community-based Heritage Reference Group.

The City 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 nine heritage areas on the LHS.

In 2020, the City of Subiaco commenced a precinct-by-precinct review and update process for the City’s Local Heritage Survey. This document is a review of the West Subiaco Precinct, which is bounded by Nicholson Road to the south, the railway reserve to the west, Bagot Road to the north and follows the rear boundaries of properties on the western side of Rokeby Road.

Prior to the LHS review, the West Subiaco Precinct included:

- 52 individual places (12 on the Heritage List)
- Four Heritage Areas

The LHS review assessed 62 places:

- 52 existing places
- 10 new nominations (1 nomination contained 5 separate places and 1 nomination contained 3 separate places – Total of 16 individual places were assessed)
- Four Heritage Areas

At the completion of the LHS review the following recommendations are made:

- 51 individual places to be retained on the LHS
- 1 place to be removed from LHS
- 11 new places to be included on the LHS
- Four Heritage Areas to be retained on the LHS





## TERMS AND ABBREVIATIONS

The following terms are commonly referred to in this Local Heritage Survey and defined below:

### ***Place***

According to 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

### ***MHI***

Municipal Heritage Inventory (the previous title for Local Heritage Survey)

### ***HRG***

Heritage Reference Group

### ***SCA***

Stephen Carrick Architects

### ***The City***

The City of Subiaco

### ***DPLH***

Department of Planning, Lands and Heritage



## 2.0 LOCAL HERITAGE SURVEY REVIEW CONSULTANT TEAM

In July 2021, the City of Subiaco appointed Stephen Carrick Architects to complete a review of the City's Local Heritage Survey (LHS) for the West Subiaco Precinct.

Stephen Carrick Architects focus on all aspects of heritage and design, with specific expertise in heritage assessment, conservation planning, conservation works, heritage impact statements, adaptive reuse of buildings and infill in heritage streetscapes.

As Director of the practice, Stephen Carrick is a registered architect with over 30 years experience working in architecture; conservation; adaptation and development within heritage precincts. Stephen's experience and expertise has been developed from extensive work on large and small heritage projects in both metropolitan and regional Western Australia.

The project Historian, Clare Menck, has 18 years experience working within the heritage industry in Western Australia. Clare has an excellent understanding of heritage legislation as a result of her work at the Heritage Council and has wide experience in research projects, especially heritage assessments.

The following people from Stephen Carrick Architects were part of the LHS review study team:

Stephen Carrick (Lead Consultant & Registered Architect)

Nicola Marchesi (SCA Architect)

Hannah Tan (SCA Architectural Graduate)

Eoin McAuliffe (SCA Architectural Graduate)

Clare Menck (Sub-Consultant, Historian)



### 3.0 STUDY AREA

The City of Subiaco has a precinct-by-precinct review and update process for the City's Local Heritage Survey. This document is a review of the West Subiaco Precinct, which is bounded by Nicholson Road to the south, the railway reserve to the west, Bagot Road to the north and follows the rear boundaries of properties on the western side of Rokeby Road

The study area is shown in Figure 1 below and includes places currently on the LHS, heritage areas and places on the Heritage List.



Figure 1. – West Subiaco Study Area



## 4.0 HISTORICAL OVERVIEW

Subiaco is built on the traditional lands of the Whadjuk Noongar people. At the time of colonisation, the Subiaco district was recorded as part of Mooro territory, occupied by Yellagonga's group. Colonisation severely impacted the Noongar life. Many traditional occupants died due to introduced European diseases or were forced from their land. By 1832, Yellagonga's people had only 28 remaining members. Noongar camps developed on the fringes of European colonial settlement, often near lakes or swamps. Many Noongar people worked as servants or manual labourers for local Europeans. During the 1930s Depression, the population of suburban fringe camps increased, as Aboriginal people gravitated to Perth seeking work. In 1937, the Department of Native Affairs inspected a fringe camp at West Subiaco and ordered that it be completely disbanded. Former occupants who were not able to relocate to country areas were forcibly removed to Moore River.<sup>2</sup> The West Subiaco camp was near Jualbup Lake, then known by colonists as Dyson Swamp (now in Shenton Park, just outside the West Subiaco Precinct).<sup>3</sup>

The Catholic Church acquired land on the south side of Herdsman Lake (Ngoorngboro) in 1846-1847. Benedictine missionaries soon established a farm, which they named Subiaco. There were few other Europeans in the district. James Dyson established a saw pit. Jualbup was renamed Dyson's Swamp for his nearby enterprise. It became a stopping place on the Fremantle-Perth track after this road was completed by convicts in the 1860s. Use of the road saw some land purchased by speculators in the hopes of residential subdivision, which accelerated after the Fremantle-Perth railway opened in 1881. George Shenton, resident at Crawley, purchased Dyson's land, much of which was later named Shenton Park in his honour. Most of the land south of the railway, including future West Subiaco, was subdivided into four or five acre lots in 1883. Investors purchased most of the lots within two years, but it was not until the gold discoveries in regional Western Australia, from the mid-1880s and particularly through the 1890s, that residential subdivisions took place.<sup>4</sup>

The gold boom of the 1890s rapidly swelled the population. Suburbs developed on the edges of Perth and Fremantle, particularly along the railways. Subiaco's population grew from 100 in 1895 to 1,300 a year later. Many lived in tents and shacks on their newly acquired properties until they could build residences, usually small timber cottages. Subiaco was officially recognised as a municipality in 1897.<sup>5</sup> At the 1901 census, the Subiaco municipality recorded 3,005 occupants and 720 dwellings. Women made up 49.6% of the local population, a much higher rate than their 38.7% across the whole State, suggesting much of the population was in family units. Twenty-three dwellings in the overall Subiaco district were recorded as 'calico, canvas or hessian' and another 11 were mid-construction, indicating the growth of new homes in the area at the time.<sup>6</sup> Newspaper reports, however, suggest Subiaco already had 720 residences and a population over 3,400 by 1897. The

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<sup>2</sup> Bizzaca, Kris, *City of Subiaco Thematic History and Framework*, prepared for the City of Subiaco, February 2014, pp.4-7

<sup>3</sup> *Daily News*, 5 April 1927, p.2, <https://trove.nla.gov.au/newspaper/article/83050691>

<sup>4</sup> Bizzaca, *Subiaco Thematic History*, 2014, pp.9-16

<sup>5</sup> Bizzaca, *Subiaco Thematic History*, 2014, pp.16-18

<sup>6</sup> Burrows, Toby, 'Western Australian colonial census data 1848-1901 raw data', *University of Western Australia Research Repository* (website), [http://research-repository.uwa.edu.au/en/datasets/western-australian-colonial-census-18481901-raw-data\(e379472d-ae0c-4b0c-96b6-4d9df51af23a\).html](http://research-repository.uwa.edu.au/en/datasets/western-australian-colonial-census-18481901-raw-data(e379472d-ae0c-4b0c-96b6-4d9df51af23a).html) downloaded 27 April 2017





population declined in 1898 and it is possible some of the 1897 dwellings were temporary structures, such as hessian shacks, which were removed, but newspapers from January 1905 put the population at 3,542 in 770 dwellings.<sup>7</sup>

Within West Subiaco Precinct, lots between Hamersley, Hensman, Heytesbury and Derby Roads were subdivided in 1891 (former Perth Lots 257 to 260).<sup>8</sup> In October 1892, this subdivision went on sale along with the Federal, Bagot, Hensman and Hamersley block (former Perth Lots 232a, 233 & 234), marketed by the Intercolonial Investment Land and Building Company Ltd of Sydney. However, by 1895 there were still no residents recorded within West Subiaco Precinct.<sup>9</sup>

Land nearest the railway was offered for sale in the mid-1890s. The triangle of land bounded by Nicholson, Herbert and Railway Roads was subdivided for sale around 1896 as Redfern Estate. Soon after, the area bounded by Hamersley, Derby, Heytesbury and Railway Roads was marketed as Redfern Estate No.2. Both subdivisions were marketed by the Intercolonial Investment Company Ltd. The former contained 42 lots, of which all but six (mostly along Nicholson Road) were marked as sold in c.1896. The latter comprised 93 lots, of which about one third remained unsold, particularly along Nicholson Road and in the triangle formed by Bronte and Redfern Streets and the laneway.<sup>10</sup> Bronte Street was later renamed Sadlier Street to acknowledge Clifford William King Sadlier of Subiaco, who was awarded the Victoria Cross in 1918.<sup>11</sup>

A subdivision map of the area from around this time (Figure 2) shows the majority of the land in the future West Subiaco Precinct already subdivided. Large undivided lots remain only in the triangle between Railway and Hamersley Roads and Federal Street (at the time labelled Railway Ave), the large block bounded by Derby, Heytesbury, Hensman and Nicholson Roads, along with the east side of Hensman Road, and land to the east of residential lots facing Union and Coolgardie Streets. View Street did not extend south of Heytesbury Road. The future Gloster Street was shown only west of Derby Road, although a pencilled addition suggested it was forecast to run through to Hensman Road. It was labelled Murchison Street, except for the western end, appropriately named Bent Street. Between Federal Street and Hensman Road, the future Redfern Street was labelled Claremont Street, with a cul-de-sac portion east of Hensman Road labelled Beryl Street (not connecting through to Union Street) and no Rawson Street. Between Heytesbury and Hamersley Roads, future Union Street was named Queens Street.<sup>12</sup>

Post office directories for 1897 suggest a handful of people had taken up residence in West Subiaco by this time, but as most are listed on streets that extend beyond the precinct boundaries, this

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<sup>7</sup> Green, Annette, 'A Brief Chronological Outline of the Development of Subiaco', unpublished paper, July 2020, pp.19, 24, 28

<sup>8</sup> Chinnery, Robin, Documentary Evidence for P09173 *Kensington Private Maternity Hospital (fmr)*, HCWA Register documentation, June 2011, p.5

<sup>9</sup> Green, 'Brief Chronological Outline', 2020, pp.7-8

<sup>10</sup> Intercolonial Investment, Land and building Co, 'Redfern Estate', real estate flyer, c.1896, <https://catalogue.slwa.wa.gov.au/record=b4690516~S2> and 'Redfern Estate No.2', real estate flyer, c.1896, <https://catalogue.slwa.wa.gov.au/record=b4660192~S2>

<sup>11</sup> Green, 'Brief Chronological Outline', 2020, p.60

<sup>12</sup> G.W. Harris, 'Plan of Subiaco: shewing all subdivisions & deposited plan no's, Perth WA, c.1895, <https://catalogue.slwa.wa.gov.au/record=b5135227~S2>, also at AU WA S235- cons3868 354 <https://archive.sro.wa.gov.au/index.php/perth-18-52-suburb-of-subiaco-plan-of-subiaco-showing-all-subdivisions-dp-nos-scale-6-chains-to-an-inch-tally-no-001855-354>

cannot be confirmed. By 1898, the first confirmed residents of the district are listed: 10 houses in Lawler Street and 2 in Coolgardie Street. There may also have been a few in Bagot, Hensman and Nicholson Roads.<sup>13</sup>



Figure 2: G.W. Harris, 'Plan of Subiaco: Shewing All Subdivisions & Deposited Plan No's, Perth WA, c.1895

Lots along Union Street between Heytesbury and Nicholson Roads, including the adjacent lots facing those streets, were auctioned c.1900.<sup>14</sup> The 1901 Post Office Directory lists at least 55 residences within West Subiaco Precinct, along with 12 on Nicholson Road which may have been on either side of that street. The main focus of settlement was around Lawler Street in the northwest of the precinct, with 21 houses listed in Lawler Street itself, 8 on the south side of Bagot Road, 5 on Hamersley Road west of Hensman Road and 7 on Hensman Road between Bagot and Heytesbury Roads. Another pocket of settlement was around Coolgardie Street, which had seven residences listed along with 7 nearby on Nicholson Road and 3 on Union Street. Heytesbury Road had only one resident listed: Austin Bastow, Mayor of Subiaco, whose residence was between Union and View Streets.<sup>15</sup>

<sup>13</sup> Wises Post Office Directories, 1897 & 1898

<sup>14</sup> B.C. Wood & Co, 'Subiaco', real estate flyer, c.1900, <https://catalogue.slwa.wa.gov.au/record=b5143616~S2>

<sup>15</sup> Wises Post Office Directories, 1901

George Shenton continued ownership of Jualbup/ Dyson's Swamp, which by this time was in use as a popular recreation ground. The new Council offered Shenton a land swap in order to bring this land into Council ownership, offering in return the undivided area between Derby, Heytesbury, Hensman and Nicholson Roads. Shenton accepted the bargain (undivided Lots 270 to 273).<sup>16</sup> The land he acquired, north of Nicholson Road, was advertised for auction as a new subdivision on 8 August 1903.<sup>17</sup>

Rokeby Road was confirmed as the district's main street after the railway station moved to its northern end in 1897. A plan of the district from c.1903 (Figure 3) shows very few buildings within West Subiaco Precinct. There were at least 25 residential properties north of Hamersley Road with structures erected, potentially more than the entire rest of the precinct at the time. South of Hamersley Road, many structures were very small, suggesting they may have been shacks that preceded construction of a permanent residence.<sup>18</sup>



Figure 3: Extract from PWD, 'Perth Sewage Plans', 1897 plan with additions to c.1903, AU WA S399-cons1647 05647

Water mains were extended along the main streets of West Subiaco in 1906. Shenton Park Hotel opened on the south side of Nicholson Road in 1907, at which time the thoroughfare was described as the 'new main road to Fremantle'. A 'lying in' home (maternity hospital) opened in Coolgardie Street in 1909, soon expanding and operating until c.1937.<sup>19</sup>

<sup>16</sup> Bizzaca, *Subiaco Thematic History*, 2014, p.25

<sup>17</sup> B.C. Wood & Co, 'Subiaco Town Property', real estate flyer, 1903, <https://catalogue.slwa.wa.gov.au/record=b5143662~S2>

<sup>18</sup> PWD, 'Perth Sewage Plans', 1897 plan with additions to c.1903, AU WA S399- cons1647 05647

<sup>19</sup> Green, 'Brief Chronological Outline', 2020, pp.41, 43, 46-48



By 1911, Subiaco recorded 8,926 residents in 2,055 houses.<sup>20</sup> A 1912 map shows Rawson and Duke Streets added by this time, the east end of Gloster St named as such from the railway to Hensman Road (the next block east being named Cecelia Street). Both Redfern and Union Streets were by this time called this for their full length. Although Duke, Rawson and the east end of Redfern and Gloster Streets remained marked on maps into the 1960s as cul-de-sacs, aerial photographs show they were through-roads from at least 1948 and probably earlier.<sup>21</sup>

Subiaco developed as a working class suburb, featuring simple timber cottages, often built by their owners in stages. This was particularly true on lower land and side streets nearer the railway, while major roads and higher land towards Kings Park were more likely to attract more affluent residents.<sup>22</sup> After the Workers' Homes Board was founded in 1912, Subiaco was one of the early locations that the government erected low-cost housing for working families, including within West Subiaco and the area immediately south of Nicholson Road (now Shenton Park). Municipal facilities were developed immediately outside the precinct, at Rankin Gardens. Kind Edward Memorial Hospital opened in 1916 directly opposite the precinct in Bagot Road. From the early 1900s, the area north of the railway was developed as one of the Metropolitan Region's major industrial areas, employing many local Subiaco residents.<sup>23</sup>

Subiaco's growth slowed considerably during the interwar period, largely because most of the residential land had already been developed. Early timber homes were often replaced with brick, so that by 1921, 60% of Subiaco's residences were brick houses.<sup>24</sup>

Numerous residences were built in West Subiaco after World War One under the Commonwealth War Service Homes Scheme, although it is likely many were south of Nicholson Road in the area now known as Shenton Park. Most were brick construction. West Subiaco in 1920 was described as a 'working-man's suburb, with modest but solid 4 or 5-roomed dwellings'.<sup>25</sup>

A station for West Subiaco opened in 1924-1925.<sup>26</sup> It was named Daglish to recognise former local resident Henry Daglish, premier of Western Australia 1904-1905, State member for Subiaco 1901-1911, also a Subiaco municipal councillor and mayor 1903-1904 and 1906-1907.<sup>27</sup> By 1933, the Subiaco population was 16,809, of whom 36% were under 21 years of age and 54% were women.<sup>28</sup>

Subiaco residents were hard-hit by the Depression, as so many held mortgages that tied them to the district and were employed in industries that dismissed workers. The Council assisted by reducing

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<sup>20</sup> Chinnery, Robin, Documentary Evidence for P09173 *Kensington Private Maternity Hospital (fmr)*, HCWA Register documentation, June 2011, p.6

<sup>21</sup> Department of Lands & Surveys, 'Item 1539 – Subiaco Sheet 3', cancelled 1912, AU WA S2168- cons5698 1539, <https://archive.sro.wa.gov.au/index.php/subiaco-sheet-3-tally-no-600114-1539>; Department of Lands & Surveys, 'Item 114/1 – Subiaco [Tally No. 502658]', cancelled 1970, AU WA S4269- cons5697 114/1, <https://archive.sro.wa.gov.au/index.php/subiaco-tally-no-502658-114-1>; Aerial photograph, 1948, Landgate Mapviewer, <https://map-viewer-plus.app.landgate.wa.gov.au/index.html>

<sup>22</sup> Green, 'Brief Chronological Outline', 2020, p.1

<sup>23</sup> Bizzaca, *Subiaco Thematic History*, 2014, pp.21-22, 24-25, 28

<sup>24</sup> Bizzaca, *Subiaco Thematic History*, 2014, p.30

<sup>25</sup> Green, 'Brief Chronological Outline', 2020, p.61, quoting *West Australian*, 1 January 1920, p.6

<sup>26</sup> Bizzaca, *Subiaco Thematic History*, 2014, p.32

<sup>27</sup> Gibbney, H.J., 'Daglish, Henry (1866-1920)', *Australian Dictionary of Biography*, ANU, vol.8, 1981, online at <https://adb.anu.edu.au/biography/daglish-henry-5862>

<sup>28</sup> Australian Bureau of Statistics, census data 1911-2016, <https://www.abs.gov.au/census/find-census-data/historical>





rates and taking on unemployed men as labourers for council works projects.<sup>29</sup> By the late 1930s, Subiaco's population was around 18,000, with much of the district's expansion through the 1930s in Daglish and Shenton Park. Kensington Maternity Home was built at the corner of Hensman and Heytesbury Roads in 1937.<sup>30</sup>

The district had only barely begun to recover when World War Two ushered in years of shortages and rationing, along with substantial endeavours to support the war effort, not least being the many locals who volunteered for active service.<sup>31</sup>

After World War Two, there were severe housing shortages across Western Australia, as the population had continued to increase but construction had been slow since the early 1930s. Post-war migration, especially from Europe, further pressured the existing housing stock. Many residences housed far more occupants than they had been built for. Remaining older timber homes in Subiaco, many of which had become run-down through lack of maintenance, were largely rental properties by this time, while newer brick homes were more likely owner-occupied. Despite tight government control of building materials and permits, many new houses were erected in the 1940s and 1950s. Existing homes also had many additions and extensions made to accommodate additional residents, particularly verandah enclosures ('sleep-outs'). The 1950s were a boom time for industry, creating many jobs in local factories. However, as domestic car use became the norm through this period, increasingly Subiaco residents were not employed within the suburb.<sup>32</sup>

As the older housing stock became increasingly shabby, more and more early residences were demolished and replaced with 1950s or 1960s original homes, often of considerably different scale and character to earlier streetscapes. Many apartment blocks were approved within Subiaco in the 1960s, although there do not appear to have been many within West Subiaco Precinct.<sup>33</sup>

Local interest in Subiaco's heritage values and character emerged in the 1970s. A new Town Planning Scheme implemented in 1984 gave Council more authority to refuse permission for developments that it considered undermined the area's character. Subiaco's demographics changed away from working class residents towards professional families. Gentrification of the district followed. Substantial extensions were made to many residences. Backyard swimming pools and/or large buildings removed many mature trees from gardens, especially productive plantings such as lemon or mulberry trees. Higher fences to facilitate privacy and proliferation of carports and garages to accommodate the ubiquitous second family vehicle changed the nature of residential streetscapes.<sup>34</sup>

From the 1980s, Subiaco's industrial zone north of the railway gradually closed, with manufacturers relocating to industrial estates in the outer suburbs. This completed the transformation of Subiaco from a working class suburb to an inner city professional village. There were also many absentee owners investing in the area for its property values, with proximity to hospitals, University of Western Australia and public transport making it a very attractive area for rental tenants.<sup>35</sup>

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<sup>29</sup> Bizzaca, *Subiaco Thematic History*, 2014, pp.34-37

<sup>30</sup> Green, 'Brief Chronological Outline', 2020, pp.99-100

<sup>31</sup> Bizzaca, *Subiaco Thematic History*, 2014, pp.34-37

<sup>32</sup> Bizzaca, *Subiaco Thematic History*, 2014, pp.39-41, 47

<sup>33</sup> Bizzaca, *Subiaco Thematic History*, 2014, pp.44-45

<sup>34</sup> Bizzaca, *Subiaco Thematic History*, 2014, pp.51-52, 54-56

<sup>35</sup> Bizzaca, *Subiaco Thematic History*, 2014, pp.57-59, 63





In the latter part of the twentieth century, corner stores largely disappeared as one-stop supermarkets overtook local, family-run shops. Some of these were subsequently converted to residential use (often expanding an existing residence 'behind the shop' to incorporate the whole building). Nicholson Road, however, consolidated as a small shopping centre, especially around the intersection with Derby Road.<sup>36</sup> A roundabout was installed at the Derby – Nicholson Roads Intersection in 2006.<sup>37</sup>

West Subiaco Precinct was built as and largely remains an entirely residential area, with the exception of some corner delis, shops facing the railway near Daglish station and shops on Nicholson Road near the intersection with Derby Street. At least two maternity homes have operated from within the precinct, but it does not appear to have ever included churches, schools, hotels, entertainment venues, community facilities or municipal buildings, such services being available nearby but outside the precinct. Public transport routes also ran alongside the precinct, with the railway to the west and (until 1958) tram along Rokeby Road to the east.

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<sup>36</sup> Bizzaca, *Subiaco Thematic History*, 2014, p.58

<sup>37</sup> Aerial photographs, 2006, Landgate Mapviewer, <https://map-viewer-plus.app.landgate.wa.gov.au/index.html>



## 5.0 METHODOLOGY AND TERMINOLOGY

### PROCESS

The City of Subiaco approaches Local Heritage Survey (LHS) review and updates by following a precinct-by-precinct review. This West Subiaco Precinct LHS review and update is part of this overall process.

The review of the West Subiaco Precinct LHS has been undertaken in accordance with the Guidelines for Local Heritage Surveys prepared by the Department of Planning, Lands and Heritage. Key documents available on the Department of Planning, Lands and Heritage website include:

- Heritage Council, Guidelines for Local Heritage Surveys, July 2019.
- Department of Planning, Lands and Heritage, Criteria for the Assessment of Local Heritage Places and Areas, November 2019.
- Department of Planning, Lands and Heritage, Basic Principles for Local Government Inventories, March 2012.
- Department of Planning, Lands and Heritage, Local Planning Policies Practice Notes and Examples, March 2012.

### HERITAGE REFERENCE GROUP

As part of the review process the City established a Heritage Reference Group made up of 10 community members who live in or own property in West Subiaco Precinct to assist with the review.

### SITE VISITS

In accordance with the Guidelines for Local Heritage Surveys the assessment process consisted of a site visit which included assessing the condition of the places from the exterior only, photographing the places current state and identifying its significance within the streetscape and local environment.

### PHYSICAL DESCRIPTIONS

Physical descriptions of places are based on exterior qualities from the public domain. Places with existing physical descriptions were reviewed and updated where appropriate.

The architectural styles of places within the Local Heritage Survey are based on 'A Pictorial Guide to Identifying Australian Architecture: Styles and Terms from 1788 to the Present.'<sup>38</sup>

Buildings that were noted typical of a specific style were noted solely on the architectural period. Where buildings are not a typical representation of an architectural style however exhibit strong characteristics of that style the following statement is utilised:

*Example "11 Campbell Street is a single storey timber weatherboard cottage with a corrugated steel hip roof **displaying characteristics of the Federation Bungalow style of architecture.**"*

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<sup>38</sup> Apperly, Richard, Irving, Robert, Reynolds, Peter. 1989. A Pictorial Guide to Identifying Australian Architecture: Styles and Terms from 1788 to the Present. Angus & Robertson.



## HISTORICAL INFORMATION

A comprehensive history has been provided for all places based on the available information. For places that have existing historical information, this information has been reviewed and updated where necessary. The existing information has been referenced to the original source.

## CULTURAL HERITAGE VALUES

The cultural heritage values of a place help to determine the level of significance of a place within a local government area. The following terms are defined as per the Department of Planning, Lands and Heritage 'Criteria for the Assessment of Local Heritage Places and Areas'.

### ***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 quality.
- A contribution to important vistas.

### ***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 the product or workplace of a person or group, or the site of a particular event connected with them).
- 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.
- 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 Areas***

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.

- Provide evidence of a defunct custom, way of life or process.
- Demonstrate a custom, way of life or process that is in danger of being lost.
- Demonstrate 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.

- Provide a good example of its type.
- Be representative of a common building or construction type, a particular period or way of life, the work of a particular builder or architect, or an architectural style.
- Have 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 on 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.

## LEVELS OF SIGNIFICANCE

LEVEL	DESCRIPTION	DESIRED HERITAGE OUTCOME	FURTHER ACTION TO ACHIEVE DESIRED OUTCOMES
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.	<p>The place should be retained and conserved unless there is no feasible and prudent alternative.</p> <p>Any alterations, extensions or other changes to the place or its setting (including subdivision) should not detract from its significance and should be compatible with the siting, scale, style and form, materials and external finishes of the place.</p> <p>Works should be in accordance with a conservation plan, if one exists for the place.</p> <p>Records should be kept of any major changes over time.</p> <p>Adjacent development should not unduly detract from the significance or setting of the place.</p>	<p>The place will be nominated for entry on the State Register of Heritage Places if not already entered.</p> <p>The place will be entered on the Local Heritage Survey and the Heritage List.</p> <p>Proposals for demolition, alterations, additions and subdivision will be assessed in accordance with State Planning Policy 3.5 - Historic Heritage Conservation and Local Planning Policy - Development guidelines for places included on the Heritage List.</p> <p>Development approval is required for nearly all development affecting a place on the Heritage List. Minor works that are exempt from development approval are outlined in Local Planning Policy - Development Approval Exemptions.</p> <p>Priority will be given to places of exceptional significance when considering heritage incentives. This includes the waiving of planning fees in accordance with Local Planning Policy - Refunding and Waiving Planning Fees.</p> <p>Consideration will be given to heritage impacts when assessing any major developments. Where partial demolition or substantial alterations are approved an archival record will be required in accordance with Local Planning Policy - Development guidelines for places included on the Heritage List.</p> <p><i>*Note: Places that have been entered on the State Register of Heritage Places are protected under the <i>Heritage Act 2018</i>. For these places, proposed works and/or change of use will also need referral to the Heritage Council of Western Australia.</i></p>

LEVEL	DESCRIPTION	DESIRED HERITAGE OUTCOME	FURTHER ACTION TO ACHIEVE DESIRED OUTCOMES
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>	<p>Conservation of the place is highly desirable unless there is no feasible and prudent alternative.</p> <p>Any alterations, extensions or other changes to the place or its setting (including subdivision) should not detract from its significance and should be compatible with the siting, scale, style and form, materials and external finishes of the place.</p> <p>Records should be kept of any major changes over time.</p>	<p>The place will be entered on the Local Heritage Survey and the Heritage List.</p> <p>Proposals for demolition, alterations, additions and subdivision will be assessed in accordance with State Planning Policy 3.5 - Historic Heritage Conservation and Local Planning Policy - Development guidelines for places included on the Heritage List.</p> <p>Development approval is required for nearly all development affecting a place on the Heritage List. Minor works that are exempt from development approval are outlined in Local Planning Policy - Development Approval Exemptions.</p> <p>Priority will be given to places of considerable significance when considering heritage incentives. This includes the waiving of planning fees in accordance with Local Planning Policy - Refunding and Waiving Planning Fees.</p> <p>Consideration will be given to heritage impacts when assessing any major developments.</p> <p>Where partial demolition or substantial alterations are approved an archival record will be required in accordance with Local Planning Policy - Development guidelines for places included on the Heritage List.</p>



LEVEL	DESCRIPTION	DESIRED HERITAGE OUTCOME	FURTHER ACTION TO ACHIEVE DESIRED OUTCOMES
Some Significance (Level 3)	<p>Contributes to 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"> <li>• does not have important associations with prominent people, events and/or activities;</li> <li>• does not have landmark or other aesthetic values that make an important contribution to the districts sense of place; and</li> <li>• is not a key representative or rare example of its type.</li> </ul>	<p>Conservation of the place is desirable.</p> <p>Any alterations or extensions should be sympathetic to the significance of the place and retain significant fabric wherever feasible. Where demolition or substantial alterations are approved an archival record may be required.</p>	<p>The place will be entered on the Local Heritage Survey.</p> <p>The place will be considered for individual entry on the Heritage List only if requested by the owner. Where part of a group of heritage places, assess for inclusion in a Heritage Area and consider the designation of the Heritage Area. Prepare an Archival Record prior to major development or demolition. Recognise and interpret the site if appropriate.</p>
Little Significance (Level 4)	Has elements or values worth noting for community interest but otherwise makes no contribution.	Recognise and interpret the place if appropriate.	The place will be entered on the Local Heritage Survey. The place is not eligible for inclusion on the Heritage List.



### LEVELS OF SIGNIFICANCE (HERITAGE AREAS)

Levels of significance were not assigned to heritage areas however each place within the heritage area was graded according to the level of contribution it makes to the significance of the area as set out in the *Local Planning Policy 3.5 Assessment of cultural heritage significance* below:

LEVEL	DESCRIPTION	DESIRED OUTCOME
Considerable Contribution	Very important to the significance of the heritage area. Conservation of the place is highly desirable. These properties may also be considered for individual entry on the Heritage List.	Any external alterations or extensions should be designed and sited in a manner that respects and complements the significance of both the place and the area, in accordance with the development guidelines.
Some Contribution	Contributes to the significance of the heritage area. Conservation of the place is desirable.	Any external alterations or extensions should be designed and sited in a manner that respects and complements the significance of both the place and the area, in accordance with the development guidelines.
Little/No Contribution	Does not contribute to the significance of the heritage area. Existing fabric does not need to be retained.	Any new development on the site should be designed and sited to respect and complement the significance of the area, in accordance with the development guidelines.



## PLACE RECORDS

Place record forms have been prepared for places assessed within the LHS. Each place record form includes the following information:

LOCATIONAL INFORMATION	
Place Name	Place Name/Address
Place No.	'InHerit' Database Place Number
Address	Street Address
Other names	Previous place names
Place type	Individual/ Group, Residential, Commercial or Other
ASSESSMENT OF SIGNIFICANCE	
Photograph	Current photograph
Construction Date	Record of when building was built
Architectural Style	Observable style weighed against a place's construction date using 'A Pictorial Guide to Identifying Australian Architecture', 1989.
Construction Material	Predominant observable materials used for construction.
Use	Original and current use of a place. Other use if available.
Historic Theme(s)	The Heritage Council of Western Australia's 'Heritage Themes', 2012 have been used as a basis to develop the list of themes.
Historical Notes	Brief description on the history of the place including changes to the fabric if available.
Physical Description	Brief physical description based on observable evidence, often from the public domain.
Condition	The current state of the place in relation to the values for which that place has been assessed, and is graded on the scale of Good, Fair or Poor.
Integrity	The extent to which a building retains its original function, graded on a scale of High, Medium or Low.
Authenticity	The extent to which the fabric is in its original state, graded on a scale of High, Medium or Low.
Statement of Significance	A brief statement of the aesthetic, historic, research, and social value, rarity and representativeness of a place, where applicable.



Level of Significance	Graded on a scale of Exceptional, Considerable, Some, or Little significance.
Heritage Listing and Status	State Register of Heritage Places, Local Heritage List and/or other listings
Key references	All references for sourced information provided
Archival Plan	Historical plans courtesy of State Records Office of Western Australia
Additional Photographs	Current and historical photographs



## OUTCOMES

Prior to this latest LHS review, the West Subiaco Precinct included 52 individual places.

Of these 52 places:

- 2 places are listed on the State Register of Heritage Places
- 12 places are on the Local Heritage List
- 11 places are located within one of the 4 Heritage Areas

The City has previously undertaken comprehensive assessments of 31 places within the West Subiaco Precinct. Stephen Carrick Architects have provided minor updates to the place record forms for these 31 places and has undertaken complete assessments for the remaining 21 places located within the Precinct.

As part of this review and update process, the City advertised for nominations for new places for assessment. A total of 16 places were nominated:

- 8 individual places
- 2 groups (1 group containing 5 places and 1 group containing 3 places)

The following Heritage Areas were assessed by the Heritage Consultants:

- Duke Street
- Hamersley Road Group
- Sadlier & Redfern Street
- Union & Redfern Street

The LHS review assessed 62 places:

- 52 existing places
- 10 new nominations (1 nomination contained 5 separate places and 1 nomination contained 3 separate places – Total of 16 individual places were assessed)
- Four Heritage Areas

## RECOMMENDATIONS

At the completion of the LHS review the following recommendations are made:

- 51 individual places to be retained on the LHS
- 1 place to be removed from LHS (1A Herbert Road)
- 11 new places to be included on the LHS
- Four Heritage Areas to be retained on the LHS



## 6.0 PLACE INDEX

### PLACES LISTED BY STREET NAME

	NAME	HOUSE NO.	STREET NAME	MANAGEMENT CATEGORY
1	Pair of Attached Houses	6 & 7/431	Bagot Road	Level 3
2	Wangumma	3	Browne Street	Level 3
3	House, 16 Browne Street	16	Browne Street	Level 3
4	Argyll	11	Campbell Street	Level 3
5	House, 19 Coolgardie Street	19	Coolgardie Street	Level 2
6	Nurse Lloyd's Private Maternity Hospital (fmr)	23	Coolgardie Street	Level 2
7	House, 27 Coolgardie Street	27	Coolgardie Street	Level 3
8	House, 51 Coolgardie Street	51	Coolgardie Street	Level 3
9	House, 12 Gloster Street	12	Gloster Street	Level 3
10	House, 24 Gloster Street	24	Gloster Street	Level 3
11	House, 29 Gloster Street	29	Gloster Street	Level 3
12	House, 56 Gloster Street	56	Gloster Street	Level 3
13	House, 155 Gloster Street	155	Gloster Street	Level 3
14	House, 160 Gloster Street	160	Gloster Street	Level 3
15	Joseph Duffell House	135	Hamersley Road	Level 1
16	House, 191 Hamersley Road	191	Hamersley Road	Level 3
17	Jessamine Burlinson's Store (fmr)	230	Hamersley Road	Level 2
18	House, 265 Hamersley Road	265	Hamersley Road	Level 3
19	House, 294 Hamersley Road	294	Hamersley Road	Level 3
20	Kensington Hospital Staff Quarters (fmr)	89	Hensman Road	Level 1
21	Kensington Hospital (fmr)	91	Hensman Road	Level 1
22	House, 94 Hensman Road	94	Hensman Road	Level 3
23	House, 128 Hensman Road	128	Hensman Road	Level 3
24	House, 130 Hensman Road	130	Hensman Road	Level 3
25	House, 132 Hensman Road	132	Hensman Road	Level 3
26	House, 140 Hensman Road	140	Hensman Road	Level 3
27	Nissen & Sons, Butchers (fmr)	142	Hensman Road	Level 2
28	House, 1 Herbert Road	1	Herbert Road	Level 3
29	House, 70 Heytesbury Road	70	Heytesbury Road	Level 3
30	House, 72 Heytesbury Road	72	Heytesbury Road	Level 3
31	House, 74 Heytesbury Road	74	Heytesbury Road	Level 3
32	Group of Houses 77-85 Heytesbury Road	77-85	Heytesbury Road	Level 1
33	House, 80 Heytesbury Road	80	Heytesbury Road	Level 3
34	House, 82 Heytesbury Road	82	Heytesbury Road	Level 3
35	House, 84 Heytesbury Road	84	Heytesbury Road	Level 3
36	House, 92 Heytesbury Road	92	Heytesbury Road	Level 3
37	House, 94 Heytesbury Road	94	Heytesbury Road	Level 3
38	Wendoree	116	Heytesbury Road	Level 2
39	Jones Residence	117	Heytesbury Road	Level 2



	NAME	HOUSE NO.	STREET NAME	MANAGEMENT CATEGORY
40	House, 122 Heytesbury Road	122	Heytesbury Road	Level 1
41	Corner Store (fmr) with Attached Residence	135	Heytesbury Road	Level 3
42	House, 146 Heytesbury Road	146	Heytesbury Road	Level 3
43	Group of Houses 160-162 Heytesbury Road	160 & 162	Heytesbury Road	Level 3
44	House, 164 Heytesbury Road	164	Heytesbury Road	Level 3
45	Miles and Mansfield, Butchers (fmr)	219	Heytesbury Road	Level 2
46	House, 226 Heytesbury Road	226	Heytesbury Road	Level 3
47	Gertrude Liddicoat's Store (fmr)	240	Heytesbury Road	Level 2
48	House, 20 Lawler Street	20	Lawler Street	Level 3
49	House, 45 Lawler Street	45	Lawler Street	Level 3
50	House, 111 Lawler Street	111	Lawler Street	Level 3
51	House, 131 Lawler Street	131	Lawler Street	Level 3
52	House, 44 Nicholson Road	44	Nicholson Road	Level 2
53	Annabelle's Antiques	54	Nicholson Road	Level 2
54	Convent of Sisters of Mercy	134	Nicholson Road	Level 2
55	Shenton Picture Gardens (fmr)	212	Nicholson Road	Level 4
56	Commercial Building with Attached Residence	201	Railway Road	Level 2
57	House, 241 Railway Road	241	Railway Road	Level 3
58	Arthur Ligertwood's Store (fmr)	299	Railway Road	Level 3
59	House, 6 Rawson Road	6	Rawson Street	Level 3
60	Octavia	10	Rawson Street	Level 3
61	Mrs Smith's Store (fmr)	19	Redfern Street	Level 2
62	House, 39 Union Street	39	Union Street	Level 3

## PLACES LISTED BY MANAGEMENT CATEGORY

	NAME	HOUSE NO.	STREET NAME	MANAGEMENT CATEGORY
<b>Exceptional Significance (Level 1)</b>				
15	Joseph Duffell House	135	Hamersley Road	Level 1
20	Kensington Hospital Staff Quarters (fmr)	89	Hensman Road	Level 1
21	Kensington Hospital (fmr)	91	Hensman Road	Level 1
32	Group of Houses 77-85 Heytesbury Road	77-85	Heytesbury Road	Level 1
40	House, 122 Heytesbury Road	122	Heytesbury Road	Level 1
<b>Considerable Significance (Level 2)</b>				
5	House, 19 Coolgardie Street	19	Coolgardie Street	Level 2
6	Nurse Lloyd's Private Maternity Hospital (fmr)	23	Coolgardie Street	Level 2
17	Jessamine Burlinson's Store (fmr)	230	Hamersley Road	Level 2
27	Nissen & Sons, Butchers (fmr)	142	Hensman Road	Level 2
38	Wendoree	116	Heytesbury Road	Level 2
39	Jones Residence	117	Heytesbury Road	Level 2
45	Miles and Mansfield, Butchers (fmr)	219	Heytesbury Road	Level 2
47	Gertrude Liddicoat's Store (fmr)	240	Heytesbury Road	Level 2
52	House, 44 Nicholson Road	44	Nicholson Road	Level 2
53	Annabelle's Antiques	54	Nicholson Road	Level 2
54	Convent of Sisters of Mercy	134	Nicholson Road	Level 2
56	Commercial Building with Attached Residence	201	Railway Road	Level 2
61	Mrs Smith's Store (fmr)	19	Redfern Street	Level 2
<b>Some Significance (Level 3)</b>				
1	Pair of Attached Houses	6 & 7/431	Bagot Road	Level 3
2	Wangumma	3	Browne Street	Level 3
3	House, 16 Browne Street	16	Browne Street	Level 3
4	Argyll	11	Campbell Street	Level 3
7	House, 27 Coolgardie Street	27	Coolgardie Street	Level 3
8	House, 51 Coolgardie Street	51	Coolgardie Street	Level 3
9	House, 12 Gloster Street	12	Gloster Street	Level 3
10	House, 24 Gloster Street	24	Gloster Street	Level 3
11	House, 29 Gloster Street	29	Gloster Street	Level 3
12	House, 56 Gloster Street	56	Gloster Street	Level 3
13	House, 155 Gloster Street	155	Gloster Street	Level 3
14	House, 160 Gloster Street	160	Gloster Street	Level 3
16	House, 191 Hamersley Road	191	Hamersley Road	Level 3
18	House, 265 Hamersley Road	265	Hamersley Road	Level 3
19	House, 294 Hamersley Road	294	Hamersley Road	Level 3
22	House, 94 Hensman Road	94	Hensman Road	Level 3
23	House, 128 Hensman Road	128	Hensman Road	Level 3
24	House, 130 Hensman Road	130	Hensman Road	Level 3
25	House, 132 Hensman Road	132	Hensman Road	Level 3
26	House, 140 Hensman Road	140	Hensman Road	Level 3

	NAME	HOUSE NO.	STREET NAME	MANAGEMENT CATEGORY
28	House, 1 Herbert Road	1	Herbert Road	Level 3
29	House, 70 Heytesbury Road	70	Heytesbury Road	Level 3
30	House, 72 Heytesbury Road	72	Heytesbury Road	Level 3
31	House, 74 Heytesbury Road	74	Heytesbury Road	Level 3
33	House, 80 Heytesbury Road	80	Heytesbury Road	Level 3
34	House, 82 Heytesbury Road	82	Heytesbury Road	Level 3
35	House, 84 Heytesbury Road	84	Heytesbury Road	Level 3
36	House, 92 Heytesbury Road	92	Heytesbury Road	Level 3
37	House, 94 Heytesbury Road	94	Heytesbury Road	Level 3
41	Corner Store (fmr) with Attached Residence	135	Heytesbury Road	Level 3
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44	House, 164 Heytesbury Road	164	Heytesbury Road	Level 3
46	House, 226 Heytesbury Road	226	Heytesbury Road	Level 3
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50	House, 111 Lawler Street	111	Lawler Street	Level 3
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59	House, 6 Rawson Road	6	Rawson Street	Level 3
60	Octavia	10	Rawson Street	Level 3
62	House, 39 Union Street	39	Union Street	Level 3
<b>Little Significance (Level 4)</b>				
55	Shenton Picture Gardens (fmr)	212	Nicholson Road	Level 4


PLACES REMOVED FROM 2022 LOCAL HERITAGE SURVEY

NAME	HOUSE NO.	STREET NAME	REASON FOR REMOVAL
House, 1A Herbert Road	1A	Herbert Road	As this c.1960s house does not display any characteristics of an architectural style and shows no rarity within its architectural period it is recommended for removal.
Photo (December 2021)			



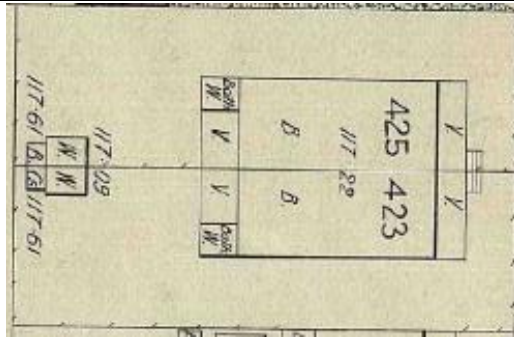

## 7.0 PLACE RECORD FORMS

### PLACES LISTED BY STREET AND HOUSE NUMBER

LOCATION INFORMATION			
Name	Pair of Attached Houses, 6 & 7/431 Bagot Road		
Place No.	24023		
Address	6 & 7/431 Bagot Road (S/L 6&7, S/P 9388) Subiaco		
Other names	Devon House (Previously 423 & 425 Bagot Road, Subiaco)		
Place Type	Individual Building		
Heritage Area	No		
ASSESSMENT OF SIGNIFICANCE			
Photo (November 2021)			
Construction Date	c.1901	Architectural Style	Federation Queen Anne
Construction Materials	Walls	Roof	Other
	Stone	Corrugated Steel	Brick
Use	Current	Original	Other
	Residential: Conjoined residence	Residential: Conjoined residence	
Historic Theme(s)	Demographic settlement and mobility: Settlements Occupations: Domestic activities		
Historical Notes	<p>The portion of Bagot Road (south side) between the railway and Hensman Road (former Perth Lots 232a, 233 &amp; 234), went on sale as subdivided residential lots in October 1892, marketed by the Intercolonial Investment Land and Building Company Ltd of Sydney. However, by 1895 there were still no residents recorded within West Subiaco Precinct.<sup>1</sup> By 1901, eight families were recorded living in this stretch of Bagot Road. Together with adjacent Lawler, Hensman and Hamersley Roads this was the earliest suburban development in West Subiaco.<sup>2</sup></p> <p>A c.1903 plan shows a duplex at 431 Bagot Road, which is likely to be the existing building.<sup>3</sup> As Post Office Directories indicate only one residence added to this portion of the street between 1901 and 1903 (hence not a duplex) it is likely the duplex is represented in the eight names listed in 1901.<sup>4</sup> An analysis of entries in the Post Office Directories in the mid-twentieth century against aerial photographs of the same general period indicates that the semi-detached houses in this location were previously known as numbers 423-425.<sup>5</sup></p>		




	<p>The occupants of these houses changed regularly throughout the first half of the 20<sup>th</sup> century, and included:</p> <p><u>423 Bagot Road (6/431 Bagot Road)</u></p> <ul style="list-style-type: none"> <li>• 1905: Frederick Grey (carpenter)</li> <li>• 1910: Henry Whitehand King (clerk)</li> <li>• 1920: John Woodyer Forsyth (clerk)</li> <li>• 1930: Justice A. Angwin</li> <li>• 1940: Mrs S. Thomson</li> <li>• 1949: Vacant</li> </ul> <p><u>425 Bagot Road (7/431 Bagot Road)</u></p> <ul style="list-style-type: none"> <li>• 1905-1906: Edward Alexander Thompson (traveller)</li> <li>• 1910: Henry Adolph Schneider (Headmaster, Jolimont State School)</li> <li>• 1920: Oscar Fieldus (school teacher)</li> <li>• 1930: Charles Albert Moore (labourer)</li> <li>• 1940: Mrs Florence Mary Bull</li> </ul> <p>Florence remained here until c.1950,<sup>6</sup> but was listed elsewhere in Subiaco by the 1954 Electoral Roll.<sup>7</sup> A 1955 sewerage plan shows 423-425 Bagot Road as a mirrored pair of brick duplexes, each with a full width front verandah accessed by shared central steps. This matches the extant buildings in 2021. To the rear, a verandah appears to have been enclosed with timber at each outer corner to form a bathroom.<sup>8</sup> Aerial photographs show all the adjacent buildings demolished and replaced with a complex of townhouses between 1979 and 1981. The remaining duplex was extended to the rear (south) at the same time, removing the former rear verandahs/ enclosed bathrooms.<sup>9</sup></p>
<i>Physical Description</i>	<p>6 &amp; 7/431 Bagot Road are a pair of attached stone and brick cottages with a corrugated steel gable roof displaying characteristics of the Federation Queen Anne style of architecture. The attached residences are located within the apartment complex 'Devon Gardens'. The residences are identical and mirrored with steeply pitched roofs featuring two central decorative painted brick and rendered chimneys. The front gables have decorative timber bargeboards with a timber finial and a niche centred in the apex. The niche features a stone statue with decorative arched detailing above. Across the front façade there is a corrugated steel bullnose verandah supported by turned timber posts. The verandah is raised on a brick plinth to accommodate the slope of the site with a central set of brick stairs leading to the cottages. The cottages are separated by a central painted brick wall. The wall features three sculptured face elements along the ridge addressing the street. The cottages are predominately painted brick while the front façades are constructed from stone blocks with brick quoining to the openings. The front elevation contains pairs of timber framed windows with a timber entry door with a decorative highlight positioned either side of the dividing wall. Above No.6 is a plaque that reads '431 Bagot Road. Devon House 1891'. The front yard contains a number of mature trees and bushes which largely obscure the cottages from the street. A mature verge tree further obscures No.6. The cottages are enclosed by face brick pier fences with fleur de lis steel infill and gates to the front. Brick paved driveways flank the cottages shared by the neighbouring residences.</p>
<i>Condition</i>	Good
<i>Integrity</i>	High
<i>Authenticity</i>	Medium-High

<i>Statement of Significance</i>	<p>The place has cultural significance for the following reasons:</p> <ul style="list-style-type: none"> <li>As a representative example of a well designed and detailed pair of bungalows of Subiaco dating from the early twentieth century.</li> <li>As a representative example of the application of materials and detailing which were derived from the Federation Queen Anne style, but which were applied in a more restrained manner that suited the budgets and expectations of the middle classes in Subiaco during the early twentieth century.</li> </ul>
<i>Level of Significance</i>	Some Significance (Level 3)
<i>Heritage Listings and Status</i>	Local Heritage Survey – Adopted 4/02/2003
<i>Key References</i>	<ol style="list-style-type: none"> <li>Green, 'Brief Chronological Outline', 2020, pp.7-8</li> <li>Wises Post Office Directories, 1901</li> <li>PWD, 'Perth Sewage Plans', 1897 plan with additions to c.1903, AU WA S399- cons1647 05647 Wises Post Office Directories, 1898-1906</li> <li>Green, Annette, 'Notes for some of the heritage places in the West Subiaco Precinct', unpublished, April 2020</li> <li>HCWA, P09173 <i>Kensington</i></li> <li>Green, 'Notes for West Subiaco Precinct', 2020</li> <li>Australian Electoral Rolls, 1903-1980, <a href="https://www.ancestrylibrary.com.au/search/collections/1207/">https://www.ancestrylibrary.com.au/search/collections/1207/</a></li> <li>SROWA, <i>RetroMaps</i>, <a href="https://mapping.sro.wa.gov.au/#/map">https://mapping.sro.wa.gov.au/#/map</a></li> <li>Aerial photographs, 1953-2021, Landgate Mapviewer, <a href="https://map-viewer-plus.app.landgate.wa.gov.au/index.html">https://map-viewer-plus.app.landgate.wa.gov.au/index.html</a></li> </ol>
<i>Archival Site Plan Courtesy SROWA (January 1926)</i>	
<i>Additional Photograph (Dividing wall sculptural elements, November 2021)</i>	

*Additional  
Photograph  
(6/431 Bagot  
Road, November  
2021)*





LOCATION INFORMATION			
Name	Wangumma		
Place No.	5386		
Address	3 Browne Street (Lot 51, DP 350) Subiaco		
Other names	-		
Place Type	Individual Building		
Heritage Area	No		
ASSESSMENT OF SIGNIFICANCE			
Photo (December 2021)			
Construction Date	1912	Architectural Style	Federation Queen Anne
Construction Materials	Walls Face Brick	Roof Corrugated Steel	Other
Use	Current Residential: Single-storey residence	Original Residential: Single-storey residence	Other
Historic Theme(s)	Demographic settlement and mobility: Settlements Occupations: Domestic activities		
Historical Notes	<p><i>The following extract has been taken from the heritage assessment of 3 Browne Street, Subiaco, prepared by Hocking Heritage &amp; Architecture, May 2021.</i></p> <p>During the early years of settlement of the Swan River Colony the majority of the Subiaco area formed part of the Perth Commonage. The original 5 acre lots for Subiaco were part of the wider Perth settlement surveyed in 1883 being designated as Perth Suburban Lots (PSL). The Subiaco Municipal Council was created in 1897 and the area developed rapidly in the late nineteenth and early twentieth century with a strong and active community and pride in its identity as a 'working class suburb'.</p> <p>This portion of Subiaco was subdivided into residential lots in 1891 and lot 51 was acquired as an investment by James Charles Brennan in 1895, an engineer who lived in Kangaroo Valley, NSW. The land was not developed and was transferred to Willy Albert Otto Schruth, a merchant and hotelier of Perth in 1911. Schruth owned the property until 1913 and c.1912 the residence was constructed on the site. In 1913, the property was transferred to carpenter, George Henry Leonard McQuat (c1886-</p>		

	<p>1917). George McQuat may have been involved in the construction of the residence but is likely that Schruth built the house as an investment.</p> <p>George McQuat and his wife Grace Hilda, nee Wardell-Johnson had married in 1909 and in 1914 they had a daughter, Hilda. George McQuat enlisted in the 44th Infantry in 1916 to serve during World War I. He trained in Western Australia before embarking for Europe in 1916 as a Corporal and was killed in October 1917 in Ypres, Belgium. Grace McQuat remained at the house until she remarried in 1919 to Richard Thomas Reed. In the same year the property was transferred to Mary Hornbrook Mueller, wife of Herbert Waldemar Mueller (1879-1932), an ironmonger's assistant. The Muellers had four children and lived at the residence for only a short period, transferring the property in 1922.</p> <p>The next owner and occupier was William Rattray (1879-1963), a caretaker and his wife Sarah (c1882-1955). The couple lived at the residence until 1945 and raised their family of four children at the house. In 1945, the property was transferred to Stella Samuel Robinson (c1910-1983). Stella Robinson was a clerk and appears to have acquired this property as an investment before it was transferred to, master cabinet maker, Charles Harold Richardson in 1948.</p> <p>The property had a succession of owners and occupiers throughout the 1950s and 1960s as the owners did not always live at the residence. Information from the certificate of title notes the following owners:</p> <ul style="list-style-type: none"> <li>• 1952-1955: Donald Christian Kennedy (Police Constable) and his wife Margaret Catherine Kennedy, lived at the Police Station Meckering.</li> <li>• 1955-1960: Arthur George Heppingstone (pastoralist), Catherine Mary Heppingstone and Francis George Heppingstone, lived in Kings Park Road, Subiaco.</li> <li>• 1960-1963: John Henry Ewart (licenced bookmaker), lived at 3 Browne Street</li> <li>• 1963-1964: Ronald James Campbell (taxi proprietor) and his wife Veronica Mary Campbell lived in View Street, North Perth</li> <li>• 1964-1974 Arthur Harry Smith (business proprietor and storekeeper)</li> <li>• 1974-1977 Violet Florence Smith (widow of Arthur Smith) lived at 3 Brown Street</li> </ul> <p>Arthur and Violet Smith did live at the residence during the 1970s. Violet Smith died in 1976 whilst living at the house.</p> <p>Since the construction of the house in 1912 the building has been extended to the rear and almost doubled the size of the original residence. Aerial photographs since 1948 indicate that the extent of house has not significantly changed since that time. Information from the City of Subiaco states that a building application was received in 1952 for the construction of a shed at the rear of the property and in 1982 a swimming pool, sauna and laundry were constructed in the back yard.</p> <p>The name of the residence 'Wangumma' as shown on the name plate adjacent to the front door is likely to originate with a sheep station in Renmark, South Australia. This sheep station was established by the Scadding family and members of this family established a farm near Kulin in Western Australia in the early 1910s. It has not been established what the connection is between this residence in Subiaco and the sheep stations or the Scadding family.</p>
<i>Physical Description</i>	3 Browne Street is a single storey face brick dwelling with a corrugated steel hip and gable roof displaying characteristics of the Federation Bungalow style of architecture.

	<p>The residence has an asymmetrical form with a projecting bay addressing the street. The pitched roof has a ridge gablet addressing the street and a face brick and rendered chimney. The projecting gable has half-timbering with a rough cast rendered infill. A corrugated steel bullnose verandah extends along the recessed portion of the front façade supported by turned timber posts and features a decorative lace frieze. The external walls are tuckpointed face brick with a rendered string course at approximately head height. A projecting row of brick extends between the eave line and verandah. The entry door is timber framed with three panels of stained-glass glazing. The door is surrounded by highlights and sidelights. A double hung timber framed window is located within the verandah with a rendered sill. Within the projecting bay is two double hung windows with a corrugated steel bullnose awning above. The awning has filigree detailing and turned timber droppers. Attached to the north side of the dwelling is a timber carport with a corrugated perspex skillion roof. The front garden is heavily planted with dense vegetation partially obscuring the front facade. The place is enclosed to the front by a rendered masonry pier fence with a fleur de lis steel infill approximately 1800mm high. A brick paved driveway extends along the north side of the dwelling enclosed by a steel fleur de lis gate. A mature verge tree largely obscures the dwelling from the street.</p>
<i>Condition</i>	Good
<i>Integrity</i>	High
<i>Authenticity</i>	High
<i>Statement of Significance</i>	<p>The place has cultural heritage significance for the following reasons:</p> <ul style="list-style-type: none"> <li>• As a representative example of a well designed and detailed bungalow of Subiaco dating from the early twentieth century.</li> <li>• As a good example of the application of materials and detailing which were derived from the Federation Queen Anne style, but which were applied in a more restrained manner that suited the budgets and expectations of the middle classes in Subiaco during the early twentieth century.</li> <li>• For its historic value as a demonstration of the period in which Subiaco underwent rapid development in the early 20th century.</li> <li>• As part of an aesthetically pleasing streetscape of early twentieth century housing.</li> </ul>
<i>Level of Significance</i>	Some Significance (Level 3)
<i>Heritage Listings and Status</i>	<p>Local Heritage Survey - Adopted 21/04/2015</p> <p>City of Subiaco Heritage List- Adopted 21/04/2015</p>
<i>Key References</i>	<ul style="list-style-type: none"> <li>• Heritage Assessment of 3 Browne Street, Subiaco prepared by Hocking Heritage Studio February 2015</li> </ul>
<i>Archival Site Plan Courtesy SROWA (August 1923)</i>	



*Additional  
Photograph  
(Front gable,  
December 2021)*




*Additional  
Photograph  
(Front verandah,  
December 2021)*



*Historical  
Photograph  
(January 2015)*





LOCATION INFORMATION			
Name	House, 16 Browne Street		
Place No.	-		
Address	16 Browne Street (Lot 40, DP 350) Subiaco (formerly 12 Brown Street)		
Other names	-		
Place Type	Individual Building		
Heritage Area	No		
ASSESSMENT OF SIGNIFICANCE			
Photo (December 2021)			
Construction Date	c.1917	Architectural Style	Federation Bungalow
Construction Materials	Walls	Roof	Other
	Face Brick	Terracotta Tile	
Use	Current	Original	Other
	Residential: Single-storey residence	Residential: Single-storey residence	
Historic Theme(s)	Demographic settlement and mobility: Settlements Occupations: Domestic activities		
Historical Notes	<p>Lots between Hamersley, Hensman, Heytesbury and Derby Roads were subdivided in 1891 (former Perth Lots 257 to 260), including the future Browne Street.<sup>1</sup> In October 1892, this subdivision went on sale along with the Federal, Bagot, Hensman and Hamersley block (former Perth Lots 232a, 233 &amp; 234), marketed by the Intercolonial Investment Land and Building Company Ltd of Sydney. However, by 1895 there were still no residents recorded within West Subiaco Precinct.<sup>2</sup></p> <p>A c.1903 plan shows no buildings in Browne Street.<sup>3</sup> Post Office Directories list no residents in 1910. By 1915 there were ten residences noted and by 1925 all sixteen available lots had houses occupied. The street was spelt 'Brown' in the Post Office Directories up to the last available in 1949.<sup>4</sup> A 1953 map identifies the street as 'Browne'.<sup>5</sup></p> <p>A residence is first listed at the corner of Redfern and Browne Streets in 1917, suggesting it was built in the preceding year. At this time, it was numbered as 12</p>		

	<p>Brown Street and occupied by Alfred M. Hall. Alfred and then George Hall remain up to the 1919 listing, by which time the numbering had changed and the place was 16 Brown Street, as it remains. In 1920, the place was noted as vacant. By 1921, G.H. Brown was resident. He remained to 1924. After this, the occupants of the house changed relatively regularly. One of the longer-term occupants was A.R. Stubbs, who is listed at the address from 1926 to 1932. Another was Thomas Oliver, occupant from 1939 to 1945.<sup>6</sup></p> <p>From 1946 to 1949, George H Brown is listed at the address. George Henry Brown died in July 1949, aged 56. He was survived by his wife Frances Ellen (Nell) and adult children Maxwell (Max), Joyce (Joy), Mavis and Audrey (Billie). Brown was employed at the State Engineering Works at North Fremantle.<sup>7</sup></p> <p>It is not known if this was the same G.H. Brown who lived at the place in the early 1920s. George H Brown married Frances E Mclean in 1919,<sup>8</sup> which would align with the couple moving into the place in 1919/ 1920. It is likely the Browns owned the place throughout the period and rented it to the numerous occupants listed in Post Office Directories.</p> <p>A sewerage plan from 1955 shows a brick residence with verandahs wrapping the west and south elevations, including a projecting wide section to the southwest. A rear (east) verandah is marked as a timber portion of the building, suggesting it had probably been enclosed by this time. There are several outbuildings including a shade house between the house and Redfern Street, external laundry and toilet and both timber and asbestos sheds at the rear of the yard.<sup>9</sup></p> <p>Frances Ellen Brown continued to live at 16 Brown Street until at least 1980.<sup>10</sup> She died in 1993, aged 99, by which time she lived in Wembley.<sup>11</sup></p> <p>Aerial photographs suggest the place was largely unchanged until at least 1995. A substantial addition was made to the rear of the residence in the latter 1990s, almost doubling the size of the house.<sup>12</sup></p> <p>16 Browne Street last changed ownership in 2009.<sup>13</sup> Both before and after this sale, it was used as a rental property.<sup>14</sup></p>
<i>Physical Description</i>	<p>16 Browne Street is a single storey face brick dwelling with a terracotta tile hip roof designed in the Federation Bungalow style of architecture. The residence is located on the corner of Browne Street and Redfern Street. The residence has an asymmetrical form with a predominately hipped roof with gablet bays extending out above the northern and western corners. The roof features terracotta finials and a face brick chimney with a rough rendered section and brick corbelled detailing. The dwelling has a verandah that extends off the main roof line and returns around the corner addressing both streets. The verandah is supported by pairs of turned timber posts. A section of the verandah addressing Browne Street features a rendered masonry balustrade with timber half posts. The main entrance is located along the northern façade addressing Redfern Street and features a timber framed door with sidelights. The windows are timber framed casements with multi-paned glazing. A 1990s addition to the eastern end of the dwelling is enclosed by a corrugated steel panel fence approximately 1800mm high. The front yard is predominately a grass area with a number of trees and shrubs extending along the northern façade. The</p>

# Heritage Place Record– House, 16 Browne Street

	front yard is enclosed by a low limestone fence approximately 600mm high with a face brick coping and a concrete pathway extending from the corner fence opening. Mature verge trees address each street and largely obscure the dwelling.
Condition	Good
Integrity	High
Authenticity	High
Statement of Significance	<p>The place has cultural heritage significance for the following reasons:</p> <ul style="list-style-type: none"> <li>As a good example of a well designed and detailed bungalow of Subiaco dating from the early twentieth century.</li> <li>For its historic value as a demonstration of the period in which Subiaco underwent rapid development in the early 20th century.</li> </ul>
Level of Significance	Some Significance (Level 3)
Heritage Listings and Status	Local Heritage Survey – Adopted 28/06/2022
Key References	<ol style="list-style-type: none"> <li>Chinnery, Robin, Documentary Evidence for P09173 Kensington Private Maternity Hospital (fmr), HCWA Register documentation, June 2011, p.5</li> <li>Green, 'Brief Chronological Outline', 2020, pp.7-8</li> <li>PWD, 'Perth Sewage Plans', 1897 plan with additions to c.1903, AU WA S399- cons1647 05647</li> <li>Wises Post Office Directories, 1903-1949</li> <li>WA Lands &amp; Surveys Department. 'Perth Metro Area No.114 – Subiaco' (map), 1953, SLWA MAPP0000755, <a href="https://catalogue.slwa.wa.gov.au/record=b5961069~S5">https://catalogue.slwa.wa.gov.au/record=b5961069~S5</a></li> <li>Wises Post Office Directories, 1903-1949</li> <li>West Australian, 29 July 1949, p.1, <a href="https://trove.nla.gov.au/newspaper/article/47739160">https://trove.nla.gov.au/newspaper/article/47739160</a>; 1 August 1949, p.1, <a href="https://trove.nla.gov.au/newspaper/article/47739626">https://trove.nla.gov.au/newspaper/article/47739626</a>; 19 August 1949, p.1, <a href="https://trove.nla.gov.au/newspaper/article/47743565">https://trove.nla.gov.au/newspaper/article/47743565</a></li> <li>Department of Justice – Births, Deaths &amp; Marriages, 'Online Index Search Tool', <a href="https://bdm.justice.wa.gov.au/apps/pioneersindex/default.aspx">https://bdm.justice.wa.gov.au/apps/pioneersindex/default.aspx</a></li> <li>SROWA, RetroMaps, <a href="https://mapping.sro.wa.gov.au/#/map">https://mapping.sro.wa.gov.au/#/map</a></li> <li>Australian Electoral Rolls, 1903-1980, <a href="https://www.ancestrylibrary.com.au/search/collections/1207/">https://www.ancestrylibrary.com.au/search/collections/1207/</a></li> <li>Metropolitan Cemeteries Board, name search, <a href="https://www2.mcb.wa.gov.au/NameSearch/search.php">https://www2.mcb.wa.gov.au/NameSearch/search.php</a></li> <li>Aerial photographs, 1948-2021, Landgate Mapviewer, <a href="https://map-viewer-plus.app.landgate.wa.gov.au/index.html">https://map-viewer-plus.app.landgate.wa.gov.au/index.html</a></li> <li>Domain (website), '16 Browne Street Subiaco', <a href="https://www.oldlistings.com.au/real-estate/WA/Subiaco/6008/rent/1/BROWNE">https://www.oldlistings.com.au/real-estate/WA/Subiaco/6008/rent/1/BROWNE</a>, accessed 19 November 2021</li> <li>Old Listings (website), 'Browne Street Subiaco', <a href="https://www.oldlistings.com.au/real-estate/WA/Subiaco/6008/rent/1/BROWNE">https://www.oldlistings.com.au/real-estate/WA/Subiaco/6008/rent/1/BROWNE</a> accessed 19 November 2021</li> </ol>
Archival Site Plan Courtesy SROWA (March 1955)	




*Additional  
Photograph  
(December 2021)*



*Additional  
Photograph  
(North façade,  
December 2021)*

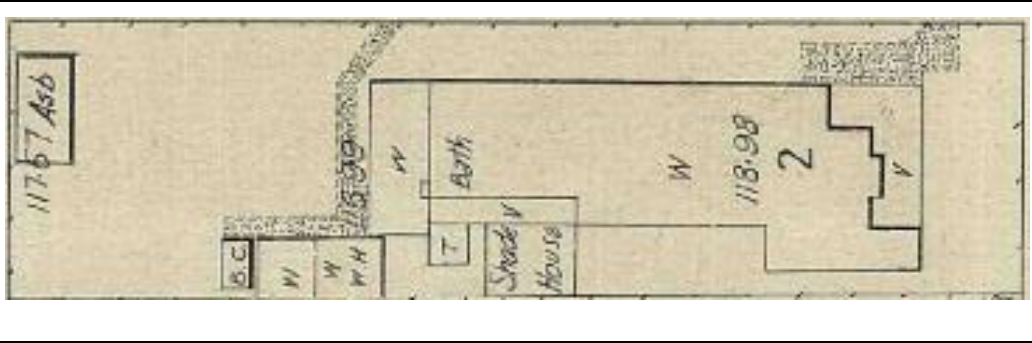
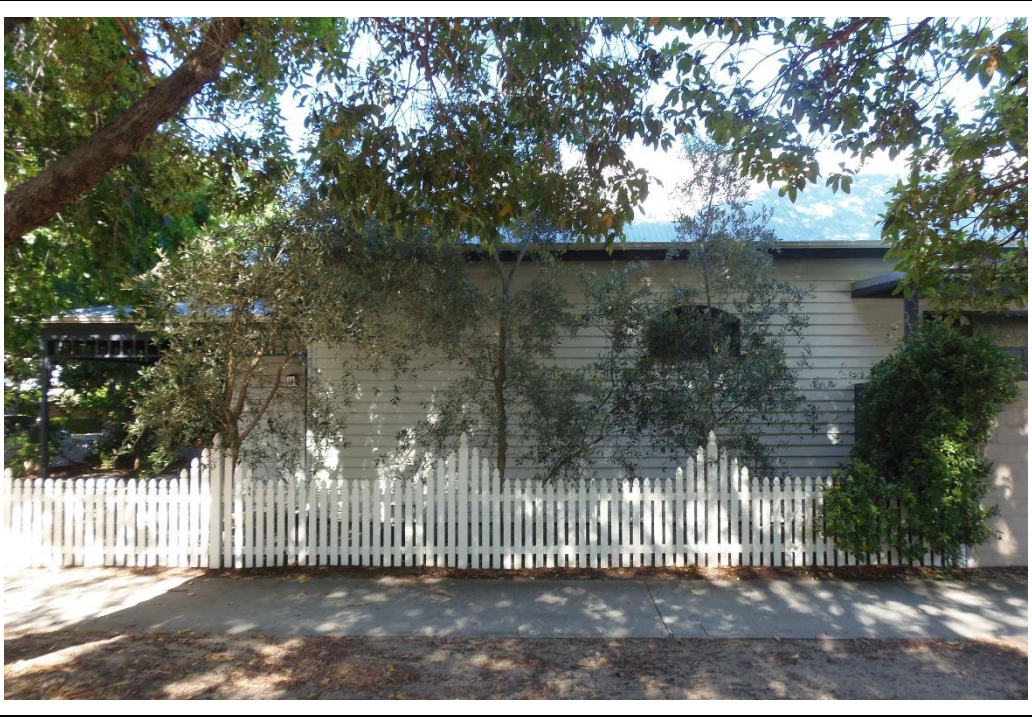





LOCATION INFORMATION			
Name	Argyll		
Place No.	5392		
Address	11 Campbell Street (Lot 10, DP 2524) Subiaco (formerly 2 Rawson Street, Subiaco)		
Other names			
Place Type	Individual Building		
Heritage Area	Union & Redfern Heritage Area		
ASSESSMENT OF SIGNIFICANCE			
Photo (December 2021)			
Construction Date	1904	Architectural Style	Federation Bungalow
Construction Materials	Walls	Roof	Other
	Timber Weatherboard	Corrugated Steel	
Use	Current	Original	Other
	Residential: Single-storey residence	Residential: Single-storey residence	
Historic Theme(s)	Demographic settlement and mobility: Settlements Occupations: Domestic activities		
Historical Notes	<p><i>The following extract has been taken from the heritage assessment of 11 Campbell Street, Subiaco, prepared by Hocking Heritage Studio, June 2013.</i></p> <p>In June 1903, Sydney accountants William James Douglas and Frank Dyson purchased PSL 254 and portion of PSL 253. The land was subdivided into 36 lots and in August 1903, the pair divided the ownership of the lots evenly. Each owned half of the properties facing Rawson Street, Hamersley Road and Heytesbury Road. The lots were sold from 1904 onwards and the first home on Rawson Street, the subject area, was built by 1904. From the available evidence Douglas and Dyson never visited the properties in Subiaco and the sale of the land was managed by local land agents, Ebenezer Allen &amp; Co. This was the first house to be constructed in the street and appears to have always been known as 11 Campbell Street although it is shown on the sewerage plan (1923) as 2 Rawson Street. The house was constructed in 1904 for Christopher Jobson an engineer and he named the home 'Argyll'. Jobson died in 1914 and his wife Evangeline lived there until the early 1920s. The place was then sold to</p>		

	<p>Albert Edward Strother, a former AIF serviceman and motor cycle mechanic. Strother married Ivy Windsor in 1935 and the couple lived in the home at least until 1949.</p> <p>The primary occupants of the property from its time of construction until 1949 included:</p> <ul style="list-style-type: none"> <li>• 1904-1914: Christopher and Evangaline Jobson</li> <li>• 1915-1949: Albert Edward Strother</li> </ul>
<i>Physical Description</i>	<p>11 Campbell Street is a single storey timber weatherboard cottage with a corrugated steel hip roof displaying characteristics of the Federation Bungalow style of architecture. The residence is located on the corner of Campbell Street and Rawson Street. The residence has an asymmetrical form with a projecting wing addressing Rawson Street. A corrugated steel skillion verandah extends along the front façade returning to a recessed entry way along Campbell Street. The western end of the return verandah has been enclosed. The verandah is supported by turned timber posts with a simply detailed timber valance and decorative corner brackets. The external walls are clad with timber weatherboards that have a segmented profile along the front elevation to imitate stonework. A timber framed entry door is painted and features a decorative screen door with highlights and sidelights. A shallow window bay is located within the verandah addressing Rawson Street with timber louvres to the front and narrow sidelights and highlights. The dwelling has a timber weatherboard addition to the rear with a detached building to the northern end of the property. The dwelling is set back from Rawson Street and close to the Campbell Street boundary. The front yard is predominately planted with a mature deciduous tree in the south-east corner and a number of trees located along the inner fence line. The place is enclosed to the front by a timber picket fence with a timber picket gate located along Campbell Street and enclosed to the rear by a painted masonry wall approximately 1800mm high. Mature verge trees line Campbell Street and largely obscure the place from the street. The place is serviced to the rear by a laneway.</p>
<i>Condition</i>	Good
<i>Integrity</i>	High
<i>Authenticity</i>	High
<i>Statement of Significance</i>	<p>The place has cultural heritage significance for the following reasons:</p> <ul style="list-style-type: none"> <li>• For its aesthetic value as a representative example of a well designed Federation era weatherboard cottage.</li> <li>• For its historic value as a demonstration of the period in which Subiaco underwent rapid development in the early 20th century.</li> <li>• For its aesthetic contribution to a largely intact streetscape of early twentieth century houses.</li> </ul>
<i>Level of Significance</i>	<p>Some Significance (Level 3)</p> <p>Considerable Contribution (Union &amp; Redfern Heritage Area)</p>
<i>Heritage Listings and Status</i>	<p>Local Heritage Survey – Adopted 28/02/1995</p> <p>Local Heritage Survey – Adopted 4/02/2003</p> <p>Union &amp; Redfern Heritage Area – Adopted 23/09/2014</p>
<i>Key References</i>	<ul style="list-style-type: none"> <li>• Assessment of the Rawson Street Conservation Area prepared by Hocking Heritage Studio (June 2013)</li> </ul>




<p><i>Archival Site Plan Courtesy SROWA (August 1923)</i></p>	 An archival site plan from August 1923. It shows a property with two main lots labeled '117.67 Assb' and '118.98'. The plan includes various structures and areas labeled with letters and words: 'B.C.', 'W.I.', 'W.H.', 'T.', 'Shed', 'House', 'W.', 'Airth', and 'V.'. The plan is drawn on a light-colored background with black lines and text.
<p><i>Additional Photograph (December 2021)</i></p>	 A photograph of a white picket fence in front of a house. The house has white siding and a dark roof. There are trees and bushes in the background, and the scene is partially obscured by shadows from the trees.
<p><i>Additional Photograph (December 2021)</i></p>	 A close-up photograph of a red door with a decorative screen door. The door is set against a white house with a dark roof. There are green plants in the foreground and a blue fence in the background.

*Historical  
Photograph  
(July 2014)*





LOCATION INFORMATION			
Name	House, 19 Coolgardie Street		
Place No.	-		
Address	19 Coolgardie Street (Lot 800, DP 420647) Subiaco		
Other names	Nurse Lloyd's Private Maternity Hospital (fmr)		
Place Type	Individual Building		
Heritage Area	No		
ASSESSMENT OF SIGNIFICANCE			
Photo (December 2021)			
Construction Date	c.1904	Architectural Style	Federation Bungalow
Construction Materials	Walls	Roof	Other
	Rendered Masonry	Corrugated Steel	
Use	Current	Original	Other
	Residential: Single-storey residence	Residential: Single-storey residence	Maternity Hospital Residence; Conjoined Residence
Historic Theme(s)	Demographic settlement and mobility: Settlements Occupations: Domestic activities		
Historical Notes	Coolgardie Street was one of the first two streets occupied in West Subiaco, with two residents noted in 1897. <sup>1</sup> It was created by the subdivision of Perth Lot 276 into 42 residential lots. <sup>2</sup> By 1901, seven houses were listed, which grew to twelve by 1905, 18 by 1910 and through to 1920, and 23 (almost all the available lots) in 1930. <sup>3</sup> Street numbers are first given in Post Office Directory listings in 1906, at which time Percil R. W. Streat is listed at 19 Coolgardie Street. Streat was listed in the street from 1904. As numbers are not given, it is difficult to discern whether he was the first occupant at the address. However, in 1901 and 1902 George E. Lohr seems to be listed in the same location, followed by John Hart in 1903. Only names, not addresses, are listed in Subiaco prior to 1901, but George Lohr is not listed as resident in Subiaco in 1900. <sup>4</sup> A c.1903 plan shows up to six small residences in Coolgardie Street, but probably nothing at 19 Coolgardie Street. <sup>5</sup> Recent real estate advertisements claim the place was constructed in 1904. <sup>6</sup> A construction date between 1901 and 1904 appears most likely.		

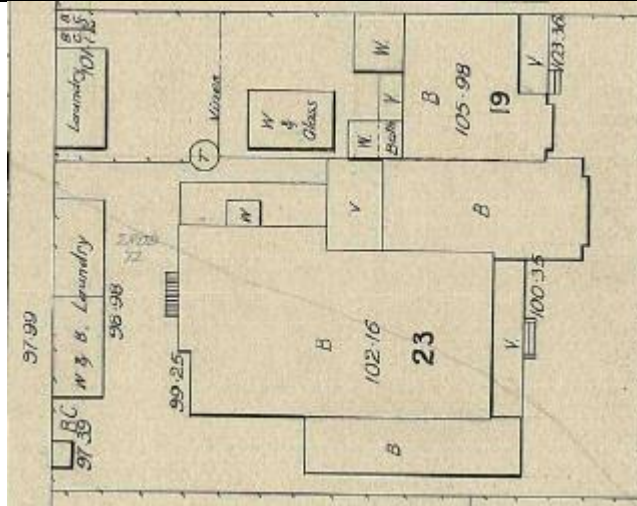
	<p>Percil Streat remained at 19 Coolgardie Street until 1910. Occupants changed several times before William and Minnie Lloyd were listed at the place, from 1917. Mary Anne (Minnie) Lloyd and her husband William Lloyd were property developers in Subiaco from 1902 but became bankrupt in 1906. After selling a large portfolio of properties, they apparently cleared their debts. Minnie Lloyd established a 'lying in' (maternity) home known as Hawaii at 23 Coolgardie Street in 1908. Ruby Lloyd had purchased 23 Coolgardie Street in 1908 and then transferred it to her mother Mary Anne (Minnie) Lloyd later the same year. This was a period when regulation and accreditation was introduced for private maternity services.<sup>7</sup></p> <p>Minnie Lloyd purchased 19 Coolgardie Street (Lot 7 on Deposited Plan 974) in 1918. The residence was subsequently, for many years, in the same ownership as the maternity hospital immediately south, 23 Coolgardie Street. The Lloyd family had earlier lived at the maternity home but appear to have moved into the residence at 19 Coolgardie Street after this time.<sup>8</sup></p> <p>From 1917 to 1920, 19 Coolgardie Street was not separately listed in the Post Office Directories. William Lloyd and Mrs Lloyd were listed as two separate entries at 23 Coolgardie Street, suggesting the Lloyds lived at 19 Coolgardie St as part of running the maternity hospital. From 1921, 19 Coolgardie Street is again listed separately, occupied by John Reddin (to 1922) then James F. Reid (to 1925).<sup>9</sup></p> <p>Minnie Lloyd died in 1924, aged 63. Research into her maternity home claims 19 Coolgardie Street was subsequently occupied by her sons Clifton and Lyle.<sup>10</sup> However, Post Office Directories lists a Clifford Lloyd (assumed to be referring to Clifton) at 23 Coolgardie Street only, in 1925.<sup>11</sup></p> <p>By April 1925, the maternity home was being run by Mary Louisa Collins, who purchased both 19 and 23 Coolgardie Street. Mary had been a nurse on the goldfields during the 1890s typhoid epidemic. Her daughter, Louise Reid, was also a trained nurse. She took up management of the Coolgardie Street facility in 1925, after which it was known as Nurse Reid's Private Hospital or Narrabeen Hospital. Ownership transferred from Mary Collins to Louise Elizabeth Reid in 1928. Louise had separated from her husband Ivor Reid. In c.1930, she married Arthur Colin Victor Kildahl, motor mechanic, but she continued to practice professionally as Nurse Reid. The maternity home continued to operate until 1937, but in later years the Kildahl family moved to West Perth and no longer resided at Coolgardie Street.<sup>12</sup></p> <p>A sewerage plan from 1926 shows a brick residence with a verandah across the north half of the front (east) elevation and a projecting bay to the south of this. The south wall of the residence appears to be a party wall with the neighbouring 23 Coolgardie Street (a residence constructed over two lots). Several small timber structures extend to the rear (west) of 19 Coolgardie Street, including a verandah and a bathroom. A large free-standing building west of the house is marked as being constructed of timber and glass. A laundry and two toilets abut the laneway at the rear (west) of the lot. Part of the rear yard is marked as 'vines'. The residence as depicted predominantly matches the extant building.<sup>13</sup></p> <p>Louise Reid/ Kildahl appears to have rented out 19 Coolgardie Street through the 1920s, as Post Office Directories list a number of different occupants. From 1930,</p>
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	<p>Colin A.V. Kildahl is listed as resident at 19 Coolgardie Street and in subsequent years both 19 and 23 are listed together as Narrabeen Hospital, with L.E. Reid as principal.<sup>14</sup> After the maternity home closed, 19 Coolgardie Street was occupied by Walter Carpenter from 1938 to at least 1954. Electoral Rolls list him as a gardener or carpenter and sometimes have his address as 23 rather than 19 Coolgardie Street. Hester Lorena Carpenter is also listed as resident at either 19 or 23 Coolgardie Street from 1937 to at least 1954. She is listed as a group settler at Nuralingup in 1925, along with her husband Charles Walter Carpenter. Hester died in 1958, at Armadale, aged 89.<sup>15</sup></p> <p>Louise Kildahl continued to own 19 Coolgardie Street at her death in 1951. It was transferred in April 1953 to Alice Dean of West Perth, widow, together with the adjacent former maternity hospital, the latter by this time divided into flats. When 23 Coolgardie Street was put on the market later the same year, it appears it was no longer combined with 19 Coolgardie Street.<sup>16</sup></p> <p>Aerial photographs suggest there had been some small additions made to the rear of 19 Coolgardie Street by 1948. It is not clear when the free-standing two-storey studio apartment was constructed, as the earlier timber and glass building appears almost the same from above. However, it is likely the studio apartment was added in the late 1970s.<sup>17</sup></p> <p>19 Coolgardie Street is shown as having been sold in July 2001 (\$290,000) and April 2011 (\$870,000). In 2006 it was listed as a rental property.<sup>18</sup> The property changed hands in April 2021, for \$1,125,000. It is on the market again in November 2021, apparently without any major changes.<sup>19</sup></p>
<i>Physical Description</i>	<p>19 Coolgardie Street is a single storey painted brick dwelling with a corrugated steel hip and gable roof displaying characteristics of the Federation Bungalow style of architecture. The residence abuts the adjacent building sharing the southern wall. The residence has an asymmetrical form with a projecting bay addressing the street. The roof has a painted brick and rendered chimney with terracotta pots. The projecting bay has a half-timbered gable with roughcast rendered infill. A corrugated steel skillion verandah extends along the recessed portion of the front facade. The verandah is supported by tapered concrete half posts atop a rendered masonry balustrade. The external walls are painted brick with a rendered plinth. The entry door is timber framed with highlights and a sidelight. A timber framed French door with highlights is located within the verandah. Within the projecting bay is a wide aluminium framed sliding window with a fixed double highlight and a steel security screen. The window has a projecting moulded sill with a decorative under-sill panel. Above the window is a corrugated steel awning with a simple timber valance and decorative corner brackets. The place is enclosed to the front by a timber picket fence with a central timber picket gate. The front yard is predominately a grass area with centrally planted trees. Two jacarandas are planted along the verge which partially obscure the dwelling from the street. The place is serviced by a rear laneway.</p>
<i>Condition</i>	Good
<i>Integrity</i>	High
<i>Authenticity</i>	Medium-High
<i>Statement of Significance</i>	<p>The place has cultural heritage significance for the following reasons:</p> <ul style="list-style-type: none"> <li>As a representative example of a well designed and detailed bungalow of Subiaco dating from the early twentieth century.</li> </ul>

	<ul style="list-style-type: none"> <li>For its historical value and connection as a conjoined residence of a former private maternity hospital which illustrated the transition from an unregulated cottage industry to a government-managed profession under legislation that required any commercially operated lying-in home to be licenced (State Children's Act, 1907)</li> <li>The place has historical value arising from its association with two women (Minnie Lloyd and Louise Elizabeth Reid) who established themselves in business as the owner/managers of private hospitals in an era when nursing was one of the relatively few 'respectable' professions commonly available to women.</li> <li>For its historic value as a demonstration of the period in which Subiaco underwent rapid development in the early 20th century.</li> </ul>
<i>Level of Significance</i>	Considerable Significance (Level 2)
<i>Heritage Listings and Status</i>	Local Heritage Survey – Adopted 28/06/2022
<i>Key References</i>	<ol style="list-style-type: none"> <li>Wises Post Office Directories, 1895-1898</li> <li>G.W. Harris, 'Plan of Subiaco: shewing all subdivisions &amp; deposited plan no's, Perth WA, c.1895, <a href="https://catalogue.slwa.wa.gov.au/record=b5135227~S2">https://catalogue.slwa.wa.gov.au/record=b5135227~S2</a>, also at AU WA S235- cons3868 354 <a href="https://archive.sro.wa.gov.au/index.php/perth-18-52-suburb-of-subiaco-plan-of-subiaco-showing-all-subdivisions-dp-nos-scale-6-chains-to-an-inch-tally-no-001855-354">https://archive.sro.wa.gov.au/index.php/perth-18-52-suburb-of-subiaco-plan-of-subiaco-showing-all-subdivisions-dp-nos-scale-6-chains-to-an-inch-tally-no-001855-354</a></li> <li>Green, 'Notes for West Subiaco Precinct', 2020</li> <li>Wises Post Office Directories, 1895-1906</li> <li>PWD, 'Perth Sewage Plans', 1897 plan with additions to c.1903, AU WA S399- cons1647 05647</li> <li>Reiwa.com.au (website) '19 Coolgardie Street', <a href="https://reiwa.com.au/19-coolgardie-street-subiaco-4402549/">https://reiwa.com.au/19-coolgardie-street-subiaco-4402549/</a>; realestate.com.au (website), '19 Coolgardie Street', <a href="https://www.realestate.com.au/property/19-coolgardie-st-subiaco-wa-6008">https://www.realestate.com.au/property/19-coolgardie-st-subiaco-wa-6008</a> accessed 23 November 2021</li> <li>City of Subiaco, 'Nurse Lloyd's Private Maternity Hospital (fmr) – place record', May 2021, based on heritage assessment by Greenward Consulting, October 2015</li> <li>City of Subiaco, 'Nurse Lloyd's Private Maternity Hospital (fmr) – place record', May 2021</li> <li>Wises Post Office Directories, 1910-1930</li> <li>City of Subiaco, 'Nurse Lloyd's Private Maternity Hospital (fmr) – place record', May 2021</li> <li>Wises Post Office Directories, 1910-1930</li> <li>City of Subiaco, 'Nurse Lloyd's Private Maternity Hospital (fmr) – place record', May 2021</li> <li>SROWA, <i>RetroMaps</i>, <a href="https://mapping.sro.wa.gov.au/#/map">https://mapping.sro.wa.gov.au/#/map</a></li> <li>Wises Post Office Directories, 192s0-1940s</li> <li>Wises Post Office Directories, 192s0-1940s; Australian Electoral Rolls, 1903-1980, <a href="https://www.ancestrylibrary.com.au/search/collections/1207/">https://www.ancestrylibrary.com.au/search/collections/1207/</a>; Metropolitan Cemeteries Board, name search, <a href="https://www2.mcb.wa.gov.au/NameSearch/search.php">https://www2.mcb.wa.gov.au/NameSearch/search.php</a></li> <li>City of Subiaco, 'Nurse Lloyd's Private Maternity Hospital (fmr) – place record', May 2021</li> <li>Aerial photographs, 1948-2021, Landgate Mapviewer, <a href="https://map-viewer-plus.app.landgate.wa.gov.au/index.html">https://map-viewer-plus.app.landgate.wa.gov.au/index.html</a>; Realestate.com.au (website), '19 Coolgardie Street Subiaco', <a href="https://www.realestate.com.au/property-house-wa-subiaco-134477262">https://www.realestate.com.au/property-house-wa-subiaco-134477262</a> accessed 23 November 2021</li> <li>Domain (website), '19 Coolgardie Street', <a href="https://www.domain.com.au/property-profile/19-coolgardie-street-subiaco-wa-6008">https://www.domain.com.au/property-profile/19-coolgardie-street-subiaco-wa-6008</a> accessed 23 November 2021</li> <li>Reiwa.com.au (website) '19 Coolgardie Street', <a href="https://reiwa.com.au/19-coolgardie-street-subiaco-4402549/">https://reiwa.com.au/19-coolgardie-street-subiaco-4402549/</a>; realestate.com.au (website), '19 Coolgardie Street', <a href="https://www.realestate.com.au/property/19-coolgardie-st-subiaco-wa-6008">https://www.realestate.com.au/property/19-coolgardie-st-subiaco-wa-6008</a> accessed 23 November 2021</li> </ol>

Archival Site Plan  
Courtesy SROWA  
(September 1926)




Additional  
Photograph  
(December 2021)



*Additional  
Photograph  
(December 2021)*





LOCATION INFORMATION			
Name	Nurse Lloyd's Private Maternity Hospital (fmr)		
Place No.	25983		
Address	23 Coolgardie Street (Lot 8 & 9, DP 974) Subiaco		
Other names	Nurse Lloyd's 'Hawaii' (c.1909) Nurse Lloyd's Private Hospital (c.1910-1924) Nurse Reid's Private Hospital (1925-1937) Narrabeen Hospital (c.1926-1937) Shannon House (c.1983-present)		
Place Type	Individual Building		
Heritage Area	No		
ASSESSMENT OF SIGNIFICANCE			
Photo (December 2021)			
Construction Date	1908	Architectural Style	Federation Queen Anne
Construction Materials	Walls	Roof	Other
	Brick	Corrugated Steel	
Use	Current	Original	Other
	Residential: Single-storey residence	Private Hospital	Guest/ Boarding House
Historic Theme(s)	Demographic settlement and mobility: Settlements Other: Hospital		
Historical Notes	<p><i>The following extract has been taken from the heritage assessment of 23 Coolgardie Street, Subiaco, prepared by Greenward Consulting, October 2015.</i></p> <p>A house had been built on Lots 8 and 9 on Deposited Plan 974 (23 Coolgardie Street) by 1902, at which time the property was occupied by members of the Fullard family. After they moved away from Perth in c.1904 the house was rented out until the beginning of June 1908, when ownership was transferred to Ruby Lloyd (at which time the houses at 19 and 23 Coolgardie Street were both occupied by various members of the extended Lloyd family). However, only two weeks later the house at 23 Coolgardie Street was destroyed by fire.</p>		

	<p>In July 1908 tenders were called for the erection of a new house at lot 8-9, 23 Coolgardie Street, Subiaco, by the architect, Edgar Jerome Henderson:  <i>TENDERS are invited for the ERECTION of a Brick Villa Residence, Subiaco for Miss Lloyd. A deposit of £5 per cent must accompany tender. No tender will necessarily be accepted. EDGAR J. HENDERSON. Eagle Chambers, Hay-street.</i></p> <p>On 28 September 1908, ownership of 23 Coolgardie Street was transferred to Ruby’s mother, Mary Anne Lloyd (known as Minnie Lloyd) and, at the same time, a mortgage of £500 was taken out against the property.</p> <p>Research has confirmed that Minnie and her husband, William Lloyd, were very active as builder-developers in Subiaco in the period 1902-1906. However, it appears that they over-extended themselves financially as, in December 1906, “32 new, well-built, and finished Villas and Houses, situate the best localities of the popular suburb of Subiaco” (valued at a total of £20,765), were offered for sale under the Bankruptcy Act, as means of clearing Minnie Lloyds debts. The Lloyd’s home at 25 Hay Street, Subiaco, was offered for sale by the mortgagees in September 1907, and a further sale was advertised by the Bank of Australia in February 1908, to recover debts against another two mortgages totalling £1,400 and £7,289.</p> <p>The purchase of the Coolgardie Street property suggests that Minnie Lloyd had finally cleared her debts, and was ready to establish a new business venture - a lying-in (maternity) hospital, which is known to have been in operation by the beginning of June 1909:  <i>SEXTON. —Of July 1. At Nurse Lloyd's, Hawaii, Coolgardie Street, Subiaco, the wife of R. J. Sexton, of Texas Downs Station, Nor'-West a son. Both well.</i></p> <p>Minnie Lloyd officially applied to establish a registered lying-in hospital at 23 Coolgardie Street in October of that year:  <i>NOTICE Is hereby given that I, MINNIE LLOYD, Coolgardie-avenue, Subiaco, Nurse, Intend to APPLY to the Subiaco Local Board of Health for REGISTRATION as a LYING-IN HOME of those premises situated at 23 Coolgardie-avenue, .... Dated this 20th day October, 1909.</i></p> <p>Numerous advertisements were subsequently placed in <i>The West Australian</i>, such as the following:  <i>NURSE LLOYD (CERTIFICATED) gives superior accommodation and services during lying-in, £2 2s. weekly. £1 per week while waiting, Recommended by leading doctors. 23 Coolgardie-St., off Heytesbury-Rd., Subiaco.</i></p> <p>The use of the premises for this purpose reflects a landmark change in the period 1907-1911, which saw the transition of private maternity services from an unregulated cottage industry to a government-managed profession under legislation that required any commercially operated lying-in home to be licenced (State Children’s Act, 1907) and midwives to be suitably trained and licenced (Health Act, 1911). Nurse Lloyd’s “Hawaii” was one of the first two dedicated maternity homes opened in Subiaco, together with Nurse Mortlock’s “Hawkesbury”, which opened at 129 Coghlan Street in about November 1909 (with other local lying-in facilities of c.1910-1916 typically offering a room in a private family residence).</p> <p>The business was obviously successful, with rapid enlargement of the original</p>
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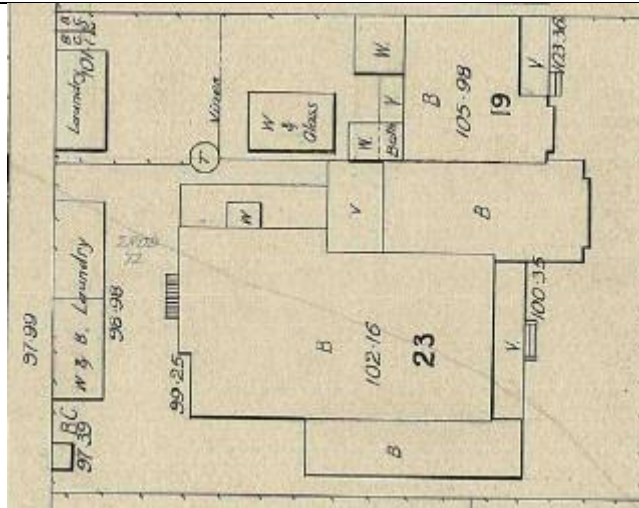


	<p>residence as a purpose designed hospital, and by 1915 it was described as having 16 rooms available, and being licenced to take 12 patients at once – which at that time was a relatively large maternity hospital. The most detailed description found was printed in November 1917:</p> <p><i>A press representative recently paid a visit of inspection to Nurse Lloyd’s fine hospital, situated at Coolgardie-street (off Heytesbury-road). Subiaco. The institution is composed of four distinct buildings, separated by sets of tastefully laid-out lawns and gardens. The first building is the hospital, containing a large 40 x 20 ward and a number of private wards. The second is a comfortable rest-house for country patients and their children. Then comes the dining hall, with which is connected the fourth department - the kitchens.</i></p> <p><i>"We are able to take 20 patients, independent of the rest-house, which is fitted out for seven," said Nurse Lloyd, in response to a query "In the hospital itself the large ward holds many patients with absolute comfort, though private rooms may be had if required."</i></p> <p>The staffing of the place was also described:</p> <p><i>"I am assisted by a thoroughly competent and specially trained staff of four nurses. Then we have two laundresses, two expert kitchen hands, a gardener, and an orderly. The professional attendance is most complete, there being several medical men available, if necessary, and, if patients so desire, they can arrange to have their own doctor. We are provided with a special telephone service, which allows of speedy and uninterrupted communication in cases of urgency."</i></p> <p>During that time members of the Lloyd family also lived on the premises, and in 1918 Minnie Lloyd purchased the adjoining house to the north, Lot 7 on Deposited Plan 974 (19 Coolgardie Street) – which she appears to have occupied as a residence. For about a year after Minnie Lloyd died in July 1924 (aged 63 years), 19-23 Coolgardie Street continued to be occupied by two of her sons, Clifton and Lyle. It was then sold to Mary Louisa Collins, a nurse who had settled in the goldfields in the late 1890s, where as a:</p> <p><i>..... triple-certificated nurse, her services proved most valuable to the district, particularly during the typhoid epidemic. Expectant mothers were also grateful for her care.</i></p> <p>Mary’s daughter, Louise, had also trained as a nurse and this enabled her to support both herself and her young daughter following the breakdown of her marriage to Ivor Reid. Newspaper notices confirm that management of the private hospital at 23 Coolgardie Street had been taken over by Nurse Reid in as early as April 1925, after which the place was variously referred to ‘Nurse Reid’s Private Hospital’ or ‘Narrabeen Hospital’.</p> <p>By overlaying a copy of the 1926 MWSS &amp; DD Sewerage Plan on a 2015 aerial photograph (scaling to match lot boundaries along the street), it can be seen that the place had achieved its current footprint by that time, and that only minor variations have been made, primarily to decking and verandahs at the rear, and to the width of the front verandah.</p> <p>Louise Elizabeth Reid took over ownership of both 19 and 23 Coolgardie Street in August 1928, and she continued to be known professionally as ‘Nurse Reid’ after her marriage to Arthur Colin Victor Kildahl (a motor mechanic) in c.1930.</p>
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	<p>During this time newspaper notices suggest that, while 23 Coolgardie Street was primarily a maternity hospital, it also took in general patients. 19 Coolgardie Street was used as the Kildahl family home.</p> <p>The Post Office Directory listed as <i>Narrabeen Hospital (Nurse L E Reid, principal)</i> until 1937, but by the end of that period the Kildahl family had moved to Kings Park Road, West Perth, where they established a guesthouse and reception centre, ‘Tintern Lodge’.</p> <p>Louise retained ownership of 19-23 Coolgardie Street until her death in 1951 and, after 1937, 23 Coolgardie Street appears to have been divided into flats.</p> <p>In April 1953, 19 and 23 Coolgardie Street were transferred to <i>Alice Dean of 47 Havelock Street, West Perth, Widow</i>. In October of that year 23 Coolgardie Street was again placed on the market:</p> <p><i>AA-HOMES WITH INCOMES.</i>  <i>18 ROOMED BRICK PREMISES. NO.23 COOLGARDIE-ST., SUBIACO. Includes 2 bathrooms, 3 toilets, banqueting hall 40 x 19. IDEAL APARTMENTS, CLUB PREMISES, HOSPITAL. FREEHOLD FOR £6,800 OR REASONABLE OFFER.</i></p> <p>The sale went through relatively quickly and ownership was transferred to <i>Giuseppe Paolo Luicio Castro of 23 Coolgardie Street, Subiaco, Retired farmer</i>, on 18 November 1953.</p> <p>In 1963, an application was submitted to the City of Subiaco for the operation of the place as a Lodging House, and various lodging house keepers were noted in the City of Subiaco files over subsequent years. From c.1983-2006 the premises were owned by Dorothy and Morris Chaine, who operated 23 Coolgardie Street as ‘Shannon House’, a long-stay lodging house for intellectually handicapped people, with a resident manager. At the end of this period, the intellectually handicapped residents were relocated to other facilities and the property was sold, after which it became a medium-long stay lodging house open to the general public.</p> <p>In 2015, 23 Coolgardie Street is still being marketed as a long-term guest-house, under the name ‘Shannon House’. This offers twin and double rooms as well as 5 bed dormitories.</p>
<i>Physical Description</i>	<p>23 Coolgardie Street, is a single storey painted brick complex with a corrugated steel hip and gable roof displaying characteristics of the Federation Queen Anne style of architecture. The building is a former hospital complex and current share house comprising a number of attached buildings. The complex is located on a wide lot with a number of additions and extensions over its history. The front elevation reads as three separate structures with two gable bays flanking the main building. The central section has a symmetrical form with a steeply pitched roof with a central gablet addressing the street. The roof features two painted brick chimneys with corbelled brick detailing and terracotta chimney pots. The building has a verandah along the front façade that extends off the main roof line. The verandah is supported by pairs of square timber half posts atop a rendered masonry balustrade with corner timber brackets. The central timber entry door features highlights and sidelights with stained-glass glazing. Located within the verandah are four timber double hung windows.</p> <p>The northern wing extends past the central building line and shares a boundary wall with the adjacent property (19 Coolgardie Street). The projecting gable bay has half-</p>

	<p>timbering with a rough cast rendered infill and a central louvred ventilation panel. The external walls are painted brick which extends to the eave line. Below the gable is a projecting rectangular window bay with three narrow double hung windows. The windows have a continuous projecting rendered sill with a timber framed awning above supported by carved timber brackets.</p> <p>The southern wing is set back from the central building line. The projecting gable bay has half-timbering with a rough cast rendered infill and a central truncated finial. The external walls are painted brick which extends to the eave line. The front façade features two double hung windows. The windows have a continuous projecting rendered sill with a timber framed awning above supported by carved timber brackets.</p> <p>The property has an open front yard which is predominately grass and features a central concrete path with rendered masonry piers flanking the entrance. A brick paved driveway is located to the southern side of the front yard. The place is serviced by a rear laneway.</p>
<i>Condition</i>	Good
<i>Integrity</i>	Medium
<i>Authenticity</i>	Medium-High: The original external detailing of the building is largely intact and/or sympathetically restored/extended, and the place has been well maintained.
<i>Statement of Significance</i>	<p>The place has cultural heritage significance for the following reasons:</p> <ul style="list-style-type: none"> <li>• For its historical value as a place that helps to illustrate the transition of private maternity services from an unregulated cottage industry to a government-managed profession under legislation that required any commercially operated lying-in home to be licenced (State Children’s Act, 1907) and midwives to be suitably trained and licenced (Health Act, 1911)</li> <li>• For its historical value as one of the first two dedicated maternity hospitals opened in Subiaco (together with 129 Coghlan Road, which operated from 1909-1915).</li> <li>• For its association with two women (Minnie Lloyd and Louise Elizabeth Reid) who established themselves in business as the owner/managers of private hospitals in an era when nursing was one of the relatively few ‘respectable’ professions commonly available to women.</li> <li>• The place has historical and social value for the families of those who were born at 23 Coolgardie Street during its use as a private hospital in 1909-c.1936.</li> <li>• The place is an example of the adaptation of large premises in Subiaco to boarding houses from the 1930s.</li> <li>• For its historical and aesthetic values as an example of the work of Edgar Henderson, Architect (relating to the original residence).</li> </ul>
<i>Level of Significance</i>	Considerable Significance (Level 2)
<i>Heritage Listings and Status</i>	<p>Local Heritage Survey – Adopted 19/04/2016</p> <p>Heritage List - Adopted 19/04/2016</p>
<i>Key References</i>	<ul style="list-style-type: none"> <li>• <i>Heritage Assessment of 23 Coolgardie Street, Subiaco</i> prepared by Greenward Consulting October 2015</li> </ul>

*Archival Site Plan  
Courtesy SROWA  
(September 1926)*



*Additional  
Photograph  
(December 2021)*





*Additional  
Photograph  
(December 2021)*



*Historical  
Photograph  
(January 2014)*

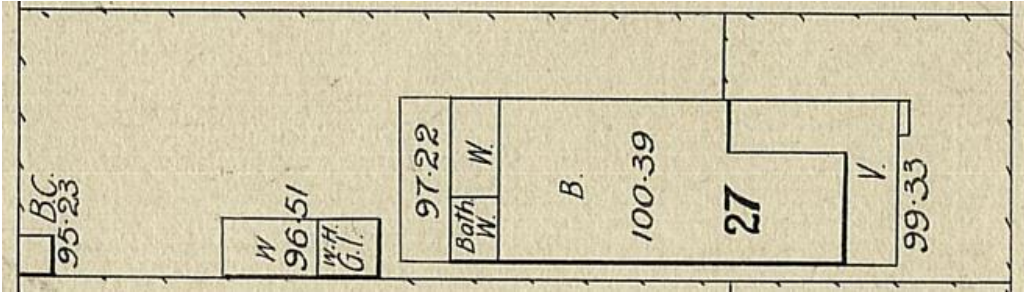



LOCATION INFORMATION			
Name	House, 27 Coolgardie Street		
Place No.	-		
Address	27 Coolgardie Street (Lot 10, DP 974) Subiaco		
Other names	-		
Place Type	Individual Building		
Heritage Area	No		
ASSESSMENT OF SIGNIFICANCE			
Photo (December 2021)			
Construction Date	c.1907	Architectural Style	Federation Bungalow
Construction Materials	Walls	Roof	Other
	Rendered Masonry	Corrugated Steel	
Use	Current	Original	Other
	Residential: Single-storey residence	Residential: Single-storey residence	
Historic Theme(s)	Demographic settlement and mobility: Settlements Occupations: Domestic activities		
Historical Notes	<p>Coolgardie Street was one of the first two streets occupied in West Subiaco, with two residents noted in 1897.<sup>1</sup> It was created by the subdivision of Perth Lot 276 into 42 residential lots.<sup>2</sup> By 1901, seven houses were listed, which grew to twelve by 1905, 18 by 1910 and through to 1920, and 23 (almost all the available lots) in 1930.<sup>3</sup> A c.1903 plan shows up to six small residences in Coolgardie Street, but probably nothing at 27 Coolgardie Street.<sup>4</sup></p> <p>The first listing for 27 Coolgardie Street in Post Office Directories is 1907, at which time it was occupied by William Hartnell. From 1908 to 1915 the occupant was Oswald S. Prowse, followed from 1916 to 1922 by Edward R. Edwards. Occupants changed relatively often through the 1920s. From 1929 to 1932 William H. Carter and Mrs Mable Rayner are both listed at the place. From 1933 to 1937 Arthur Sloane is occupant, followed by Richard and Caroline Hildreth (to 1944) then Mrs Markham (to last available listing in 1949).<sup>5</sup> There were no Markhams at the address in the 1949 Electoral Rolls.<sup>6</sup></p>		


	<p>A sewerage plan from 1926 shows a narrow brick building with a verandah across the front (east) that also wraps the east portion of the north elevation. A timber verandah is across the rear (west) elevation and the plan suggests an earlier verandah may have been enclosed (including to form a bathroom) and further verandah added to the west. There are also several small outbuildings in the rear yard. The front portion of the residence depicted matches the parallel portion of the extant building.<sup>7</sup> Recent floor plans suggest the early small residence remains, with an extension wrapping the north and west sides. Real estate websites recently estimated its construction date as 1930, but sewerage plans show it is earlier than this.<sup>8</sup> Aerial photographs show the place had few changes made until the major extension of 2009-2010.<sup>9</sup></p> <p>27 Coolgardie Street is listed as having been sold in 2000, 2007, 2009, 2010 and 2018. During this time its value increased from \$293,000 to \$1,350,000.<sup>10</sup></p>
<i>Physical Description</i>	<p>27 Coolgardie Street is a single storey painted brick dwelling with a corrugated steel hip and gable roof displaying characteristics of the Federation Bungalow style of architecture. The residence has an asymmetrical form with a projecting bay addressing the street. The projecting bay has a half-timbered gable with roughcast rendered infill. A corrugated steel skillion verandah extends along the front façade stepping to match the building form supported by square timber posts. The external walls are painted brick with a rendered string coursing at sill height. The entry door is timber framed with a contemporary highlight and sidelight. Within the projecting bay is a triple casement window with highlights, a moulded sill and a decorative under-sill panel. The place is enclosed to the front by a contemporary rendered masonry pier fence with steel infill and steel gates. Hedging is planted in front and behind the fence line with some additional planting to the front yard. A concrete driveway extends along the north side of the property with a contemporary built carport attached to the north east corner of the residence. A mature jacaranda is planted on the verge and partially obscures the dwelling from the street. The place is serviced by a rear laneway.</p>
<i>Condition</i>	Good
<i>Integrity</i>	High
<i>Authenticity</i>	<p>Medium: This aspect of the significance of the place has been diminished by alterations and additions including the rendering of what would have originally been face brickwork. However, the underlying form remains consistent with the original design.</p>
<i>Statement of Significance</i>	<p>The place has cultural heritage significance for the following reasons:</p> <ul style="list-style-type: none"> <li>• As a representative example of a well designed and detailed bungalow of Subiaco dating from the early twentieth century.</li> <li>• The place has historic significance that reflects the development and settlement of the area.</li> </ul>
<i>Level of Significance</i>	Some Significance (Level 3)
<i>Heritage Listings and Status</i>	Local Heritage Survey – Adopted 28/06/2022
<i>Key References</i>	<ol style="list-style-type: none"> <li>1. Wises Post Office Directories, 1895-1898</li> <li>2. G.W. Harris, 'Plan of Subiaco: shewing all subdivisions &amp; deposited plan no's, Perth WA, c.1895, <a href="https://catalogue.slwa.wa.gov.au/record=b5135227~S2">https://catalogue.slwa.wa.gov.au/record=b5135227~S2</a>, also at AU WA S235- cons3868 354 <a href="https://archive.sro.wa.gov.au/index.php/perth-18-52-suburb-of-subiaco-plan-of-subiaco-showing-all-subdivisions-dp-nos-scale-6-chains-to-an-inch-tally-no-001855-354">https://archive.sro.wa.gov.au/index.php/perth-18-52-suburb-of-subiaco-plan-of-subiaco-showing-all-subdivisions-dp-nos-scale-6-chains-to-an-inch-tally-no-001855-354</a></li> <li>3. Green, 'Notes for West Subiaco Precinct', 2020</li> <li>4. PWD, 'Perth Sewage Plans', 1897 plan with additions to c.1903, AU WA S399- cons1647 05647</li> </ol>



## Heritage Place Record– House, 27 Coolgardie Street

	<ol style="list-style-type: none"> <li>5. Wises Post Office Directories, 1900-1949</li> <li>6. Australian Electoral Rolls, 1903-1980, <a href="https://www.ancestrylibrary.com.au/search/collections/1207/">https://www.ancestrylibrary.com.au/search/collections/1207/</a></li> <li>7. SROWA, <i>RetroMaps</i>, <a href="https://mapping.sro.wa.gov.au/#/map">https://mapping.sro.wa.gov.au/#/map</a></li> <li>8. Realestate.com.au (website), '27 Coolgardie Street', <a href="https://www.realestate.com.au/property/27-coolgardie-st-subiaco-wa-6008">https://www.realestate.com.au/property/27-coolgardie-st-subiaco-wa-6008</a>, accessed 23 November 2021</li> <li>9. Aerial photographs, 1948-2021, Landgate Mapviewer, <a href="https://map-viewer-plus.app.landgate.wa.gov.au/index.html">https://map-viewer-plus.app.landgate.wa.gov.au/index.html</a></li> <li>10. Realestate.com.au (website), '27 Coolgardie Street', <a href="https://www.realestate.com.au/property/27-coolgardie-st-subiaco-wa-6008">https://www.realestate.com.au/property/27-coolgardie-st-subiaco-wa-6008</a>, accessed 23 November 2021</li> </ol>
Archival Site Plan Courtesy SROWA (September 1926)	
Additional Photograph (December 2021)	



LOCATION INFORMATION			
Name	House, 51 Coolgardie Street		
Place No.	24093		
Address	51 Coolgardie Street (Lot 17, DP 974) Subiaco		
Other names	-		
Place Type	Individual Building		
Heritage Area	No		
ASSESSMENT OF SIGNIFICANCE			
Photo (December 2021)			
Construction Date	c.1906	Architectural Style	Federation Bungalow
Construction Materials	Walls	Roof	Other
	Timber Weatherboard	Corrugated Steel	
Use	Current	Original	Other
	Residential: Single-storey residence	Residential: Single-storey residence	
Historic Theme(s)	Demographic settlement and mobility: Settlements Occupations: Domestic activities		
Historical Notes	<p>Coolgardie Street was one of the first two streets occupied in West Subiaco, with two residents noted in 1897.<sup>1</sup> By 1901, seven houses were listed, which grew to twelve by 1905, 18 by 1910 and 1920, and 23 (almost all the available lots) in 1930.<sup>2</sup></p> <p>Street numbers are first given in Post Office Directory listings in 1906, at which time there is a residence shown at 51 Coolgardie Street. It is impossible to tell how long it had been there using this source, as the occupants of all houses in the street changed often in the early years, so individual residences cannot be traced without street numbers.<sup>3</sup> A c.1903 plan does not appear to show a residence at 51 Coolgardie Street.<sup>4</sup></p> <p>The occupants changed regularly throughout the first half of the 20<sup>th</sup> century, and included:</p> <ul style="list-style-type: none"><li>• 1906: William Sivewright and the Rev Gilbert McLaren (Wesleyan Church)</li><li>• 1910: David James McDonough (carpenter)</li></ul>		

	<ul style="list-style-type: none"> <li>1920: James Allan (civil servant)</li> <li>1930: Charles Klause (labourer)</li> <li>1940: Mrs Fanny Smith, who remained in 1949.<sup>5</sup></li> </ul> <p>Fanny Smith continued to be listed on the electoral roll at 51 Coolgardie Street in 1954. A Fanny Smith of Subiaco died in 1957, aged 84, and is probably the person who lived at this place, as no Fanny Smith is listed in Subiaco on the rolls for 1958.<sup>6</sup> A sewerage plan from 1926 shows a timber residence with verandah across half the front width, which matches the extant building in 2021.<sup>7</sup> The house was extended to the rear in the 1990s.<sup>8</sup></p>
<i>Physical Description</i>	<p>51 Coolgardie Street is a single storey timber weatherboard cottage with a corrugated steel hip and gable roof displaying characteristics of the Federation Bungalow style of architecture. The residence has an asymmetrical form with a projecting bay addressing the street. The pitched roof has a face brick chimney with brick corbelling. The gable end has curved half-timbering with a rough cast rendered infill and a turned timber finial. A corrugated steel bullnose verandah extends along the recessed portion of the front facade. The verandah is supported by square timber posts with a decorative timber valance. A timber framed entry door features a decorative screen door with a highlight and sidelight. A double French door is located within the verandah while a triple casement window addresses the projecting bay. The window within the projecting bay has a timber framed bullnose awning above with a matching valance and carved timber brackets. The cottage is set close to the front boundary with a planted front yard including a mature tree set to the north of the site. The place is enclosed to the front by a timber picket fence and a central timber picket gate. A mature verge tree partially obscures the place from the street. The place is serviced to the side and rear by a laneway.</p>
<i>Condition</i>	Good
<i>Integrity</i>	High
<i>Authenticity</i>	High
<i>Statement of Significance</i>	<p>The place has cultural heritage significance for the following reasons:</p> <ul style="list-style-type: none"> <li>For its aesthetic value as a representative example of a well designed Federation era weatherboard cottage.</li> <li>For its historic value as a demonstration of the period in which Subiaco underwent rapid development in the early 20th century.</li> </ul>
<i>Level of Significance</i>	Some Significance (Level 3)
<i>Heritage Listings and Status</i>	Local Heritage Survey – Adopted 4/02/2003
<i>Key References</i>	<ol style="list-style-type: none"> <li>Wises Post Office Directories, 1895-1898</li> <li>Green, 'Notes for West Subiaco Precinct', 2020</li> <li>Wises Post Office Directories, 1895-1906</li> <li>PWD, 'Perth Sewage Plans', 1897 plan with additions to c.1903, AU WA S399- cons1647 05647</li> <li>Green, 'Notes for West Subiaco Precinct', 2020</li> <li>Metropolitan Cemeteries Board, Name Search, <a href="https://www2.mcb.wa.gov.au/NameSearch/results.php">https://www2.mcb.wa.gov.au/NameSearch/results.php</a>; Australian Electoral Rolls, 1903-1980, <a href="https://www.ancestrylibrary.com.au/search/collections/1207/">https://www.ancestrylibrary.com.au/search/collections/1207/</a></li> <li>SROWA, RetroMaps, <a href="https://mapping.sro.wa.gov.au/#/map">https://mapping.sro.wa.gov.au/#/map</a></li> <li>Aerial photographs, 1953-2021, Landgate Mapviewer, <a href="https://map-viewer-plus.app.landgate.wa.gov.au/index.html">https://map-viewer-plus.app.landgate.wa.gov.au/index.html</a></li> </ol>



*Archival Site Plan  
Courtesy SROWA  
(September 1926)*




*Additional  
Photograph  
(Front gable,  
December 2021)*



*Historical  
Photograph  
(June 2014)*





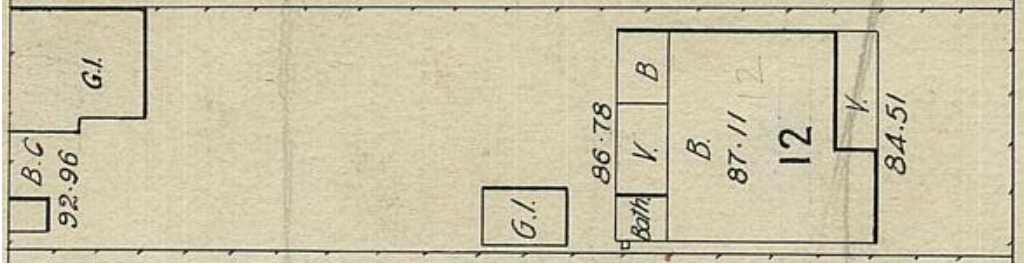

LOCATION INFORMATION			
Name	House, 12 Gloster Street		
Place No.	-		
Address	12 Gloster Street (Lot 8, DP 2405) Subiaco (formerly 8 Cecelia Street)		
Other names	-		
Place Type	Individual Building		
Heritage Area	No		
ASSESSMENT OF SIGNIFICANCE			
Photo (December 2021)			
Construction Date	c.1905	Architectural Style	Federation Bungalow
Construction Materials	Walls	Roof	Other
	Face Brick	Corrugated Steel	
Use	Current	Original	Other
	Residential: Single-storey residence	Residential: Single-storey residence	
Historic Theme(s)	Demographic settlement and mobility: Settlements Occupations: Domestic activities		
Historical Notes	<p>A mid-1890s map shows the future Gloster Street only to the west of Derby Road, named Bent Street near the railway and Murchison Street the rest of the length.<sup>1</sup> In 1903, early Crawley resident George Shenton acquired the land between Derby, Heytesbury, Hensman and Nicholson Roads (undivided Lots 270 to 273).<sup>2</sup> Shenton's land was advertised for auction on 8 August 1903. The roadway was named 'Gloster Street' by this time.<sup>3</sup> By 1912, the former Bent Street was also named Gloster Street.<sup>4</sup> The cul-de-sac extension east of Hensman Road, where 12 Gloster Street is located, was named Cecelia Street until c.1925 and later extended through to Union Street.<sup>5</sup> Numbering was changed to incorporate the two streets, with the former 8 Cecelia Street becoming 12 Gloster Street.<sup>6</sup></p> <p>A c.1903 plan shows no buildings on Gloster Street.<sup>7</sup></p> <p>Residents are first listed at Gloster Street in 1905, with six names given for Gloster Street and three for Cecelia Street. Development then continued relatively steadily</p>		



	<p>over the next 20 years with a total of around 26 houses listed in 1910, 44 in 1915, 68 in 1920, 91 in 1925 and 125 (most of the available lots) in 1930.<sup>8</sup></p> <p>Residents are first listed at Gloster Street in 1905, with six names given for Gloster Street and three for Cecelia Street. Development then continued relatively steadily over the next 20 years with a total of around 26 houses listed in 1910, 44 in 1915, 68 in 1920, 91 in 1925 and 125 (most of the available lots) in 1930.</p> <p>The Certificate of Title for Lot 8 on deposited plan 2405 was issued in 30 April 1904 to Walter George Shepherd, Tramway Employee.<sup>9</sup> Walter G. Shepherd is first listed in the Post Office Directory in 1906 suggesting a construction date of c.1905.<sup>10</sup> A West Australian newspaper listing from 13 August 1907 indicates Walter Shepherd's intentions to sell the residence.</p> <p><i>Pretty Brick Villa, 4 room, kitchen, bath, copper, close tram. £375 terms. margin W. G. Shepherd. Cecilia-st., Subiaco.</i><sup>11</sup></p> <p>Post Office Directories however continue to list Walter G. Shepherd until 1910.</p> <p>Street numbers for Cecelia Street aren't recorded in the Post Office Directory until 1913. At this time 8 Cecelia Street is occupied by William Flanigan, cabinet maker. The Title Deed for the residence was transferred to William Flanigan in 1911. Occupancy changed several times during the 1920s, with the address changing to 12 Gloster Street from 1926, before Robert Cleasby is listed in 1927.<sup>12</sup></p> <p>A sewerage plan from 1927 shows a brick residence with a verandah across the east half of the front (south) elevation. A verandah across the rear (north) elevation has enclosed portions, including for a bathroom. A galvanised iron shed is in the rear yard, with another larger such shed and a brick toilet abutting the rear lane. The residence depicted matches the extant building, with extensions to the rear.<sup>13</sup> Robert Cleasby died in 1929. His wife Adeline continued to live at 12 Gloster Street until 1935. From 1936 until the last available Post Office Directories, the place was occupied by Claude Ridley.<sup>14</sup> Claude Eli Ridley, taxi proprietor, continued to be listed at 12 Gloster Street into the 1960s.<sup>15</sup> In 1935, he was running a rabbit trapping business in the Avon Valley, trucking carcasses to a freezing works he operated in the metropolitan area.<sup>16</sup> In 1947, he was hospitalised following a crash while at the reins during a trotting meet at Gloucester Park.<sup>17</sup> There are several Claude Ridleys in the records, including a Claude Ridley of 12 Gloster Street who died as a teenager in 1945<sup>18</sup>, but it is likely the Claude Ridley who lived at Gloster Street for three decades was born in 1900 at Boulder, married to either Eliza E. Quinlivan (1926) or Mary Finnerty (1931), and died in 1992 at Mandurah.<sup>19</sup></p> <p>Some additions had already been made to the rear by 1948. Outbuildings at the rear of the lot were replaced in 2014 with a building including garage, facing the rear lane. A large extension to the rear of the residence was built in 2019.<sup>20</sup></p> <p>Real estate websites list 12 Gloster Street changing ownership in 1993, 1997, 2001 and 2008. Over these 25 years its value increased from \$182,000 to \$1,235,000.<sup>21</sup></p>
<i>Physical Description</i>	<p>12 Gloster Street is a single storey face brick dwelling with a corrugated steel hip and gable roof displaying characteristics of the Federation Bungalow style of architecture. The residence has an asymmetrical form with a projecting bay addressing the street.</p>

	<p>The dwelling has a face brick and rendered chimney with a terracotta pot. The projecting bay has a face brick finish and features a scrolled leaf and shield detail in moulded plaster and a turned timber finial. A corrugated steel skillion verandah extends along the front façade in front of the projecting bay. The verandah is supported by turned timber posts and features a decorative steel panelled balustrade. The verandah is raised with a central set of concrete steps and a central timber gate. The external walls are tuckpointed face brick with rendered string coursing at sill and lintel height. The dwelling has a recessed entry with a timber framed door and features stained-glass highlights and sidelights. A full height double hung timber framed window is located within the verandah. The projecting bay features two double hung windows with a continuous projecting rendered sill and a decorative under-sill panel. The windows have brick voussoirs above. The dwelling has a densely planted front yard with two large bottle brush trees flanking the front stairs. The place is enclosed to the front by a timber picket fence with a central gate and planting in front of the fence line. The combination of the front planting and mature verge tree largely obscure the dwelling from the street. The dwelling has a detached garage to the rear of the property accessed via a rear laneway.</p>
<i>Condition</i>	Good
<i>Integrity</i>	High
<i>Authenticity</i>	Medium-High
<i>Statement of Significance</i>	<p>The place has cultural heritage significance for the following reasons:</p> <ul style="list-style-type: none"> <li>• As a representative example of a well designed and detailed bungalow of Subiaco dating from the early twentieth century.</li> <li>• For its historic value as a demonstration of the period in which Subiaco underwent rapid development in the early 20th century.</li> </ul>
<i>Level of Significance</i>	Some Significance (Level 3)
<i>Heritage Listings and Status</i>	Local Heritage Survey – Adopted 28/06/2022
<i>Key References</i>	<ol style="list-style-type: none"> <li>1. G.W. Harris, 'Plan of Subiaco: shewing all subdivisions &amp; deposited plan no's, Perth WA, c.1895, <a href="https://catalogue.slwa.wa.gov.au/record=b5135227~S2">https://catalogue.slwa.wa.gov.au/record=b5135227~S2</a>, also at AU WA S235- cons3868 354 <a href="https://archive.sro.wa.gov.au/index.php/perth-18-52-suburb-of-subiac-plan-of-subiac-showing-all-subdivisions-dp-nos-scale-6-chains-to-an-inch-tally-no-001855-354">https://archive.sro.wa.gov.au/index.php/perth-18-52-suburb-of-subiac-plan-of-subiac-showing-all-subdivisions-dp-nos-scale-6-chains-to-an-inch-tally-no-001855-354</a></li> <li>2. Bizzaca, <i>Subiaco Thematic History</i>, 2014, p.25</li> <li>3. B.C. Wood &amp; Co, 'Subiaco Town Property', real estate flyer, 1903, <a href="https://catalogue.slwa.wa.gov.au/record=b5143662~S2">https://catalogue.slwa.wa.gov.au/record=b5143662~S2</a></li> <li>4. Department of Lands &amp; Surveys, 'Item 1539 – Subiaco Sheet 3', cancelled 1912, AU WA S2168- cons5698 1539, <a href="https://archive.sro.wa.gov.au/index.php/subiaco-sheet-3-tally-no-600114-1539">https://archive.sro.wa.gov.au/index.php/subiaco-sheet-3-tally-no-600114-1539</a>; Department of Lands &amp; Surveys, 'Item 114/1 – Subiaco [Tally No. 502658]', cancelled 1970, AU WA S4269- cons5697 114/1, <a href="https://archive.sro.wa.gov.au/index.php/subiaco-tally-no-502658-114-1">https://archive.sro.wa.gov.au/index.php/subiaco-tally-no-502658-114-1</a>; Aerial photograph, 1948, Landgate Mapviewer, <a href="https://map-viewer-plus.app.landgate.wa.gov.au/index.html">https://map-viewer-plus.app.landgate.wa.gov.au/index.html</a></li> <li>5. Green, 'Notes for West Subiaco Precinct', 2020</li> <li>6. Wises Post Office Directories, 1900-1949</li> <li>7. PWD, 'Perth Sewage Plans', 1897 plan with additions to c.1903, AU WA S399- cons1647 05647</li> <li>8. Green, 'Notes for West Subiaco Precinct', 2020</li> <li>9. Certificate of Title Western Australia, Register Book Volume 303, Folio 24, Lot 8, Plan 2405, 30 April 1904.</li> <li>10. Wises Post Office Directories, 1906</li> <li>11. West Australian, 13 August 1907, p.7, <a href="https://trove.nla.gov.au/newspaper/article/25710180">https://trove.nla.gov.au/newspaper/article/25710180</a></li> <li>12. Wises Post Office Directories, 1900-1949</li> <li>13. SROWA, <i>RetroMaps</i>, <a href="https://mapping.sro.wa.gov.au/#/map">https://mapping.sro.wa.gov.au/#/map</a></li> <li>14. Wises Post Office Directories, 1900-1949; Department of Justice – Births, Deaths &amp; Marriages, 'Online Index Search Tool', <a href="https://bdm.justice.wa.gov.au/apps/pioneersindex/default.aspx">https://bdm.justice.wa.gov.au/apps/pioneersindex/default.aspx</a></li> <li>15. Australian Electoral Rolls, 1903-1980, <a href="https://www.ancestrylibrary.com.au/search/collections/1207/">https://www.ancestrylibrary.com.au/search/collections/1207/</a></li> <li>16. <i>Sunday Times</i>, 21 April 1935, p.2, <a href="https://trove.nla.gov.au/newspaper/article/58756754">https://trove.nla.gov.au/newspaper/article/58756754</a></li> </ol>

## Heritage Place Record– House, 12 Gloster Street


	<p>17. <i>Kalgoorlie Miner</i>, 3 June 1947, p.5, <a href="https://trove.nla.gov.au/newspaper/article/95528735">https://trove.nla.gov.au/newspaper/article/95528735</a></p> <p>18. <i>West Australian</i>, 28 November 1945, p.1, <a href="https://trove.nla.gov.au/newspaper/article/44832200">https://trove.nla.gov.au/newspaper/article/44832200</a></p> <p>19. Metropolitan Cemeteries Board, name search, <a href="https://www2.mcb.wa.gov.au/NameSearch/search.php">https://www2.mcb.wa.gov.au/NameSearch/search.php</a>; Department of Justice – Births, Deaths &amp; Marriages, 'Online Index Search Tool', <a href="https://bdm.justice.wa.gov.au/apps/pioneersindex/default.aspx">https://bdm.justice.wa.gov.au/apps/pioneersindex/default.aspx</a></p> <p>20. Aerial photographs, 1948-2021, Landgate Mapviewer, <a href="https://map-viewer-plus.app.landgate.wa.gov.au/index.html">https://map-viewer-plus.app.landgate.wa.gov.au/index.html</a>; Google streetview, <a href="https://www.google.com.au/maps">https://www.google.com.au/maps</a>, June 2014</p> <p>21. Realestate.com.au (website), '12 Gloster Street', <a href="https://www.realestate.com.au/property/12-gloster-st-subiaco-wa-6008">https://www.realestate.com.au/property/12-gloster-st-subiaco-wa-6008</a> accessed 23 November 2021</p>
Archival Site Plan Courtesy SROWA (June 1927)	
Additional Photograph (December 2021)	



*Additional  
Photograph  
(Front gable,  
December 2021)*

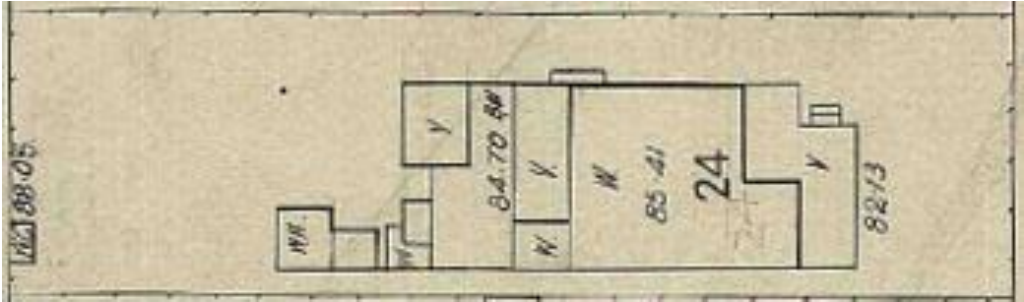





LOCATION INFORMATION			
Name	House, 24 Gloster Street		
Place No.	24115		
Address	24 Gloster Street (Lot 33, DP 2542) Subiaco		
Other names	-		
Place Type	Individual Building		
Heritage Area	No		
ASSESSMENT OF SIGNIFICANCE			
Photo (August 2021)			
Construction Date	c.1913	Architectural Style	Federation Queen Anne
Construction Materials	Walls Timber Weatherboard	Roof Corrugated Steel	Other
Use	Current Residential: Single-storey residence (Two-storey addition to rear)	Original Residential: Single-storey residence	Other
Historic Theme(s)	Demographic settlement and mobility: Settlements Occupations: Domestic activities		
Historical Notes	A mid-1890s map shows the future Gloster Street only to the west of Derby Road, named Bent Street near the railway and Murchison Street the rest of the length. <sup>1</sup> In 1903, early Crawley resident George Shenton acquired the land between Derby, Heytesbury, Hensman and Nicholson Roads (undivided Lots 270 to 273). <sup>2</sup> Shenton's land, including the future 24 Gloster Street, was advertised for auction by B.C. Wood & Co as a new subdivision of 124 residential lots, on 8 August 1903. The roadway was named 'Gloster Street' by this time. <sup>3</sup> By 1912, the former Bent Street was also named Gloster Street. <sup>4</sup> The cul-de-sac extension east of Hensman Road, evident by 1905, was named Cecelia Street until c.1925 and later extended through to Union Street. <sup>5</sup> Residents are first listed at Gloster Street in 1905, with six names given for Gloster Street and three for Cecelia. Development then continued relatively steadily over the next 20 years with a total of around 26 houses listed in 1910, 44 in 1915, 68 in 1920, 91 in 1925 and 125 (most of the available lots) in 1930. <sup>6</sup>		

	<p>A residence first appears in the Post Office Directories at 24 Gloster Street in 1913, when it was known as 4 Gloster Street (changing to 24 Gloster Street in 1926, when Cecelia Street was incorporated into the numbering).<sup>7</sup></p> <p>Occupants listed up to the late 1940s included<sup>8</sup>:</p> <ul style="list-style-type: none"> <li>• 1913: (#4) Henry Edgar Grace (clerk)</li> <li>• 1920: (#4) John Victor Woods Mathers (mine manager)</li> <li>• 1930: (#24) Joseph Walter Whitmore Pole</li> <li>• 1940: (#24) Frederick Fairweather (inspector)</li> <li>• 1949: (#24) Frederick Fairweather</li> </ul> <p>Frederick Kenilworth Fairweather and Edith Maude Fairweather had lived at 43 Gloster Street in the 1930s. By 1954, they had moved to Riverton.<sup>9</sup></p> <p>A sewerage plan from 1927 shows a timber residence with verandah wrapping the front elevation, which matches the extant building in 2021.<sup>10</sup> A large rear extension added in 2012-2013 more than doubled the size of the residence.<sup>11</sup></p>
<i>Physical Description</i>	<p>24 Gloster Street is a single storey timber weatherboard residence with a steeply pitched corrugated steel hip and gable roof displaying characteristics of the Federation Queen Anne style of architecture. The residence is located on an elevated site with a bullnose roofed verandah and two gables and a roof gablet to the street elevation. There is a masonry chimney with terracotta pots. The verandah features a timber balustrade, timber posts and decorative timber valance and corner brackets. Doors and windows are timber framed and feature leadlight highlights. The front door has a highlight and sidelight. The front fence is masonry with steel infill panels and planting both in front and behind the fence line. There is a contemporary two storey addition to the rear of the place that is obscured by the steep pitch of the front building. The flat roofed addition can be viewed from the rear laneway.</p>
<i>Condition</i>	Good
<i>Integrity</i>	High
<i>Authenticity</i>	Medium
<i>Statement of Significance</i>	<p>The place has cultural heritage significance for the following reasons:</p> <ul style="list-style-type: none"> <li>• As a representative example of the application of materials and detailing which were derived from the Federation Queen Anne style, but which were applied in a more restrained manner that suited the budgets and expectations of the middle classes in Subiaco during the early twentieth century.</li> <li>• For its historic value as a demonstration of the period in which Subiaco underwent rapid development in the early 20th century.</li> </ul>
<i>Level of Significance</i>	Some Significance (Level 3)
<i>Heritage Listings and Status</i>	Local Heritage Survey – Adopted 4/02/2003
<i>Key References</i>	<ol style="list-style-type: none"> <li>1. G.W. Harris, 'Plan of Subiaco: shewing all subdivisions &amp; deposited plan no's, Perth WA, c.1895, <a href="https://catalogue.slwa.wa.gov.au/record=b5135227~S2">https://catalogue.slwa.wa.gov.au/record=b5135227~S2</a>, also at AU WA S235- cons3868 354 <a href="https://archive.sro.wa.gov.au/index.php/perth-18-52-suburb-of-subiaco-plan-of-subiaco-showing-all-subdivisions-dp-nos-scale-6-chains-to-an-inch-tally-no-001855-354">https://archive.sro.wa.gov.au/index.php/perth-18-52-suburb-of-subiaco-plan-of-subiaco-showing-all-subdivisions-dp-nos-scale-6-chains-to-an-inch-tally-no-001855-354</a></li> <li>2. Bizzaca, <i>Subiaco Thematic History</i>, 2014, p.25</li> <li>3. B.C. Wood &amp; Co, 'Subiaco Town Property', real estate flyer, 1903, <a href="https://catalogue.slwa.wa.gov.au/record=b5143662~S2">https://catalogue.slwa.wa.gov.au/record=b5143662~S2</a></li> <li>4. Department of Lands &amp; Surveys, 'Item 1539 – Subiaco Sheet 3', cancelled 1912, AU WA S2168- cons5698 1539, <a href="https://archive.sro.wa.gov.au/index.php/subiaco-sheet-3-tally-no-600114-1539">https://archive.sro.wa.gov.au/index.php/subiaco-sheet-3-tally-no-600114-1539</a>; Department of Lands &amp; Surveys, 'Item 114/1 – Subiaco [Tally No. 502658]', cancelled 1970, AU WA S4269- cons5697 114/1, <a href="https://archive.sro.wa.gov.au/index.php/subiaco-tally-no-502658-114-1">https://archive.sro.wa.gov.au/index.php/subiaco-tally-no-502658-114-1</a>;</li> </ol>

## Heritage Place Record– House, 24 Gloster Street


	<p>Aerial photograph, 1948, Landgate Mapviewer, <a href="https://map-viewer-plus.app.landgate.wa.gov.au/index.html">https://map-viewer-plus.app.landgate.wa.gov.au/index.html</a></p> <ol style="list-style-type: none"> <li>5. Green, 'Notes for West Subiaco Precinct', 2020</li> <li>6. Green, 'Notes for West Subiaco Precinct', 2020</li> <li>7. Green, 'Notes for West Subiaco Precinct', 2020</li> <li>8. Green, 'Notes for West Subiaco Precinct', 2020</li> <li>9. Australian Electoral Rolls, 1903-1980, <a href="https://www.ancestrylibrary.com.au/search/collections/1207/">https://www.ancestrylibrary.com.au/search/collections/1207/</a></li> <li>10. SROWA, <i>RetroMaps</i>, <a href="https://mapping.sro.wa.gov.au/#/map">https://mapping.sro.wa.gov.au/#/map</a></li> <li>11. Aerial photographs, 1953-2021, Landgate Mapviewer, <a href="https://map-viewer-plus.app.landgate.wa.gov.au/index.html">https://map-viewer-plus.app.landgate.wa.gov.au/index.html</a></li> </ol>
<p><i>Archival Site Plan Courtesy SROWA (June 1927)</i></p>	
<p><i>Additional Photograph (Contemporary addition to the rear, August 2021)</i></p>	



*Historical  
Photograph  
(June 2014)*



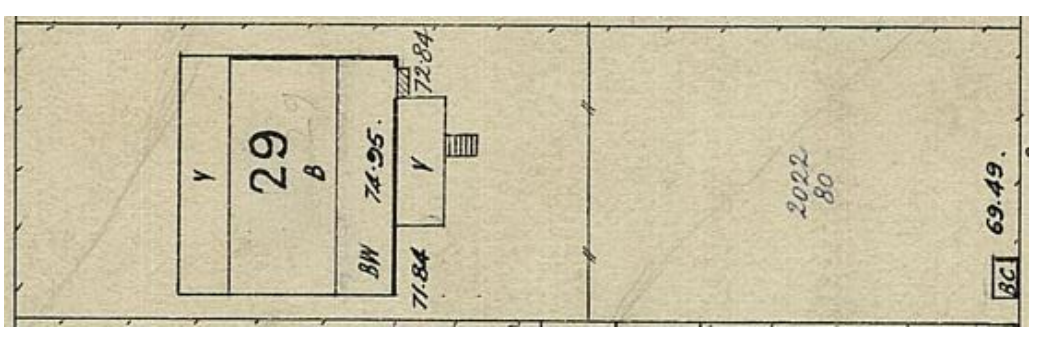




LOCATION INFORMATION			
Name	House, 29 Gloster Street		
Place No.	-		
Address	29 Gloster Street (Lot 90, DP 2542) Subiaco (formerly 7 Gloster Street)		
Other names	Davui		
Place Type	Individual Building		
Heritage Area	No		
ASSESSMENT OF SIGNIFICANCE			
Photo (December 2021)			
Construction Date	c.1918	Architectural Style	Federation Bungalow/Queen Anne
Construction Materials	Walls	Roof	Other
	Face Brick	Corrugated Steel	
Use	Current	Original	Other
	Residential: Single-storey residence	Residential: Single-storey residence	
Historic Theme(s)	Demographic settlement and mobility: Settlements Occupations: Domestic activities		
Historical Notes	<p>A mid-1890s map shows the future Gloster Street only to the west of Derby Road, named Bent Street near the railway and Murchison Street the rest of the length.<sup>1</sup> In 1903, early Crawley resident George Shenton acquired the land between Derby, Heytesbury, Hensman and Nicholson Roads (undivided Lots 270 to 273).<sup>2</sup> Shenton's land, including the future 29 Gloster Street, was advertised for auction by B.C. Wood &amp; Co as a new subdivision of 124 residential lots, on 8 August 1903. The roadway was named 'Gloster Street' by this time.<sup>3</sup> By 1912, the former Bent Street was also named Gloster Street.<sup>4</sup> The cul-de-sac extension east of Hensman Road was named Cecelia Street until c.1925 and later extended through to Union Street.<sup>5</sup> The whole street was renumbered at this time to incorporate Cecelia Street. What had been 7 Gloster Street became 29 Gloster Street.<sup>6</sup></p> <p>A c.1903 plan shows no buildings on Gloster or Cecelia Streets.<sup>7</sup> Residents are first listed at Gloster Street in 1905, with six names given for Gloster Street and three for</p>		


	<p>Cecelia Street. Development then continued relatively steadily over the next 20 years with a total of around 26 houses listed in 1910, 44 in 1915, 68 in 1920, 91 in 1925 and 125 (most of the available lots) in 1930.<sup>8</sup></p> <p>Four adjacent houses at 1,3,5 and 7 Gloster Street are first listed in Post Office Directories in 1918. They may have been built together by a single developer the previous year. The first occupant listed for 7 Gloster Street (later 29) was Thomas Pridham, who remained until 1926.</p> <p>A sewerage plan from 1927 shows a brick residence with a verandah across the whole front (north) elevation. A rear portion is marked as brick and timber and may originally have been a rear verandah, since enclosed. A smaller rear verandah is centrally placed in the rear (south) elevation. The size of the main brick portion of the house suggests it may originally have been a two-room cottage with wide verandahs front and back. The residence depicted matches the extant building, with substantial extensions to the rear.<sup>9</sup></p> <p>From 1927 to the end of the 1940s, occupancy changed many times, including:</p> <ul style="list-style-type: none"> <li>• 1928: James Allan</li> <li>• 1930: Mrs Wilson</li> <li>• 1935, 1936: William Gifford</li> <li>• 1937: Norm C. Deans</li> <li>• 1940: Jack Legge</li> <li>• 1945: Mrs Alice Gough</li> <li>• 1949: Arthur C. Hewitt</li> </ul> <p>Arthur Charles Hewitt continued to live at 29 Gloster Street in 1954 but had moved on by 1958.<sup>10</sup></p> <p>Aerial photographs from 1948 to 1989 show the place little changed from the 1927 plan. By 1995, a large rear extension had been built.<sup>11</sup></p> <p>The c.1992-95 two-storey addition to the rear completely altered the original roof line. In addition to the roof, a number of aesthetic and structural changes were undertaken including painting the front façade, altering the front verandah and removing the chimney.</p> <p>In 2015-2016, following the property's purchase in 2007, the owners undertook a number of restoration works in an attempt to restore the dwelling to its original condition. The works primarily removed the 1990's extension and restored the original roof line. In addition to the roof restoration, the works included stripping the paint to restore the front tuckpointing, restoring the chimney, replacing the front door and recreating the front verandah. The rear of the property was significantly extended utilising the roof line to maintain the single-storey streetscape appearance.</p> <p>The name Davui was given to the property by the current owners in c.2015. The name originates from the Fijian word for the conch shell and holds personal significance to the current owners.<sup>12</sup></p> <p>29 Gloster Street is listed as having changed hands in 1986, 1992 and 2007. During that time its value increased from \$72,000 to \$1,225,000.<sup>13</sup></p>
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<i>Physical Description</i>	29 Gloster Street is a single storey face brick dwelling with a corrugated steel hip roof displaying characteristics of the Federation Bungalow and Queen Anne style of architecture. The residence has a symmetrical form with two ridge gables and a face brick chimney with brick corbelling and terracotta pot. A corrugated steel bullnose verandah extends across the front façade. The verandah is supported by tapered timber posts and features a simply detailed timber valance. The external walls are tuckpointed brick with a rendered string coursing at sill height. The entry door is timber framed with three panels of stained-glass glazing. The door is surrounded by highlights and a sidelight. Double hung timber windows with projecting rendered sills flank the entry door. Adjacent to the front door is a name plaque with the title 'DAVUI'. The front yard is well maintained predominately a grass area with low-lying shrubs with a central paved pathway leading towards the house. The front yard is enclosed by a timber picket fence with a central timber gate flanked by rendered masonry piers. A mature verge tree largely obscures the dwelling from the street. The place is serviced by a rear laneway.
<i>Condition</i>	Good
<i>Integrity</i>	High
<i>Authenticity</i>	Medium
<i>Statement of Significance</i>	<p>The place has cultural heritage significance for the following reasons:</p> <ul style="list-style-type: none"> <li>• As a good representative example of a well designed and detailed residence of Subiaco dating from the early twentieth century.</li> <li>• For its historic value as a demonstration of the period in which Subiaco underwent rapid development in the early 20th century.</li> <li>• For its aesthetic contribution to a largely intact streetscape of early twentieth century houses.</li> </ul>
<i>Level of Significance</i>	Some Significance (Level 3)
<i>Heritage Listings and Status</i>	Local Heritage Survey – Adopted 28/06/2022
<i>Key References</i>	<ol style="list-style-type: none"> <li>1. G.W. Harris, 'Plan of Subiaco: shewing all subdivisions &amp; deposited plan no's, Perth WA, c.1895, <a href="https://catalogue.slwa.wa.gov.au/record=b5135227~S2">https://catalogue.slwa.wa.gov.au/record=b5135227~S2</a>, also at AU WA S235- cons3868 354 <a href="https://archive.sro.wa.gov.au/index.php/perth-18-52-suburb-of-subiac0-plan-of-subiac0-showing-all-subdivisions-dp-nos-scale-6-chains-to-an-inch-tally-no-001855-354">https://archive.sro.wa.gov.au/index.php/perth-18-52-suburb-of-subiac0-plan-of-subiac0-showing-all-subdivisions-dp-nos-scale-6-chains-to-an-inch-tally-no-001855-354</a></li> <li>2. Bizzaca, <i>Subiaco Thematic History</i>, 2014, p.25</li> <li>3. B.C. Wood &amp; Co, 'Subiaco Town Property', real estate flyer, 1903, <a href="https://catalogue.slwa.wa.gov.au/record=b5143662~S2">https://catalogue.slwa.wa.gov.au/record=b5143662~S2</a></li> <li>4. Department of Lands &amp; Surveys, 'Item 1539 – Subiaco Sheet 3', cancelled 1912, AU WA S2168- cons5698 1539, <a href="https://archive.sro.wa.gov.au/index.php/subiaco-sheet-3-tally-no-600114-1539">https://archive.sro.wa.gov.au/index.php/subiaco-sheet-3-tally-no-600114-1539</a>; Department of Lands &amp; Surveys, 'Item 114/1 – Subiaco [Tally No. 502658]', cancelled 1970, AU WA S4269- cons5697 114/1, <a href="https://archive.sro.wa.gov.au/index.php/subiaco-tally-no-502658-114-1">https://archive.sro.wa.gov.au/index.php/subiaco-tally-no-502658-114-1</a>; Aerial photograph, 1948, Landgate Mapviewer, <a href="https://map-viewer-plus.app.landgate.wa.gov.au/index.html">https://map-viewer-plus.app.landgate.wa.gov.au/index.html</a></li> <li>5. Green, 'Notes for West Subiaco Precinct', 2020</li> <li>6. Wises Post Office Directories, 1900-1949</li> <li>7. PWD, 'Perth Sewage Plans', 1897 plan with additions to c.1903, AU WA S399- cons1647 05647</li> <li>8. Green, 'Notes for West Subiaco Precinct', 2020</li> <li>9. SROWA, <i>RetroMaps</i>, <a href="https://mapping.sro.wa.gov.au/#/map">https://mapping.sro.wa.gov.au/#/map</a></li> <li>10. Australian Electoral Rolls, 1903-1980, <a href="https://www.ancestrylibrary.com.au/search/collections/1207/">https://www.ancestrylibrary.com.au/search/collections/1207/</a></li> <li>11. Google streetview, <a href="https://www.google.com.au/maps">https://www.google.com.au/maps</a>, June 2014 and November 2019; Aerial photographs, 1948-2021, Landgate Mapviewer, <a href="https://map-viewer-plus.app.landgate.wa.gov.au/index.html">https://map-viewer-plus.app.landgate.wa.gov.au/index.html</a></li> <li>12. Hamersley, Angela. '29 Gloster Street, Subiaco'. Email correspondence with City of Subiaco, January 24, 2022.</li> <li>13. PWD, 'Perth Sewage Plans', 1897 plan with additions to c.1903, AU WA S399- cons1647 05647</li> </ol>

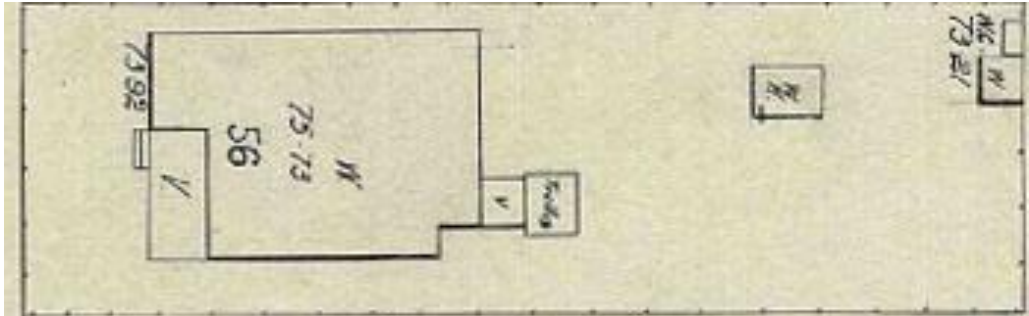



<p><i>Archival Site Plan Courtesy SROWA (June 1927)</i></p>	 An archival site plan on aged, yellowed paper. It shows a rectangular lot with a central building footprint. The lot is labeled '29' in the center. To the left of the building is a small rectangular area labeled 'Y'. To the right is another small rectangular area labeled 'B'. Below the building footprint, there are several measurements: 'BW 74.95', '71.84', and '72.84'. To the right of the lot, there is a measurement '2022 80' and a small rectangular area labeled '69.49'.
<p><i>Additional Photograph (December 2021)</i></p>	 A close-up photograph of the front porch of a house. The porch has a white-painted wooden railing with decorative balusters. The house is constructed of red brick. A white door is visible in the center of the porch. A small sign above the door reads 'DAVID 29'. The porch is supported by white columns.
<p><i>Additional Photograph (December 2021)</i></p>	 A wide photograph of the house and its garden. The house is a single-story red brick building with a white-painted porch and a white-painted roof. The porch has a white-painted railing with decorative balusters. The garden is well-maintained with green grass, shrubs, and a white-painted picket fence in the foreground. The house is surrounded by trees and other houses in the background.



LOCATION INFORMATION			
Name	House, 56 Gloster Street		
Place No.	24115		
Address	56 Gloster Street (Lot 47, DP 2542) Subiaco		
Other names	-		
Place Type	Individual Building		
Heritage Area	No		
ASSESSMENT OF SIGNIFICANCE			
Photo (September 2021)			
Construction Date	1908	Architectural Style	Federation Bungalow
Construction Materials	Walls Timber Weatherboard	Roof Corrugated Steel	Other
Use	Current Residential: Two-storey residence	Original Residential: Single-storey residence	Other
Historic Theme(s)	Demographic settlement and mobility: Settlements Occupations: Domestic activities		
Historical Notes	<p>A mid-1890s map shows the future Gloster Street only to the west of Derby Road, named Bent Street near the railway and Murchison Street the rest of the length.<sup>1</sup> In 1903, early Crawley resident George Shenton acquired the land between Derby, Heytesbury, Hensman and Nicholson Roads (undivided Lots 270 to 273).<sup>2</sup> Shenton's land, including the future 56 Gloster Street, was advertised for auction by B.C. Wood &amp; Co as a new subdivision of 124 residential lots, on 8 August 1903. The roadway was named 'Gloster Street' by this time.<sup>3</sup> By 1912, the former Bent Street was also named Gloster Street.<sup>4</sup></p> <p>Residents are first listed at Gloster Street in 1905, with six names given for Gloster Street and three for Cecelia. Development then continued relatively steadily over the next 20 years with a total of around 26 houses listed in 1910, 44 in 1915, 68 in 1920, 91 in 1925 and 125 (most of the available lots) in 1930.<sup>5</sup></p>		


	<p>A residence first appears in the Post Office Directories at 56 Gloster Street in 1908, when it was known as 44 Gloster Street (changing to 56 Gloster Street in 1926, when Cecelia Street was incorporated into the numbering). The first occupant of the place listed was Thomas Henry Turner.<sup>6</sup> Thomas H. Turner and May Herring married in Subiaco in 1902.<sup>7</sup> Online information suggests they had at least 6 children: Ted, Arthur, George, Alice, Jim and Bert. For the first years of their marriage, May and Thomas (a coach trimmer) lived in Barker Road, before moving to live the rest of their lives at 56 Gloster Street.<sup>8</sup> Thomas Turner died in 1954, aged 79, and May in 1957, aged 76. Both were residents of Subiaco when they died.<sup>9</sup> Electoral rolls for 1954 continue to list Thomas and May at 56 Gloster Street. On the 1958 roll, no Turners are listed at Gloster Street, suggesting the place was sold rather than passed to Thomas and May's children.<sup>10</sup></p> <p>A sewerage plan from 1927 shows a timber residence with verandah across half the front width, which matches the extant building in 2021.<sup>11</sup> The house was extended several times from the 1960s to the 2010s, reaching its current configuration around 2011, with an additional building addressing the rear lane added in 2013.<sup>12</sup></p>
<i>Physical Description</i>	<p>56 Gloster Street is a single storey timber weatherboard residence with a corrugated steel hip and gable roof displaying characteristics of the Federation Bungalow style of architecture. The residence is located on the corner of Gloster Street and View Street. The residence has an asymmetrical form with a projecting bay addressing Gloster Street. There is a ridge gablet that is glazed at the apex and two face brick corbelled chimneys to the front portion of the residence. The projecting bay has a half-timbered gable with rough cast rendered infill. There are three dormers along the eastern side of the roof addressing View Street. There is a corrugated steel bullnose verandah along the front facade. The verandah is supported by turned timber posts with decorative cast iron detailing. The front door is timber framed and has a highlight. The windows are predominantly timber framed casements with some double hung windows addressing View Street. There is a bay window along the front elevation with a corrugated steel roof. The place has an ancillary addition to the rear of the property. The place is enclosed by a painted timber picket fence that is approximately 1500mm high to the front extending up to approximately 2000mm along View Street. A timber picket gate addresses the corner with planting in front and behind the fence line. Several mature verge trees obscure the residence along View Street. The place is serviced by a rear laneway.</p>
<i>Condition</i>	Good
<i>Integrity</i>	Medium
<i>Authenticity</i>	Medium
<i>Statement of Significance</i>	<p>The place has cultural heritage significance for the following reasons:</p> <ul style="list-style-type: none"> <li>• As a representative example of a well designed and detailed bungalow of Subiaco dating from the early twentieth century. This aspect of the significance of the place has been diminished by alterations and additions to the residence.</li> <li>• For its historic value as a demonstration of the period in which Subiaco underwent rapid development in the early 20th century.</li> </ul>
<i>Level of Significance</i>	Some Significance (Level 3)
<i>Heritage Listings and Status</i>	Local Heritage Survey – Adopted 4/02/2003
<i>Key References</i>	<p>1. G.W. Harris, 'Plan of Subiaco: shewing all subdivisions &amp; deposited plan no's, Perth WA, c.1895, <a href="https://catalogue.slwa.wa.gov.au/record=b5135227~S2">https://catalogue.slwa.wa.gov.au/record=b5135227~S2</a>, also at AU WA S235- cons3868 354 <a href="https://archive.sro.wa.gov.au/index.php/perth-18-52-suburb-of-subiaco-plan-of-subiaco-showing-all-subdivisions-dp-nos-scale-6-chains-to-an-inch-tally-no-001855-354">https://archive.sro.wa.gov.au/index.php/perth-18-52-suburb-of-subiaco-plan-of-subiaco-showing-all-subdivisions-dp-nos-scale-6-chains-to-an-inch-tally-no-001855-354</a></p>

	<ol style="list-style-type: none"> <li>2. Bizzaca, <i>Subiaco Thematic History</i>, 2014, p.25</li> <li>3. B.C. Wood &amp; Co, 'Subiaco Town Property', real estate flyer, 1903, <a href="https://catalogue.slwa.wa.gov.au/record=b5143662~S2">https://catalogue.slwa.wa.gov.au/record=b5143662~S2</a></li> <li>4. Department of Lands &amp; Surveys, 'Item 1539 – Subiaco Sheet 3', cancelled 1912, AU WA S2168-cons5698 1539, <a href="https://archive.sro.wa.gov.au/index.php/subiaco-sheet-3-tally-no-600114-1539">https://archive.sro.wa.gov.au/index.php/subiaco-sheet-3-tally-no-600114-1539</a>; Department of Lands &amp; Surveys, 'Item 114/1 – Subiaco [Tally No. 502658]', cancelled 1970, AU WA S4269- cons5697 114/1, <a href="https://archive.sro.wa.gov.au/index.php/subiaco-tally-no-502658-114-1">https://archive.sro.wa.gov.au/index.php/subiaco-tally-no-502658-114-1</a>; Aerial photograph, 1948, Landgate Mapviewer, <a href="https://map-viewer-plus.app.landgate.wa.gov.au/index.html">https://map-viewer-plus.app.landgate.wa.gov.au/index.html</a></li> <li>5. Green, 'Notes for West Subiaco Precinct', 2020</li> <li>6. Green, 'Notes for West Subiaco Precinct', 2020</li> <li>7. Department of Justice – Births, Deaths &amp; Marriages, 'Online Index Search Tool', <a href="https://bdm.justice.wa.gov.au/apps/pioneersindex/default.aspx">https://bdm.justice.wa.gov.au/apps/pioneersindex/default.aspx</a></li> <li>8. Green, 'Notes for West Subiaco Precinct', 2020</li> <li>9. Metropolitan Cemeteries Board, name search, <a href="https://www2.mcb.wa.gov.au/NameSearch/search.php">https://www2.mcb.wa.gov.au/NameSearch/search.php</a></li> <li>10. Australian Electoral Rolls, 1903-1980, <a href="https://www.ancestrylibrary.com.au/search/collections/1207/">https://www.ancestrylibrary.com.au/search/collections/1207/</a> Note: Alice May Turner, likely Thomas and May's only daughter, is listed in Onslow Road in 1958, so the property was not passed on to a daughter under a married name.</li> <li>11. SROWA, <i>RetroMaps</i>, <a href="https://mapping.sro.wa.gov.au/#/map">https://mapping.sro.wa.gov.au/#/map</a></li> <li>12. Aerial photographs, 1953-2021, Landgate Mapviewer, <a href="https://map-viewer-plus.app.landgate.wa.gov.au/index.html">https://map-viewer-plus.app.landgate.wa.gov.au/index.html</a></li> </ol>
Archival Site Plan Courtesy SROWA (September 1926)	
Additional Photograph (Ancillary dwelling to the rear, September 2021)	

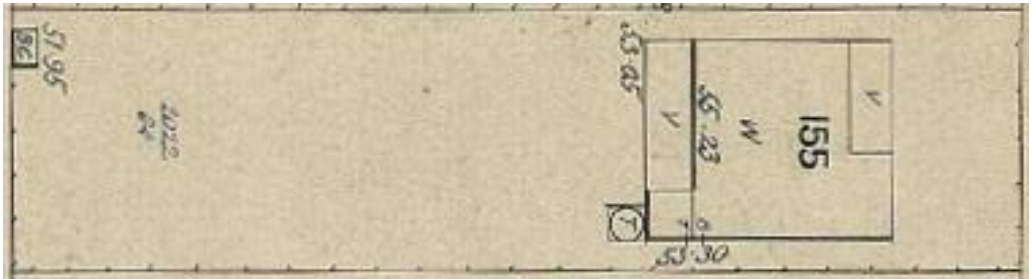

*Historical  
Photograph  
(June 2014)*





LOCATION INFORMATION			
Name	House, 155 Gloster Street		
Place No.	24117		
Address	155 Gloster Street (Lot 103, DP 1211) Subiaco		
Other names	Berrima		
Place Type	Individual Building		
Heritage Area	No		
ASSESSMENT OF SIGNIFICANCE			
Photo (December 2021)			
Construction Date	c.1914	Architectural Style	Federation Bungalow
Construction Materials	Walls	Roof	Other
	Timber Weatherboard	Corrugated Steel	
Use	Current	Original	Other
	Residential: Single-storey residence	Residential: Single-storey residence	
Historic Theme(s)	Demographic settlement and mobility: Settlements Occupations: Domestic activities		
Historical Notes	<p>A mid-1890s map shows the future Gloster Street only to the west of Derby Road, named Bent Street near the railway and Murchison Street the rest of the length. The site of 155 Gloster Street is shown as already subdivided at this time, on the section labelled Murchison Street.<sup>1</sup> In 1903, George Shenton subdivided and sold the land through to Hensman Street and the roadway became known as Gloster Street.<sup>2</sup> By 1912, the former Bent Street was also named Gloster Street.<sup>3</sup></p> <p>A residence first appears in the Post Office Directories at 155 Gloster Street in 1914, when it was known as 135 Gloster Street (changing to 155 Gloster Street in 1926, when Cecelia Street was incorporated into the numbering). The first occupant of the place listed as George Middleton, plumber.<sup>4</sup></p> <p>Occupants changed several times before May Emily Truscott arrived c.1924. Online records suggest that May (formerly Green, nee Leeder) had married Septimus Noel Leeder (c.1882-1909) in 1905 and then Clarence Leopold Truscott (c.1887-1916) in</p>		

	<p>1912. She was born c.1882 and had at least five children: Jack Woodley Leeder (born 1906), Allan William Leeder (1907), Eric Leonard Truscott (1913), Thelma Jean Truscott (1914) and Clarice Mae Truscott (1916). The children's births were all registered in the Avon Valley, at Toodyay and then Northam. Both her husbands died as young men, when their children were very young, leaving May to raise a large family.<sup>5</sup></p> <p>May Truscott remained at 155 Gloster Street until at least 1968 and probably until her death in 1971, aged 87. In the 1930s and 1940s, several of her adult children also lived with her, but the house does not appear to have continued to be occupied by Leeders or Truscotts after May's death.<sup>6</sup></p> <p>A sewerage plan from 1927 shows a timber residence with verandah across half the front width, which matches the extant building in 2021.<sup>7</sup> The house was extended to the rear in the early 1990s.<sup>8</sup></p>
<i>Physical Description</i>	<p>155 Gloster Street is a single storey timber weatherboard dwelling with a corrugated steel hip and gable roof displaying characteristics of the Federation Bungalow style of architecture. The residence has an asymmetrical form with a projecting bay addressing the street. The pitched roof has ridge gablet addressing the street and two rendered brick chimneys with terracotta pots. The gable end has half-timbered panelling with a rough rendered infill and a turned timber finial. A corrugated steel bullnose verandah extends along the recessed portion of the front façade supported by turned timber posts. A timber framed entry door features a decorative screen door with a highlight and a sidelight. A timber framed double hung window is located within the verandah while a pair of timber framed double hung windows are located within the projecting bay. The window within the projecting bay has a timber framed skillion awning above with a timber valance. Adjacent to the front door is a name plaque with the title 'BERRIMA'. The dwelling has a two-storey addition to the rear. The front yard is predominately lawn with some plantings lining the verandah and perimeter fences. The place is enclosed to the front by a contemporary timber picket fence approximately 1500mm high with a central timber gate and hedging in front of the fence line. A mature verge tree partially obscures the place from the street. The place is serviced to the rear by a laneway.</p>
<i>Condition</i>	Good
<i>Integrity</i>	High
<i>Authenticity</i>	High
<i>Statement of Significance</i>	<p>The place has cultural heritage significance for the following reasons:</p> <ul style="list-style-type: none"> <li>• For its aesthetic value as a representative example of a well designed Federation era weatherboard cottage.</li> <li>• For its historic value as a demonstration of the period in which Subiaco underwent rapid development in the early 20th century.</li> </ul>
<i>Level of Significance</i>	Some Significance (Level 3)
<i>Heritage Listings and Status</i>	Local Heritage Survey – Adopted 4/02/2003
<i>Key References</i>	<ol style="list-style-type: none"> <li>1. G.W. Harris, 'Plan of Subiaco: shewing all subdivisions &amp; deposited plan no's, Perth WA, c.1895, <a href="https://catalogue.slwa.wa.gov.au/record=b5135227~S2">https://catalogue.slwa.wa.gov.au/record=b5135227~S2</a>, also at AU WA S235- cons3868 354 <a href="https://archive.sro.wa.gov.au/index.php/perth-18-52-suburb-of-subiaco-plan-of-subiaco-showing-all-subdivisions-dp-nos-scale-6-chains-to-an-inch-tally-no-001855-354">https://archive.sro.wa.gov.au/index.php/perth-18-52-suburb-of-subiaco-plan-of-subiaco-showing-all-subdivisions-dp-nos-scale-6-chains-to-an-inch-tally-no-001855-354</a></li> <li>2. Bizzaca, <i>Subiaco Thematic History</i>, 2014, p.25; B.C. Wood &amp; Co, 'Subiaco Town Property', real estate flyer, 1903, <a href="https://catalogue.slwa.wa.gov.au/record=b5143662~S2">https://catalogue.slwa.wa.gov.au/record=b5143662~S2</a></li> </ol>

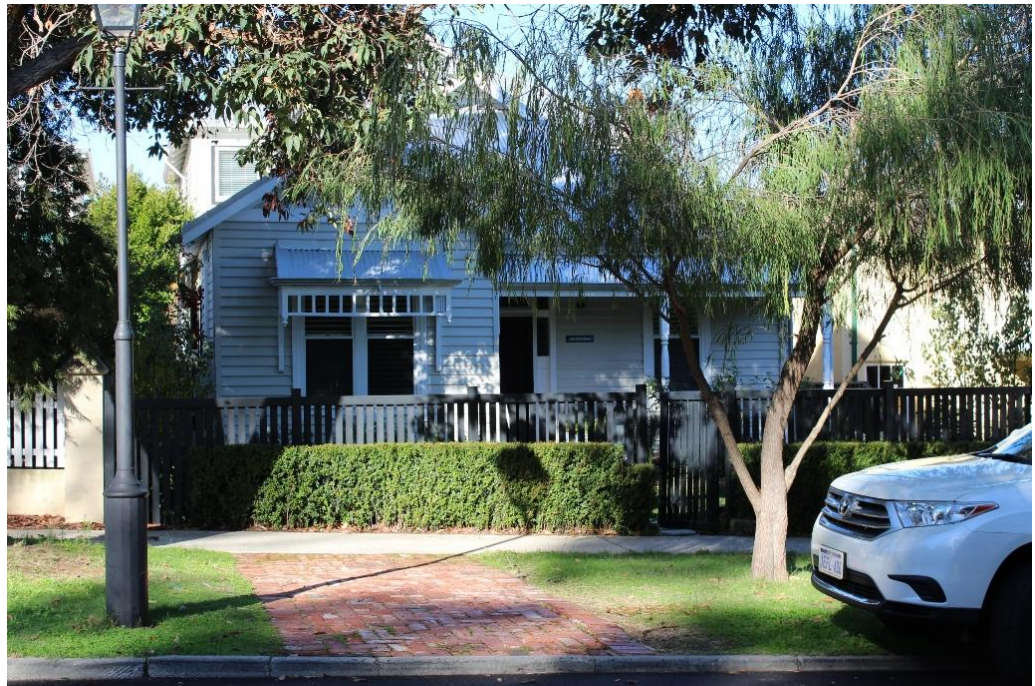
	<ol style="list-style-type: none"> <li>3. Department of Lands &amp; Surveys, 'Item 1539 – Subiaco Sheet 3', cancelled 1912, AU WA S2168- cons5698 1539, <a href="https://archive.sro.wa.gov.au/index.php/subiaco-sheet-3-tally-no-600114-1539">https://archive.sro.wa.gov.au/index.php/subiaco-sheet-3-tally-no-600114-1539</a>; Department of Lands &amp; Surveys, 'Item 114/1 – Subiaco [Tally No. 502658]', cancelled 1970, AU WA S4269- cons5697 114/1, <a href="https://archive.sro.wa.gov.au/index.php/subiaco-tally-no-502658-114-1">https://archive.sro.wa.gov.au/index.php/subiaco-tally-no-502658-114-1</a>; Aerial photograph, 1948, Landgate Mapviewer, <a href="https://map-viewer-plus.app.landgate.wa.gov.au/index.html">https://map-viewer-plus.app.landgate.wa.gov.au/index.html</a></li> <li>4. Green, 'Notes for West Subiaco Precinct', 2020</li> <li>5. Green, 'Notes for West Subiaco Precinct', 2020; Department of Justice – Births, Deaths &amp; Marriages, 'Online Index Search Tool', <a href="https://bdm.justice.wa.gov.au/apps/pioneersindex/default.aspx">https://bdm.justice.wa.gov.au/apps/pioneersindex/default.aspx</a></li> <li>6. Green, 'Notes for West Subiaco Precinct', 2020; Metropolitan Cemeteries Board, name search, <a href="https://www2.mcb.wa.gov.au/NameSearch/search.php">https://www2.mcb.wa.gov.au/NameSearch/search.php</a></li> <li>7. SROWA, RetroMaps, <a href="https://mapping.sro.wa.gov.au/#/map">https://mapping.sro.wa.gov.au/#/map</a></li> <li>8. Aerial photographs, 1953-2021, Landgate Mapviewer, <a href="https://map-viewer-plus.app.landgate.wa.gov.au/index.html">https://map-viewer-plus.app.landgate.wa.gov.au/index.html</a></li> </ol>
Archival Site Plan Courtesy SROWA (June 1927)	 <p>The image is a hand-drawn site plan on aged paper. It shows a rectangular plot with dimensions: 57.95 on the left, 53.05 on the top, 53.30 on the bottom, and 55.23 on the right. The number '155' is written in the center of the plot. There are some handwritten notes and a small circle with a cross inside on the right side of the plot.</p>
Additional Photograph (Name plaque, December 2021)	 <p>The image shows a black rectangular name plaque with the word 'BERRIMA' in white, serif, capital letters. The plaque is mounted on a light-colored wall. In the foreground, there are some white flowers and blue spherical ornaments.</p>




*Additional  
Photograph  
(December 2021)*



*Historical  
Photograph  
(June 2014)*

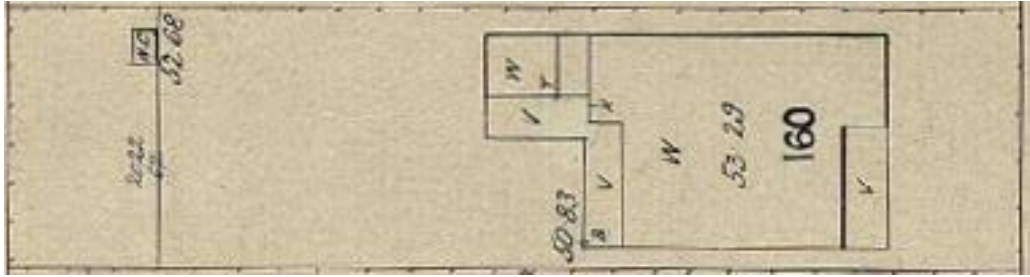





LOCATION INFORMATION			
Name	House, 160 Gloster Street		
Place No.	5410		
Address	160 Gloster Street (Lot 75, DP 1211) Subiaco (formerly 140 Gloster Street, Subiaco)		
Other names	-		
Place Type	Individual Building		
Heritage Area	No		
ASSESSMENT OF SIGNIFICANCE			
Photo (December 2021)			
Construction Date	c.1918	Architectural Style	Federation Queen Anne
Construction Materials	Walls	Roof	Other
	Timber Weatherboard	Corrugated Steel	
Use	Current	Original	Other
	Residential: Single-storey residence	Residential: Single-storey residence	
Historic Theme(s)	Demographic settlement and mobility: Settlements Occupations: Domestic activities		
Historical Notes	<p>A mid-1890s map shows the future Gloster Street only to the west of Derby Road, named Bent Street near the railway and Murchison Street the rest of the length. The site of 160 Gloster Street is shown as already subdivided at this time, on the section labelled Murchison Street.<sup>1</sup> In 1903, George Shenton subdivided and sold the land through to Hensman Street and the roadway became known as Gloster Street.<sup>2</sup> By 1912, the former Bent Street was also named Gloster Street.<sup>3</sup></p> <p>A residence first appears in the Post Office Directories at 160 Gloster Street in 1918, when it was known as 140 Gloster Street (changing to 160 Gloster Street in 1926, when Cecelia Street was incorporated into the numbering). The first occupant of the place listed as Edgar Java Dix, motor car painter.<sup>4</sup> Residents changed relatively frequently over subsequent years, including:</p> <ul style="list-style-type: none"><li>• 1920: (#140) George Frederick Kingman (labourer)</li><li>• 1930: (#160) James Gow</li></ul>		

	<p>By 1933, long-term resident Frank Gordon Marriott, storeman, was living at 160 Gloster Street, along with his mother, Jennie Elizabeth Marriott. Jennie Elizabeth Marriot lived at 160 Gloster Street into the 1940s, but by 1954 had moved to Hamersley Road. Frank continued to live at the place until at least 1980. Between 1937 and 1943, he married Ella Adelaide Tooës. Ella is also listed at 160 Gloster Street until at least 1980.<sup>5</sup> Frank died in 1986, aged 77, and Ella in 2003, aged 89. Neither lived in Subiaco at the time of their death.<sup>6</sup></p> <p>A sewerage plan from 1927 shows a timber residence with verandah across half the front width, which matches the extant building in 2021.<sup>7</sup> The house was extended in the late 1980s.<sup>8</sup></p>
<i>Physical Description</i>	<p>160 Gloster Street is a single storey timber weatherboard cottage with a corrugated steel hip and gable roof displaying characteristics of the Federation Queen Anne style of architecture. The residence has an asymmetrical form with a projecting bay addressing the street. The pitched roof has two ridge gablets and two painted brick chimneys with brick corbelling. The gable end has half-timbering with a rough cast rendered infill. A corrugated steel bullnose verandah extends along the recessed portion of the front façade supported by turned timber posts with a decorative curved timber valance. The dwelling has an exposed limestone foundation with a set of limestone steps leading to the front verandah. The dwelling has a timber framed entry door with stained-glass panels, highlights and sidelights. A full-height timber framed double hung window is located within the verandah while a pair of timber framed double hung windows are located within the projecting bay. Above is a timber framed skillion awning with a timber shingled roof and decorative corner brackets. The dwelling has an open front yard that is predominately grass. A mature verge tree largely obscures the place from the street. The place is accessible to the rear by a laneway.</p>
<i>Condition</i>	Good
<i>Integrity</i>	High
<i>Authenticity</i>	High
<i>Statement of Significance</i>	<p>The place has cultural heritage significance for the following reasons:</p> <ul style="list-style-type: none"> <li>• As a representative example of the application of materials and detailing which were derived from the Federation Queen Anne style, but which were applied in a more restrained manner that suited the budgets and expectations of the middle classes in Subiaco during the early twentieth century.</li> <li>• For its historic value as a demonstration of the period in which Subiaco underwent rapid development in the early 20th century.</li> </ul>
<i>Level of Significance</i>	Some Significance (Level 3)
<i>Heritage Listings and Status</i>	<p>Local Heritage Survey – Adopted 28/02/1995</p> <p>Local Heritage Survey – Adopted 4/02/2003</p>
<i>Key References</i>	<ol style="list-style-type: none"> <li>1. G.W. Harris, 'Plan of Subiaco: shewing all subdivisions &amp; deposited plan no's, Perth WA, c.1895, <a href="https://catalogue.slwa.wa.gov.au/record=b5135227~S2">https://catalogue.slwa.wa.gov.au/record=b5135227~S2</a>, also at AU WA S235- cons3868 354 <a href="https://archive.sro.wa.gov.au/index.php/perth-18-52-suburb-of-subiac0-plan-of-subiac0-showing-all-subdivisions-dp-nos-scale-6-chains-to-an-inch-tally-no-001855-354">https://archive.sro.wa.gov.au/index.php/perth-18-52-suburb-of-subiac0-plan-of-subiac0-showing-all-subdivisions-dp-nos-scale-6-chains-to-an-inch-tally-no-001855-354</a></li> <li>2. Bizzaca, <i>Subiaco Thematic History</i>, 2014, p.25; B.C. Wood &amp; Co, 'Subiaco Town Property', real estate flyer, 1903, <a href="https://catalogue.slwa.wa.gov.au/record=b5143662~S2">https://catalogue.slwa.wa.gov.au/record=b5143662~S2</a></li> <li>3. Department of Lands &amp; Surveys, 'Item 1539 – Subiaco Sheet 3', cancelled 1912, AU WA S2168- cons5698 1539, <a href="https://archive.sro.wa.gov.au/index.php/subiaco-sheet-3-tally-no-600114-1539">https://archive.sro.wa.gov.au/index.php/subiaco-sheet-3-tally-no-600114-1539</a>; Department of Lands &amp; Surveys, 'Item 114/1 – Subiaco [Tally No. 502658]', cancelled 1970, AU WA S4269- cons5697 114/1, <a href="https://archive.sro.wa.gov.au/index.php/subiaco-tally-no-502658-114-1">https://archive.sro.wa.gov.au/index.php/subiaco-tally-no-502658-114-1</a>; Aerial photograph, 1948, Landgate Mapviewer, <a href="https://map-viewer-plus.app.landgate.wa.gov.au/index.html">https://map-viewer-plus.app.landgate.wa.gov.au/index.html</a></li> </ol>

## Heritage Place Record– House, 160 Gloster Street

	<ol style="list-style-type: none"> <li>4. Green, 'Notes for West Subiaco Precinct', 2020</li> <li>5. Green, 'Notes for West Subiaco Precinct', 2020; Australian Electoral Rolls, 1903-1980, <a href="https://www.ancestrylibrary.com.au/search/collections/1207/">https://www.ancestrylibrary.com.au/search/collections/1207/</a></li> <li>6. Metropolitan Cemeteries Board, name search, <a href="https://www2.mcb.wa.gov.au/NameSearch/search.php">https://www2.mcb.wa.gov.au/NameSearch/search.php</a></li> <li>7. SROWA, RetroMaps, <a href="https://mapping.sro.wa.gov.au/#/map">https://mapping.sro.wa.gov.au/#/map</a></li> <li>8. Aerial photographs, 1953-2021, Landgate Mapviewer, <a href="https://map-viewer-plus.app.landgate.wa.gov.au/index.html">https://map-viewer-plus.app.landgate.wa.gov.au/index.html</a></li> </ol>
Archival Site Plan Courtesy SROWA (June 1927)	
Additional Photograph (December 2021)	




*Additional  
Photograph  
(December 2021)*



*Historical  
Photograph  
(June 2014)*



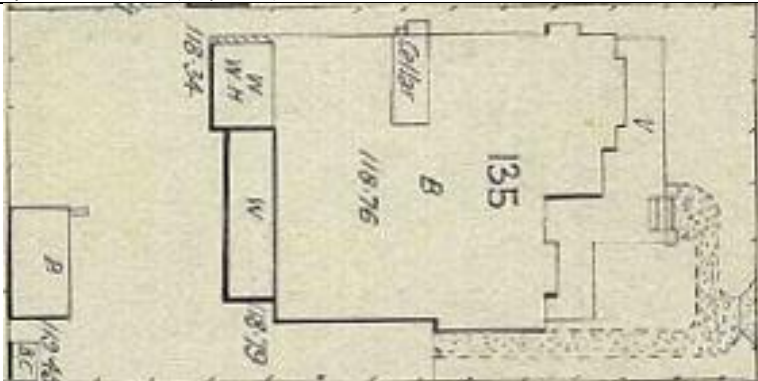


LOCATION INFORMATION			
Name	Joseph Duffell House		
Place No.	2641		
Address	135 Hamersley Road (Lot 37 & 150, DP 1933) Subiaco		
Other names	"Ambeena" (name used in newspaper articles and notices, c.1907-1918) "Canberra" (name used in a newspaper article in 1927) "Duffel House" (current name plate)		
Place Type	Individual Building		
Heritage Area	Union & Redfern Heritage Area		
ASSESSMENT OF SIGNIFICANCE			
Photo (December 2021)			
Construction Date	1906	Architectural Style	Federation Queen Anne
Construction Materials	Walls	Roof	Other
	Face Brick	Slate	
Use	Current	Original	Other
	Residential: Single-storey residence	Residential: Single-storey residence	
Historic Theme(s)	Demographic settlement and mobility: Settlements Occupations: Domestic activities		
Historical Notes	<p><i>The following extract has been taken from the heritage assessment of 135 Hamersley Road, Subiaco, prepared by Greenward Consulting, July 2014.</i></p> <p>Built for Joseph Duffell, later Mayor of Subiaco in 1914, designed by Hine &amp; Selby. Bricks were from France, brought to Australia as ship's ballast. Folklore has it that the ornate tower, since it had no windows or access, contained treasure.</p> <p>Perth Suburban Lot 253 was purchased by John Brandon, John Thomas Lawler and Thomas Tate of Sydney in October 1889 and, about six months later, it was transferred to Thomas Read of Sydney, solicitor. Read did not develop the 5 acre site and it was on-sold to the Intercolonial Investment Land and Building Company of Sydney in October 1897. Building lots in Deposited Plan 1933 began to be sold along the Rokeby Road frontage of PSL 253 from May 1898 and the first sites to be sold along Campbell Street (Lots 31 and 32) were transferred to a new owner in June</p>		

	<p>1899. However, development was slow and the first houses were not built until 1903/04. Lots 37, 38 and 39 were sold to William Frederick Robey (a resident of NSW) in March 1903. By 1904, Lot 37 and part Lot 38 had been transferred to Joseph Duffell (butcher) – which was at about the time that he moved to Perth from the eastern states. A house was then designed by Hine &amp; Selby architects and built in 1905-06:</p> <p><i>TO BUILDERS. TENDERS are invited for a BRICK VILLA RESIDENCE, At Subiaco, For J. Duffell Esq. Tenders to be sent in by noon November 1. The lowest or any Tender not necessarily accepted. HINE and SELBY. Architects. Queen's Buildings.</i></p> <p>Research by others has concluded that it was constructed by local builders, Totterdell Brothers. By July 1905 Joseph Duffell had commenced work as the attorney and manager for Harrison San Miguel (Cork Merchants). Approximately four years later he acquired the Western Australian branch of this company and established the firm of Duffell &amp; Sons, Wine &amp; Spirits Merchants. Joseph Duffell served as a councillor (1906-1911) and Mayor of Subiaco (1912- 1914). He then went on to represent the Metropolitan Suburban Province in the Legislative Council from 1914 to 1926. Joseph lived at 135 Hamersley Road with his wife, Mary, and, during the early years at least, their three children - John (born 1884), Harold (born 1891) and Ruby (born 1895). During this period the house was known as "Ambeena". He moved away from Hamersley Road at about the time of his wife's death in January 1919, later settling in Cottesloe. The house was then occupied by Ernest Terry (a senior, and later head-brewer with the Emu Brewing Company), followed by Frederick Synnott (a wool classifier). By the late 1920s the name of the house had been changed to "Canberra", as referenced in the following newspaper article:</p> <p><i>Mrs. Margaret Synnott gave a reception at her home, "Canberra," 135 Hamersley-road, Subiaco, last Sunday evening to Count and Contessa Filippini and some of the principals of the company. (Contessa Filippini was conductor of the Western Australian Grand Opera Company)</i></p> <p>The next long-term resident was William Murphy (a manufacturer), who settled here with his wife, Barbara, in 1933. The 1943 electoral roll also listed their sons, Robert Frederick Murphy (a traveller) and William Richard Murphy (a bank officer). William (snr) died in 1947 and Barbara was the only member of the family still listed at this address in 1949, after which she returned to NSW (where she had been born and married).</p> <p>In 2017, the property was purchased by the current owners. At the time the slate roof (believed to be the original) was showing signs of significant wear and that replacement would soon be necessary. In 2020, the slate roof was removed and replaced by Welsh slate of similar colour. The roofing company (Carter Roofing and Slating Pty Ltd) advised that the original slate was likely sourced from one of the two major Welsh quarries operating at the start of the 20<sup>th</sup> Century. The new roofing slates used to re-roof the residence in 2020 were sourced from one of these quarries.</p> <p>The primary occupants of the property from its time of construction until c.1949 included:</p> <ul style="list-style-type: none"> <li>• 1906-1918: Joseph Duffell (manager Harrison San Miguel (Cork Merchants) and later proprietor of Duffell &amp; Sons, Wine &amp; Spirits Merchants</li> <li>• 1919-1924: Ernest William Terry (brewer- Emu Brewing Company)</li> </ul>
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	<ul style="list-style-type: none"> <li>• 1925-1929: Frederick Arthur Synnott (wool-classer)</li> <li>• 1930: Vacant</li> <li>• 1931-1933: Hugo Victor Parrant (dyer)</li> <li>• 1933-c.1949: William Charles Murphy (manufacturer)</li> </ul>
<i>Physical Description</i>	<p>135 Hamersley Road is a single storey face brick dwelling with a slate tile hip and gable roof designed in the Federation Queen Anne style of architecture. The residence has an asymmetrical form with a projecting bay addressing the street. The dwelling features a decorative tower above the front entry with a convex pyramidal roof and a decorative iron finial. Below the spire there is a deep moulded cornice with a curved face, decorative 'Art Nouveau' styled flower forms, and a central shield. The base of the tower is face brick with a square form. The slate roof has a terracotta ridge capping and features two decorative face brick chimneys with rendered corncing, detailed moulding and terracotta pots. The dwelling has two prominent gables addressing the street with a rough rendered finish, centrally located moulded elements and a turned timber finial above. The front façade has a complex stepped feature which projects out towards the north west corner. A corrugated steel bullnose verandah extends along the front façade stepping to match the building form. The verandah is supported by fluted square timber posts with decorative timber brackets. A feature of this verandah is the barrel-roofed section, leading from the entry steps to the main entrance. The verandah has a concrete base raised with a set of concrete steps clad with a decorative terracotta tile. The verandah is enclosed by a simply detailed timber balustrade. The external walls are tuckpointed face brick with a rendered string coursing at approximately 1800mm high and a moulded string coursing at sill height. The dwelling sits on a limestone plinth which is exposed along the verandah. The main entry door features decorative stained-glass panes with stained-glass highlights and sidelights. The dwelling has two banks of casement windows at either end of the front façade. The windows feature fixed stained-glass highlights with a moulded projecting sill and a decorative rendered under-sill panel. A pair of narrow, vertically proportioned, accent windows are located within the entry vestibule and feature stained-glass glazing, rounded heads and wide rendered surrounds. They are set over a continuous projecting sill with a decorative under-sill panel. Adjacent to the windows is a name plaque with the title 'DUFFEL HOUSE'. The front yard is densely planted with some shrubs and palm trees lining the verandah and inner fence line. The place is enclosed by a face brick pier fence with a limestone base and timber picket infill. The dwelling is accessed via a central timber gate with a terracotta tile pathway that leads to the verandah. A plaque on the entry pier wall reads:</p> <p style="text-align: center;">         'Subiaco Heritage Trail          135 Hamersley Road          This distinguished house with an unusual          Decorative tower was designed in 1905 by Hine          and Selby, and built in 1906 for Mr Joseph Duffell.          Its features include a unique slate roof, arched          verandah entry and a front vestibule with a small          tower above.          This home is classified by the National Trust of          Australia (W.A.).'       </p> <p>A mature verge tree largely obscures the dwelling from the street. The place is serviced to the side by a laneway which leads to a two-car garage in the rear.</p>

## Heritage Place Record– Joseph Duffell House

<i>Condition</i>	Good
<i>Integrity</i>	High
<i>Authenticity</i>	High
<i>Statement of Significance</i>	<p>The place has cultural heritage significance for the following reasons:</p> <ul style="list-style-type: none"> <li>• For its aesthetic value as a good example of a well-designed Federation Queen Anne villa of the early twentieth century, designed to a style and scale suited to the professional/business classes.</li> <li>• For its landmark values as a well-designed and detailed Federation Queen Anne villa, located on a prominent corner site.</li> <li>• For its historic value as a demonstration of the period in which Subiaco underwent rapid development in the early 20th century.</li> <li>• For its occupation as the family home of Joseph Duffell (former Mayor of Subiaco).</li> </ul>
<i>Level of Significance</i>	<p>Exceptional Significance (Level 1)  Considerable Contribution (Union &amp; Redfern Heritage Area)</p>
<i>Heritage Listings and Status</i>	<p>Register of the National Estate – Nominated 22/12/1978  Classified by the National Trust – Classified 3/08/1981  Local Heritage Survey – Adopted 28/02/1995  Local Heritage Survey – Adopted 4/02/2003  Union &amp; Redfern Heritage Area - Adopted 25/11/2014</p>
<i>Key References</i>	<ul style="list-style-type: none"> <li>• AHC documentation</li> <li>• Schlatter F., A History of Subiaco and A Short Historic Walk Through Subiaco, 1979</li> <li>• <i>Heritage Assessment 2-26 Campbell Street, 2-22 Union Street, 135-165 Hamersley Road &amp; 70-104 Heytesbury Road, Subiaco</i> (July 2014)</li> </ul>
<i>Archival Site Plan Courtesy SROWA (January 1927)</i>	



*Additional  
Photograph  
(December 2021)*



*Additional  
Photograph  
(December 2021)*





*Additional  
Photograph  
(December 2021)*




*Additional  
Photograph  
(December 2021)*



*Historical  
Photograph  
(July 2014)*





LOCATION INFORMATION			
Name	House, 191 Hamersley Road		
Place No.	-		
Address	191 Hamersley Road (Lot 19, DP 938) Subiaco		
Other names	Villa Nikaed		
Place Type	Individual Building		
Heritage Area	No		
ASSESSMENT OF SIGNIFICANCE			
Photo (December 2021)			
Construction Date	c.1903	Architectural Style	Federation Bungalow
Construction Materials	Walls Timber Weatherboard	Roof Corrugated Steel	Other Render/ Textured finish
Use	Current Residential: Single-storey residence	Original Residential: Single-storey residence	Other
Historic Theme(s)	Demographic settlement and mobility: Settlements Occupations: Domestic activities		
Historical Notes	<p>Most of the land south of the railway, including future West Subiaco, was subdivided into four or five acre lots in 1883. Investors purchased most of the lots within two years, but it was not until 1890s that residential subdivisions took place.<sup>1</sup> Perth Lot 256 had been subdivided into 42 lots and Beryl Street by c.1895, creating Lot 19 (future 191 Hamersley Road).<sup>2</sup> Beryl Street was later incorporated into Redfern Street.</p> <p>Houses are first noted in this section of Hamersley Road in 1903. Although no numbers are given at the time, one of these initial residents was Edward B Reilly. Reilly continued to be listed at the property in the latest available Post Office Directories in 1949.<sup>3</sup></p> <p>A c.1903 plan shows no structures at 191 Hamersley Road.<sup>4</sup> It is likely a house was built at 191 Hamersley Road in 1903. Recent real estate websites claim the residence</p>		

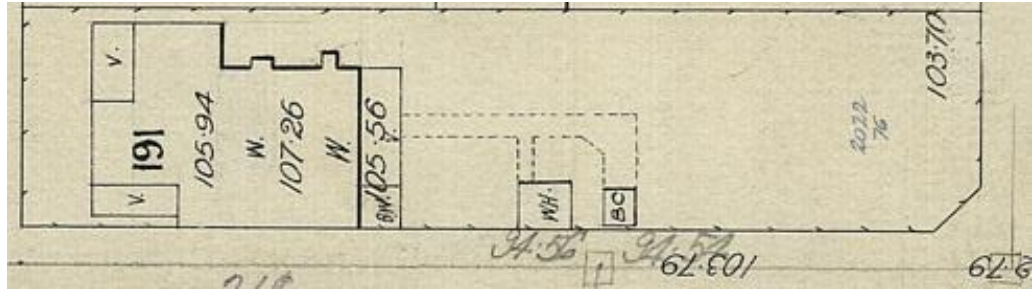


	<p>was constructed in 1935.<sup>5</sup> This is extremely unlikely, as the same resident is listed at the place from 1903 to 1949.</p> <p>Edward Reilly was married to Rose Smyth. They had four children and appear to have migrated to Western Australia c.1900, as only one of their children (Simon Joseph Reilly, born at Subiaco, 1901) is registered as born in Western Australia. Rose Reilly died in February 1950, aged 82. She lived in Osborne Park at the time, most likely at the home of their daughter Catherine Kinsella, who had been widowed with six children in 1941. Rose Reilly had been involved in the Catholic church, including as a member of devotional group Sacred Heart Sodality. Both a daughter and a granddaughter joined St Joseph's Convent in Fremantle as Sister Mary Barbara and Sister Mary Kerin respectively.<sup>6</sup></p> <p>191 Hamersley Road was subsequently sold in 1952.<sup>7</sup> Edward died in 1955, also resident at Osborne Park.<sup>8</sup></p> <p>W.G. Kensitt advertised for a carpenter to work on a job at 191 Hamersley Road in 1919.<sup>9</sup> This probably relates to some sort of extension at the house, as smaller jobs would probably not require two workmen.</p> <p>A sewerage plan from 1955 shows a timber residence with two small front verandahs, one facing west in the northwest corner and one facing north in the northeast corner. A rear verandah runs along the south elevation. An external wash house and toilet (two separate small buildings) abut the laneway to the west.<sup>10</sup></p> <p>Aerial photographs from 1948, 1953 and 1961 show the rear portion of the house with what appears to be a flat metal roof while the front portion has a hipped and gabled roof, possibly clad with tiles. The difference in roofing suggests the original house had already been extended by 1948. The house does not appear to have had major additions since this time, although it may have been reroofed in the 1980s. An angled rear garage was constructed at the rear of the lot, facing the lane, in the early 1990s.<sup>11</sup></p> <p>191 Hamersley Road has been in the same ownership since 1996. It has often been occupied as a rental home during this ownership.<sup>12</sup></p>
<i>Physical Description</i>	<p>191 Hamersley Road is a single storey timber weatherboard and rendered dwelling with a corrugated steel hip and gable roof displaying characteristics of the Federation Bungalow style of architecture. The residence has an asymmetrical form with a projecting bay addressing the street and a painted brick chimney. The gable end has a roughcast rendered finish with half-timbered panelling. The dwelling has two verandahs either side of the projecting gable bay. The front verandah has been enclosed with a corrugated perspex awning to the front elevation. The second verandah is set to the north west corner supported by square timber posts enclosed to the west by timber weatherboards. The words 'VILLA NIKAED' are inscribed below the eave addressing Hamersley Road. The gable bay has a triple casement window addressing the street with a corrugated perspex awning above. The west façade features two gables addressing the laneway. The dwelling has a rendered masonry addition to the western boundary wall. A detached garage is located in the southwest corner of the property at the intersection of the rear laneways. The dwelling is set close to the front boundary enclosed by a timber lattice fence approximately</p>

## Heritage Place Record– House, 191 Hamersley Road

	2000mm high with a timber lattice gate. The front yard contains a large frangipani and a number of other dense plantings both in front and behind the fence line. The high fence and verge plantings result in the dwelling being largely obscured from the street. The place is serviced to the side and rear by a laneway.
<i>Condition</i>	Fair
<i>Integrity</i>	High
<i>Authenticity</i>	Medium: This aspect of the significance of the place has been diminished by alterations to the main façade including enclosing the front verandah. However, the underlying form remains consistent with the original design.
<i>Statement of Significance</i>	<p>The place has cultural heritage significance for the following reasons:</p> <ul style="list-style-type: none"> <li>• For its aesthetic value as a representative example of a modest Federation era cottage.</li> <li>• For its historic value as a demonstration of the period in which Subiaco underwent rapid development in the early 20th century.</li> </ul>
<i>Level of Significance</i>	Some Significance (Level 3)
<i>Heritage Listings and Status</i>	Local Heritage Survey – Adopted 28/06/2022
<i>Key References</i>	<ol style="list-style-type: none"> <li>1. Bizzaca, <i>Subiaco Thematic History</i>, 2014, pp.9-16</li> <li>2. G.W. Harris, 'Plan of Subiaco: shewing all subdivisions &amp; deposited plan no's, Perth WA, c.1895, <a href="https://catalogue.slwa.wa.gov.au/record=b5135227~S2">https://catalogue.slwa.wa.gov.au/record=b5135227~S2</a>, also at AU WA S235- cons3868 354 <a href="https://archive.sro.wa.gov.au/index.php/perth-18-52-suburb-of-subiaco-plan-of-subiaco-showing-all-subdivisions-dp-nos-scale-6-chains-to-an-inch-tally-no-001855-354">https://archive.sro.wa.gov.au/index.php/perth-18-52-suburb-of-subiaco-plan-of-subiaco-showing-all-subdivisions-dp-nos-scale-6-chains-to-an-inch-tally-no-001855-354</a></li> <li>3. Wises Post Office Directories, 1900-1949</li> <li>4. PWD, 'Perth Sewage Plans', 1897 plan with additions to c.1903, AU WA S399- cons1647 05647</li> <li>5. Realestate.com.au (website), '191 Hamersley Road', <a href="https://www.realestate.com.au/property/191-hamersley-rd-subiaco-wa-6008">https://www.realestate.com.au/property/191-hamersley-rd-subiaco-wa-6008</a>; onthefhouse.com.au (website), '191 Hamersley Road', <a href="https://www.onthefhouse.com.au/property/wa/subiaco-6008/191-hamersley-rd-subiaco-wa-6008-19282985">https://www.onthefhouse.com.au/property/wa/subiaco-6008/191-hamersley-rd-subiaco-wa-6008-19282985</a> accessed 23 November 2021</li> <li>6. Department of Justice – Births, Deaths &amp; Marriages, 'Online Index Search Tool', <a href="https://bdm.justice.wa.gov.au/apps/pioneersindex/default.aspx">https://bdm.justice.wa.gov.au/apps/pioneersindex/default.aspx</a>; Metropolitan Cemeteries Board, name search, <a href="https://www2.mcb.wa.gov.au/NameSearch/search.php">https://www2.mcb.wa.gov.au/NameSearch/search.php</a>; <i>West Australian</i>, 9 April 1941, p.1, <a href="https://trove.nla.gov.au/newspaper/article/47318271">https://trove.nla.gov.au/newspaper/article/47318271</a>; <i>Daily News</i>, 4 February 1950, p.2, <a href="https://trove.nla.gov.au/newspaper/article/80831114">https://trove.nla.gov.au/newspaper/article/80831114</a>; <i>West Australian</i>, 6 February 1950, p.28, <a href="https://trove.nla.gov.au/newspaper/article/47827537">https://trove.nla.gov.au/newspaper/article/47827537</a></li> <li>7. <i>West Australian</i>, 11 January 1952, p.2, <a href="https://trove.nla.gov.au/newspaper/article/49009704">https://trove.nla.gov.au/newspaper/article/49009704</a></li> <li>8. Metropolitan Cemeteries Board, name search, <a href="https://www2.mcb.wa.gov.au/NameSearch/search.php">https://www2.mcb.wa.gov.au/NameSearch/search.php</a></li> <li>9. <i>West Australian</i>, 25 November 2019, p.10, <a href="https://trove.nla.gov.au/newspaper/article/27668594">https://trove.nla.gov.au/newspaper/article/27668594</a></li> <li>10. SROWA, <i>RetroMaps</i>, <a href="https://mapping.sro.wa.gov.au/#/map">https://mapping.sro.wa.gov.au/#/map</a></li> <li>11. Aerial photographs, 1948-2021, Landgate Mapviewer, <a href="https://map-viewer-plus.app.landgate.wa.gov.au/index.html">https://map-viewer-plus.app.landgate.wa.gov.au/index.html</a></li> <li>12. Realestate.com.au (website), '191 Hamersley Road', <a href="https://www.realestate.com.au/property/191-hamersley-rd-subiaco-wa-6008">https://www.realestate.com.au/property/191-hamersley-rd-subiaco-wa-6008</a>; Domain (website), '191 Hamersley Road', <a href="https://www.domain.com.au/property-profile/191-hamersley-road-subiaco-wa-6008">https://www.domain.com.au/property-profile/191-hamersley-road-subiaco-wa-6008</a>; onthefhouse.com.au (website), '191 Hamersley Road', <a href="https://www.onthefhouse.com.au/property/wa/subiaco-6008/191-hamersley-rd-subiaco-wa-6008-19282985">https://www.onthefhouse.com.au/property/wa/subiaco-6008/191-hamersley-rd-subiaco-wa-6008-19282985</a> accessed 23 November 2021</li> </ol>

*Archival Site Plan  
Courtesy SROWA  
(March 1955)*




*Additional  
Photograph  
(December 2021)*



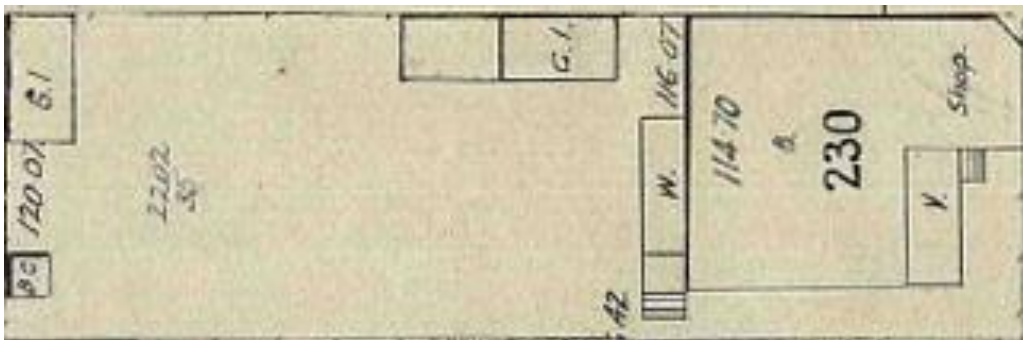

*Additional  
Photograph  
(December 2021)*





LOCATION INFORMATION			
Name	Jessamine Burlinson's Store (fmr)		
Place No.	5419		
Address	230 Hamersley Road (Lot 76, DP 325) Subiaco		
Other names	-		
Place Type	Individual Building		
Heritage Area	Hamersley Road Group Heritage Area		
ASSESSMENT OF SIGNIFICANCE			
Photo (November 2021)			
Construction Date	c.1912	Architectural Style	Federation Free Classical
Construction Materials	Walls Painted Brick	Roof Corrugated Steel	Other
Use	Current Residential: Single-storey residence	Original Commercial: Store and attached residence	Other
Historic Theme(s)	Demographic Settlement and Mobility: Settlements Occupations: Domestic activities Occupations: Commerical Services		
Historical Notes	<p><i>The following extract has been taken from the heritage assessment of 230 Hamersley Road, Subiaco, prepared by Greenward Consulting, June 2015.</i></p> <p>An entry for 230 Hamersley Road first appeared in the Post Office Directories in 1913, when a store was listed under the name of J. Burlinson. Entries in the Electoral Rolls of that era indicate that this was Mrs Jessamine Burlinson. A review of the Post Office Directories at five yearly intervals provides the following information about the subsequent occupation and use of the shop:</p> <ul style="list-style-type: none"><li>• 1915: Store, Jessamine Burlinson</li><li>• 1920: Store, Phillip Mansfield</li><li>• 1925, 1930 &amp; 1935: Store, Joseph Stone (Note: In 1927 the place was specifically referred to as a grocery store)</li><li>• 1940: Grocer, Thomas Whitfield</li><li>• 1945: Vacant</li><li>• 1949: Mixed Business, Terence Flynn</li></ul>		

	<p>An aerial photograph dated 1948 shows a splayed corner verandah over the footpath. This extended across the front of the former shop and for a similar distance along the Douglas Street frontage. The verandah was removed at some stage between 1953 and 1965.</p> <p>230 Hamersley Road was adopted on the Local Heritage Survey (2002), with the following level and statement of significance:</p> <p><i>Level 2 – Notwithstanding the fact that it has been significantly altered, the place has historic, social and aesthetic significance as an example of a former corner shop in a predominantly residential area.</i></p> <p>In 2007, it was also identified as a significant example of a corner store in <i>The heritage of the suburban store in the City of Subiaco</i>. This report provided the following additional information:</p> <p><i>The last to operate the property as a proper store were Monty and Jean Lee, with help from their daughter Valerie. They bought the store from a Rokeby Road Chemist. Monty ran a farm in the country during the week, so Jean ran the store. It stayed open late at night, offered credit to local pensioners, and kept an extensive lolly tray for local school children. This was enough to garner passing trade without having to deliver.</i></p>
Physical Description	<p>230 Hamersley Road is a single storey painted brick building with a corrugated steel hip roof designed in the Federation Free Classical style of architecture. The building, a former corner store, is located on the corner of Hamersley Road and Douglas Avenue sloping down along Douglas Avenue towards Hamersley Road. The building is splayed at the corner with a zero setback and a flat parapet above. The parapet features a central curved pediment with a moulded capping, projecting moulded cornice and projecting brick coursing along the base of the parapet. The face brick walls have been painted pink. Timber double doors with a fixed highlight address the building’s splayed corner. On either side of the corner there are large timber framed arched windows with multi-paned glazing and curved concrete lintels. Attached to the Hamersley Road frontage is a timber plaque with the number 230 inscribed into it. The building predominately extends along Douglas Avenue and features a timber casement window with a corrugated steel awning above.</p> <p>To the west of the building is an attached residence set back from the front building line. The residence has a front verandah with a corrugated steel skillion roof supported by round steel posts with decorative steel corner brackets. The attached residence features a face brick and rendered chimney. Two double hung windows address Hamersley Road with a timber framed front door with highlights and sidelights. There is a front courtyard addressing Hamersley Road enclosed by a timber posted fence with vine hedging and a rounded steel gate. A mature Eucalypt partially obscures the place along Heytesbury Road. A timber weatherboard lean-to is located along Douglas Avenue opening out to a substantial backyard. The rear of the site is enclosed by a high corrugated steel panel fence approximately 1800mm high and serviced to the north by a laneway.</p>
Condition	Good
Integrity	High
Authenticity	Medium-High

<i>Statement of Significance</i>	<p>The place has cultural heritage significance for the following reasons:</p> <ul style="list-style-type: none"> <li>• For its historical value as one of the five surviving examples of pre-World War One corner stores in the City of Subiaco (constructed c.1903-1913). Despite some modifications, the original form and style of 230 Hamersley Road can still be readily interpreted.</li> <li>• The place remains as good representative example of a traditional, early twentieth century corner store with an attached residence.</li> </ul>
<i>Level of Significance</i>	<p>Level 2 (Considerable Significance) Considerable Contribution (Hamersley Road Group Heritage Area)</p>
<i>Heritage Listings and Status</i>	<p>Local Heritage Survey – Adopted 28/02/1995 Local Heritage Survey – Adopted 4/02/2003 City of Subiaco Heritage List – Adopted 6/10/2015 Hamersley Road Group Heritage Area – Adopted 24/07/2018</p>
<i>Key References</i>	<ul style="list-style-type: none"> <li>• <i>Heritage Assessment of Corner Stores in Subiaco</i> prepared for the City of Subiaco by Annette Green of Greenward Consulting, June 2015.</li> <li>• <i>Heritage Assessment of 230-280 and 241-281 Hamersley Road, Subiaco</i> prepared for the City of Subiaco by Hocking Heritage Studio, June 2017.</li> </ul>
<i>Archival Site Plan Courtesy SROWA (January 1926)</i>	
<i>Additional Photograph (November 2021)</i>	




*Additional  
Photograph  
(Timber number  
plaque,  
November 2021)*



*Historical  
Photograph  
(July 2014)*

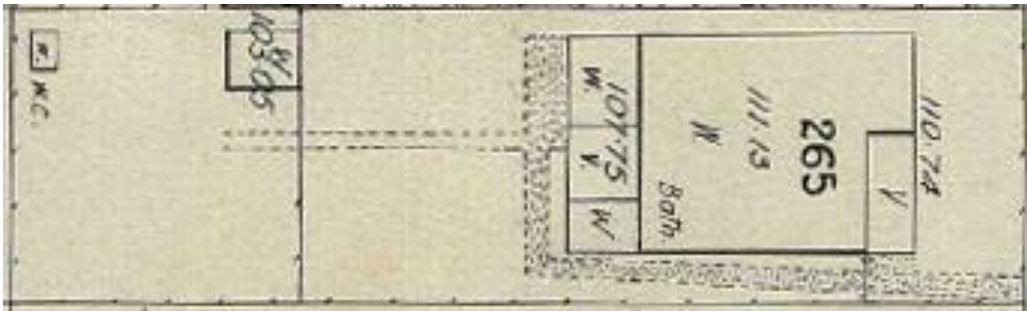



LOCATION INFORMATION			
Name	House, 265 Hamersley Road		
Place No.	5421		
Address	265 Hamersley Road (Lot 7, DP 600) Subiaco		
Other names	-		
Place Type	Individual Building		
Heritage Area	Hamersley Road Group Heritage Area		
ASSESSMENT OF SIGNIFICANCE			
Photo (November 2021)			
Construction Date	c.1903	Architectural Style	Federation Bungalow
Construction Materials	Walls	Roof	Other
	Timber Weatherboard	Corrugated Steel	
Use	Current	Original	Other
	Residential: Single storey residence	Residential: Single storey residence	
Historic Theme(s)	Demographic settlement and mobility: Settlements Occupations: Domestic activities		
Historical Notes	<p><i>The following extract has been taken from the heritage assessment of 265 Hamersley Road, Subiaco, prepared by Hocking Heritage Studio, June 2017.</i></p> <p>This portion of Subiaco bound by Hamersley Road, Derby Road, Heytesbury Road and Federal Road was designated as Perth Suburban Lot 260. This large landholding of five acres was acquired by the Intercolonial Investment Land and Building Company Limited in 1890. This company was based in New South Wales but was very active in the development of Perth's metropolitan area in the 1890s. The plan for the subdivision of this portion of Hamersley Road was approved by the Department of Lands and Surveys in 1904. However, the land had been subdivided for residential sale some years previously as the Certificate of Title for this site shows that the three lots on the south west corner of Hamersley and Federal Street (lots 6, 7 and 8) were transferred to labourer John Darby of Wilcannia, NSW in 1893.</p> <p>In June 1902, lot 7 was transferred to William Thomas Exley, a plasterer of Subiaco. From the available information, this residence was constructed shortly afterwards as</p>		



	<p>William Exley is recorded in the Post Office Directories as living at this residence in 1903. As a plasterer, William Exley may have been involved in the construction of this residence. No details of the builder of this residence have been found in this research.</p> <p>William Thomas Exley (c1867-1937) and his wife Edith, nee Steele (c1875-1921) married in 1898 and the couple settled in Subiaco shortly afterward. The Exley family including four children lived at this residence until c.1921. Edith Exley keenly entered competitions in the local newspapers and many references were found in the local press to the family at this address. Sadly, Edith died in April 1921 and it appears William soon relocated to Robinson Street in Subiaco. An advertisement in The Daily News on 30 April 1921 noted that the owner of 265 Hamersley Road was selling a large assortment of furniture and effects, including a piano.</p> <p>The primary occupants of the property from its time of construction until at least 1980 included:</p> <ul style="list-style-type: none"> <li>• 1903-1921: William Exley</li> <li>• 1922: Jon Delaney</li> <li>• 1923: Mrs Maud Toogood</li> <li>• 1925-1926: Albert Hell</li> <li>• 1927: Matthew Curran</li> <li>• 1928-1933/34: William McGovern &amp; Mrs Glasson</li> <li>• 1934/35-1935/36: William McGovern</li> <li>• 1937/38: Vacant</li> <li>• 1939/40-1940/41: Mrs A M Cocking</li> <li>• 1942/43: Mrs Dorothy Allan</li> <li>• 1944-1945: Mrs Green</li> <li>• 1946-1949: Mrs Allan</li> <li>• 1954-c.1980s: Stanley Ashman, Lillian Ashman and Jim Scales</li> </ul> <p>In 1923, the property was transferred to Albert Neil, a miner and in 1933 to Veronica McGovern. In 1941, the property was transferred to Dorothy Eugenie Allan, and in 1954 to Stanley Anderson Ashman, Lillian Laird Ashman and Jim Nelson Scales. These owners and their descendants owned the property until the mid-1980s.</p>
<i>Physical Description</i>	<p>265 Hamersley Road is a single storey timber weatherboard cottage with a corrugated steel hip and gable roof displaying characteristics of the Federation Bungalow style of architecture. The residence has an asymmetrical form with a projecting bay addressing the street. A tall face brick and rendered chimney projects from the ridge of the main roof. The projecting bay has a half-timbered gable with rough cast rendered infill. A corrugated steel skillion verandah extends along the recessed portion of the front facade. The verandah is supported by turned timber posts with a concrete paved base. A timber framed entry door is painted blue and features highlights and sidelights. A double hung timber framed window is located within the verandah while a pair of double hung windows address the projecting bay with a timber framed awning above. The awning is missing its cladding. The front garden is open to the street boundary and planted with low level shrubs with a paved path. A paved driveway extends along the eastern boundary of the site. A mature gumtree is located on the front verge which partially obscures the property.</p>
<i>Condition</i>	Good
<i>Integrity</i>	High
<i>Authenticity</i>	High




<i>Statement of Significance</i>	<p>The place has cultural heritage significance for the following reasons:</p> <ul style="list-style-type: none"> <li>• For its aesthetic significance as a good example of a relatively intact Federation era weatherboard cottage with a high level of authenticity.</li> <li>• For its aesthetic contribution to a largely intact streetscape of early twentieth century houses.</li> <li>• For its historic value as a demonstration of the period in which Subiaco underwent rapid development in the early 20th century.</li> </ul>
<i>Level of Significance</i>	<p>Some Significance (Level 3) Considerable Contribution (Hamersley Road Group Heritage Area)</p>
<i>Heritage Listings and Status</i>	<p>Local Heritage Survey – Adopted 28/02/1995 Local Heritage Survey – Adopted 4/02/2003 Hamersley Road Group Heritage Area – Adopted 24/07/2018</p>
<i>Key References</i>	<ul style="list-style-type: none"> <li>• 2003 Local Government Inventory Place Record</li> <li>• <i>Heritage Assessment of 230-280 and 241-281 Hamersley Road, Subiaco</i> prepared by Hocking Heritage Studio June 2017.</li> </ul>
<i>Archival Site Plan Courtesy SROWA (August 1923)</i>	
<i>Additional Photograph (Rear of building, November 2021)</i>	

*Historical  
Photograph  
(July 2017)*

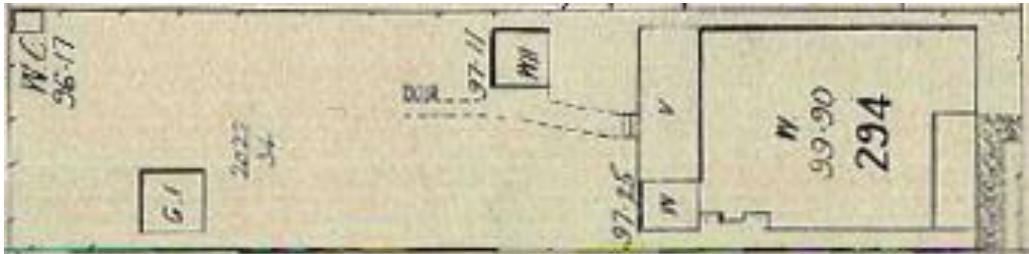





LOCATION INFORMATION			
Name	House, 294 Hamersley Road		
Place No.	5423		
Address	294 Hamersley Road (Lot 39, DP 1817) Subiaco		
Other names	-		
Place Type	Individual Building		
Heritage Area	Hamersley Road Group Heritage Area		
ASSESSMENT OF SIGNIFICANCE			
Photo (November 2021)			
Construction Date	c.1902	Architectural Style	Federation Bungalow
Construction Materials	Walls	Roof	Other
	Timber Weatherboard	Corrugated Steel	
Use	Current	Original	Other
	Residential: Single storey residence	Residential: Single storey residence	
Historic Theme(s)	Demographic settlement and mobility: Settlements Occupations: Domestic activities		
Historical Notes	<p><i>The following extract has been taken from the heritage assessment of 294 Hamersley Road, Subiaco, prepared by Greenward Consulting, October 2018.</i></p> <p>A plan dated c.1902 shows 4 buildings in the general vicinity of numbers 286, 290, 294 &amp; 296 Hamersley Road. Street numbers were first included for Hamersley Road in the 1908 WA Post Office Directory, which identified residents at numbers 286, 290, 292, 294 &amp; 296. Three more houses were constructed along this part of the street in the mid-1920s (Numbers 283, 287 and 300); a double-fronted shop was built in c.1934 (Number 298/298a); while the last of the pre-WWII development took place in c.1940 (Number 282).</p> <p>In 1903, the Subiaco Rate Books listed a house on Lot 39, which was owned and occupied by F. Hubber. Frederick Charles Hubber (c.1870-?) and Florence Sibthorpe Langlois (c.1873-1957) were married in Perth in September 1899, and they had at least 6 children in the period c.1900-1908: Frederick Lee (born c.1900); Ronald Claude (c.1902); Clarence Langlois (c.1903); Gladys Florence (c.1905); Beatrice Rose (c.1907)</p>		



	<p>and John Herbert (c.1908). Members of this family were living in Alvan Street, Subiaco, in c.1902 and at 294 Hamersley Road in c.1903-1910.</p> <p>Walter Gilbert Kensitt (c.1882-1970) and Mary Elizabeth (“Mollie”) Cullen (c.1888-1917) were married in Subiaco in April 1910 and they were living at 294 Hamersley Road when they announced the birth of a son in December of that year. In the Rates Books of 1910/11 Walter was identified as the owner of the property, which was located next door to the home of Mary’s parents, John and Clara Cullen (296 Hamersley Road). The Kensitt family remained here until c.1917, but had moved to 262 Hamersley Road by the time of Mary’s death in September of that year (as a result of complications following the birth of their 3rd son).</p> <p>The property was then purchased by the Warman family, who established it as their long-term home. William Henry Warman (c.1876-1949) and Charlotte Millen (c.1873-1954) were married in Leonora in c.1903 and this couple had at least 3 children: Wallis Charles (born c.1904, died in infancy); Cyril Ernest (c.1906) and Nellie Gwendoline (c.1909). At some stage following William’s death in July 1949, Cyril Ernest Warman (c.1906-1985) and his wife, Winifred Mary Warman (nee Birch) (c.1905-1991), moved in with Charlotte and 294 Hamersley Road was still listed as their address in the Electoral Rolls of 1980.</p> <p>Historical aerial photographs indicate that the house has been extended to the rear, but that footprint and roof form of the front part of the house have remained largely unchanged since at least the 1960s.</p> <p>The primary occupants of the property from its time of construction until at least 1980 included:</p> <ul style="list-style-type: none"> <li>• c.1903-1910: Frederick Charles Hubber (driver) and Florence Sibthorpe Hubber (domestic duties) By 1913, Frederick was working as a labourer in Hopetoun while Florence was living in Railway Road, West Subiaco.</li> <li>• c.1910-1917: Walter Gilbert Kensitt (carpenter) and Mary Elizabeth Kensitt (home duties)</li> <li>• c.1918-1949: William Henry Warman (labourer) and Charlotte Warman (home duties)</li> <li>• c.1949-1954: Charlotte Warman (widow)</li> <li>• c.1954 until at least 1980: Cyril Ernest Warman (carpenter) and Winifred Mary Warman (home duties)</li> </ul>
<i>Physical Description</i>	<p>294 Hamersley Road is a single storey timber weatherboard cottage with a corrugated steel hip and gable roof displaying characteristics of the Federation Bungalow style of architecture. The residence has an asymmetrical form with a projecting bay addressing the street. The pitched roof has two ridge gables and a painted brick chimney with brick corbelling set to the rear of the dwelling. The projecting bay has a roughcast rendered finish and features a scrolled leaf and shield detail in moulded plaster. A corrugated steel bullnose verandah extends along the recessed portion of the front facade. The verandah is supported by square timber posts with a decorative timber valance. A timber framed entry door is painted orange and features a highlight and sidelight. A double hung timber framed window is located within the verandah while three casement windows are located within the projecting bay with a timber framed awning above. The cottage is set close to the front boundary with a narrow front garden. The place is enclosed to the front by a face brick pier fence with steel infill and a central steel gate. The place is serviced by a rear laneway.</p>

<i>Condition</i>	Good
<i>Integrity</i>	High
<i>Authenticity</i>	High
<i>Statement of Significance</i>	<p>The place has cultural heritage significance for the following reasons:</p> <ul style="list-style-type: none"> <li>• For its aesthetic value as a representative example of a well designed Federation era weatherboard cottage.</li> <li>• For its aesthetic contribution to a largely intact streetscape of early twentieth century houses.</li> <li>• For its historic value as a demonstration of the period in which Subiaco underwent rapid development in the early 20th century.</li> </ul>
<i>Level of Significance</i>	<p>Some Significance (Level 3)</p> <p>Considerable Contribution (Hamersley Road Group Heritage Area)</p>
<i>Heritage Listings and Status</i>	<p>Local Heritage Survey – Adopted 28/02/1995</p> <p>Local Heritage Survey – Adopted 4/02/2003</p> <p>Hamersley Road Group Heritage Area – Adopted 18/06/2019</p>
<i>Key References</i>	<ul style="list-style-type: none"> <li>• <i>Heritage Assessment of Expanded Hamersley Road &amp; Sadler and Redfern Street Heritage Areas</i>, prepared by Greenward Consulting October 2018.</li> </ul>
<i>Archival Site Plan Courtesy SROWA (January 1926)</i>	
<i>Additional Photograph (Front gable, November 2021)</i>	

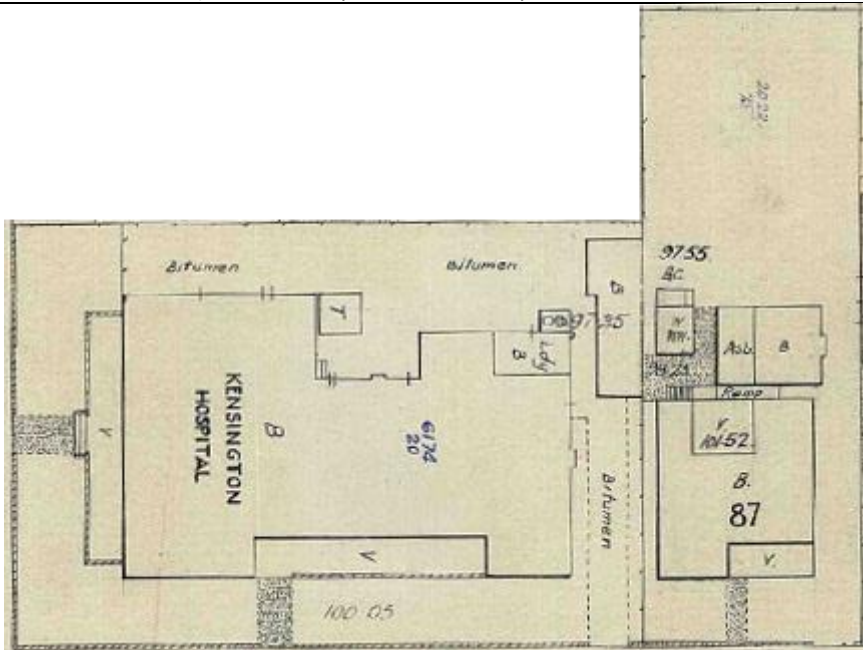
*Historical  
Photograph  
(October 2018)*





LOCATION INFORMATION			
Name	Kensington Hospital Staff Quarters (fmr)		
Place No.	9173		
Address	89 Hensman Road (formerly 87 Hensman Road) (Lot 22, DP350) Subiaco		
Other names	Kensington Private Maternity Hospital Staff Accommodation (fmr) (1938-1981) Brenda Cherry Centre (1981-2009)		
Place Type	Individual Building		
Heritage Area	No		
ASSESSMENT OF SIGNIFICANCE			
Photo (August 2021)			
Construction Date	c.1922	Architectural Style	Federation Bungalow
Construction Materials	Walls	Roof	Other
	Face Brick	Corrugated Steel	Roughcast Render
Use	Current	Original	Other
	Residential: Single storey residence (Two storey addition to rear)	Residential: Single storey residence	Residential Nursing Quarters
Historic Theme(s)	Demographic settlement and mobility: Settlements Occupations: Domestic activities		
Historical Notes	This block of Hensman Road was subdivided for residential lots in 1891 but does not appear to have been built on immediately. Post Office Directories suggest there may have been residents at Lot 22 (future 89 Hensman Road) in the 1910s, but it had been unoccupied for some years <sup>1</sup> when Subiaco builder Arthur Shaw purchased it in 1920. In 1922, the existing Federation Bungalow style residence at 89 Hensman Road was constructed. It was listed in the 1922 Post Office Directory as 'new house' (at the time it was 87 Hensman Road). Shaw sold the place on completion, to Misses Julia Aileen Edwards and Annie Susan Edwards of Rokeby Road. It appears to have been largely occupied as a rental property for the next two decades, as neither the Edwards sisters nor subsequent owner (from 1932) Mrs Constance Helena Horrocks of Cottesloe are listed as residents in Hensman Road. <sup>2</sup>		

	<p>Nurses Evelyn Mary Smith, Amy Mildred Craig and Doris May Johnston purchased Lot 22 in 1938 to provide staff housing for the 'lying in' home they had opened next door the previous year, Kensington Maternity Hospital. The three nurses had been listed as resident at the hospital and it is likely they subsequently lived in the house at 89 Hensman Road. Craig and Johnston each moved to live nearby after their respective marriages and continued working at the hospital. Smith was still listed as resident at the hospital in the late 1940s.<sup>3</sup></p> <p>In December 1950, the hospital and staff house were transferred to Mrs Winifred Eunice Willington (nee Porter) who continued to operate the place as its matron. In 1957, King Edward Memorial Hospital purchased Kensington Maternity Hospital for use as an annexe for post-natal patients. It functioned in this role until 1981, when the Department of Community Welfare took over the former hospital and adjacent house in 1981 for use by Children's Protective Services. The buildings were renamed the Brenda Cherry Centre to honour Cherry's long service to child welfare. The Brenda Cherry Centre closed in 2009 and was vacated by the government. The residence along with the adjacent former Kensington Hospital were entered into the State Register of Heritage Places in 2011.<sup>4</sup></p> <p>89 Hensman Road was sold in November 2012.<sup>5</sup> From 2012-2013 the residence underwent a number of internal and external refurbishments. The original internal layout was largely retained however the original sitting room and kitchen were converted to a bedroom and bathroom respectively. A c.1970's rear verandah was demolished as well as the enclosed walkway that once joined the residence to the adjacent Kensington Hospital. Additional works included a first floor extension, a basement level and a swimming pool to the backyard. The property is once again a private residence.<sup>6</sup></p>
<i>Physical Description</i>	<p>89 Hensman Road is a single storey brick residence with a corrugated steel hip and gable roof displaying characteristics of the Federation Bungalow style of architecture. The residence has an asymmetrical form with a projecting gable addressing Hensman Road. There is a rendered masonry chimney with terracotta pots. The front façade has a tuck-pointed face brick to approximately 1500mm with rough cast rendered finish above. The front gable is clad with notched timber boards. A verandah to the front extends off the main roof pitch supported by square timber posts on a painted brick balustrade. The verandah has a concrete base with tessellating tiles. The doors are timber framed with highlights and sidelights. The windows are timber casements with highlights and a corrugated steel awning above to the front gable. The front yard has grass with low hedging up against the residence. It is enclosed by a low timber picket fence with a central timber gate. A mature verge tree obscures the residence from the street. A carport with a skillion roof is attached to the southern side of the residence. A contemporary two storey addition is attached to the rear of the property set well back from the street.</p>
<i>Condition</i>	Good
<i>Integrity</i>	Medium
<i>Authenticity</i>	Medium
<i>Statement of Significance</i>	<p>The place has cultural heritage significance for the following reasons:</p> <ul style="list-style-type: none"> <li>The place is a well proportioned and visually pleasing example of a Federation Bungalow style dwelling that contributes to the existing residential Subiaco streetscape.</li> </ul>

	<ul style="list-style-type: none"> <li>The place is a representative example of a former dwelling adopted for use as an attached staff accommodation for one of the largest private maternity hospitals in Western Australia from 1938-1981.</li> <li>The place is a significant women's history site as it was owned and occupied by women (in association with the Kensington Hospital) from 1936 to 1981, and due to its association with the Brenda Cheery Centre from 1981 to 2009.</li> <li>The place illustrates the standard of accommodation that female staff (likely single) were offered while employed in a private maternity hospital in Western Australia during the Inter-War and Post War period.</li> </ul>
<i>Level of Significance</i>	Exceptional Significance (Level 1)
<i>Heritage Listings and Status</i>	Local Heritage Survey – Adopted 22/03/2011 Heritage List – Adopted 22/03/2011 State Register of Heritage Places (Permanent) – 24/06/2011
<i>Key References</i>	<ol style="list-style-type: none"> <li>Wises Post Office Directories, 1910s-1920s</li> <li>HCWA, P09173 <i>Kensington Hospital</i>, Register &amp; Assessment Documentation, June 2011</li> <li>HCWA, P09173 <i>Kensington Hospital</i>, Register &amp; Assessment Documentation, June 2011</li> <li>HCWA, P09173 <i>Kensington Hospital</i>, Register &amp; Assessment Documentation, June 2011</li> <li>'89 Hensman Road Subiaco', <i>realestate.com.au</i> (website), <a href="https://www.realestate.com.au/property/89-hensman-rd-subiaco-wa-6008">https://www.realestate.com.au/property/89-hensman-rd-subiaco-wa-6008</a> accessed 14 October 2021</li> <li>Volk, Shane. 'Submission – Draft Reviewed West Subiaco Precinct Local Heritage Survey (89 Hensman Road Subiaco)'. Letter to City of Subiaco, 9 May 2022.</li> </ol>
<i>Archival Site Plan Courtesy SROWA (March 1955)</i>	




*Additional  
Photograph  
(Contemporary  
addition to the  
rear, August  
2021)*



*Historical  
Photograph  
(January 2015)*

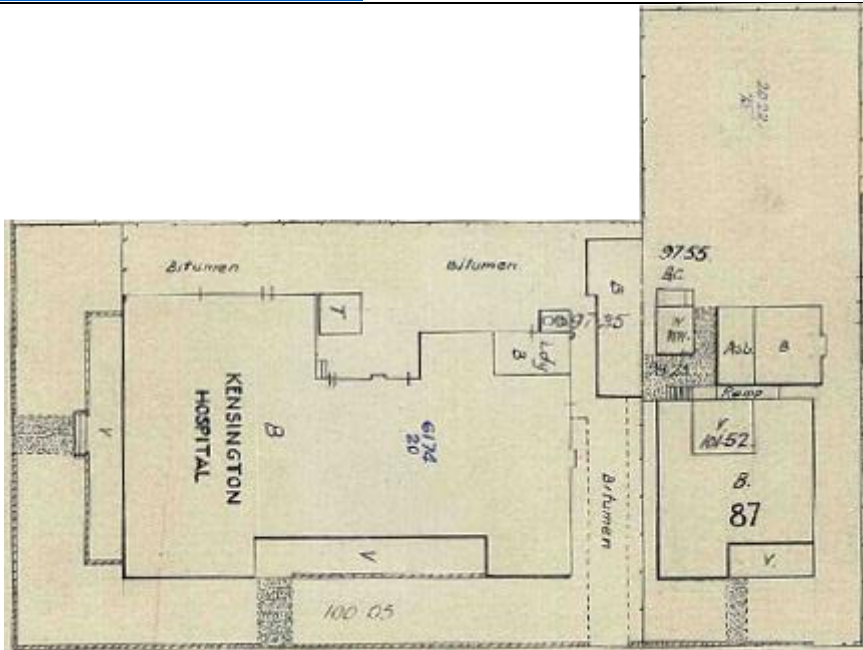


LOCATION INFORMATION			
Name	Kensington Hospital (fmr)		
Place No.	9173		
Address	91 Hensman Road (cnr Hensman Rd & Heytesbury Rd) (formerly 144 Heytesbury Road) (Lot 10217 & 10218, DP 350) Subiaco		
Other names	Kensington Private Maternity Hospital (fmr) Brenda Cherry Centre (1981-2009)		
Place Type	Individual Building		
Heritage Area	No		
ASSESSMENT OF SIGNIFICANCE			
Photo (August 2021)			
Construction Date	1936-37	Architectural Style	Inter-War California Bungalow
Construction Materials	Walls	Roof	Other
	Painted Brick	Terracotta Tile	
Use	Current	Original	Other
	Residential: Single storey residence	Private Hospital	Department of Community Welfare (1981-2009)
Historic Theme(s)	Other: Hospital Occupations: Domestic activities		
Historical Notes	<p>A house was built on at the corner of Hensman and Heytesbury Roads by 1903, during the early suburban development of Subiaco. Nurses Evelyn Mary Smith, Amy Mildred Craig and Doris May Johnston purchased the corner lots facing Heytesbury Street (Lots 20 and 21) in 1936. They commissioned a purpose-built 11-ward maternity hospital for the site, which opened in 1937. From 1938, the adjacent residence at 89 Hensman Street (Lot 22) was used for staff housing. Kensington Maternity Hospital was one of the larger private maternity homes in Western Australia at the time, with 16 beds by 1939.<sup>1</sup></p> <p>After World War Two, the government began taking over most maternity care and enforcing strict medical standards to childbirth services. Many private maternity hospitals closed. In 1957, King Edward Memorial Hospital purchased Kensington</p>		

	<p>Maternity Hospital for use as an annexe for post-natal patients. It functioned in this role until 1981.<sup>2</sup></p> <p>The Department of Community Welfare took over the former hospital in 1981 for use by Children's Protective Services. It was renamed the Brenda Cherry Centre to honour Cherry's long service to child welfare. The Brenda Cherry Centre closed in 2009 and was vacated by the government. It was entered into the State Register of Heritage Places in 2011.<sup>3</sup></p> <p>91 Hensman Road was sold twice in 2012, initially together with the adjacent house and then separate to it.<sup>4</sup> Works were undertaken in 2013-2014 to remove hard landscaping, install a swimming pool and upgrade gardens. The place appears to now be occupied as a single private residence.<sup>5</sup></p>
<i>Physical Description</i>	<p>Kensington Hospital (fmr), located at 91 Hensman Road, is a single storey painted brick dwelling with a terracotta tile hip and gable roof designed in the Inter-War California Bungalow style of architecture. The residence is located on the corner of Hensman Road and Heytesbury Road. The building is 'L-shaped' with the main portion addressing Hensman Road. The eastern façade is symmetrical with a central gable bay positioned over an entrance. The central gable addresses Hensman Road and has a simply detailed bargeboard with painted terracotta ventilators within the apex. A recessed verandah extends along the eastern facade supported by painted brick piers with a painted brick balustrade. The external walls are painted face brick and feature a rendered string course at dado height. Timber framed French doors with multi-paned glazing open onto the verandah. Pairs of timber framed double hung windows with horizontal glazing bars address Hensman Road. The southern façade is entirely obscured by dense vegetation and a high corner hedge approximately 4000mm high. The eastern side has a concrete plinth landscaping leading to the recessed verandah. The front yard contains grass with some deciduous trees set behind the low hedge. The property is enclosed to both streets by a low face brick pier fence with a perimeter hedge infill. Contemporary garages are attached to the northern side and southwest corner of the dwelling with concrete driveways accessible off both Hensman Road and Heytesbury Road. Large mature verge trees further obscure the building from the street.</p>
<i>Condition</i>	Good
<i>Integrity</i>	Medium
<i>Authenticity</i>	Medium
<i>Statement of Significance</i>	<p>The place has cultural heritage significance for the following reasons:</p> <ul style="list-style-type: none"> <li>• The place is an excellent representative example of a private maternity hospital, a formerly widespread function that is no longer practised in Western Australia, was one of the largest private maternity hospitals in the State when it opened in the 1930's, and is an uncommon example of a purpose designed and built private maternity hospital, demonstrating in its domestic styling the perception of maternity care as a domestic matter;</li> <li>• The place is a significant women's history site as it was constructed for, owned and operated by women, employed substantial numbers of women, provided medical services specifically for women from 1936 to 1981, and from 1981 to 2009 was used as a facility named after Brenda Cherry, a prominent professional woman;</li> <li>• The place illustrates the development of private maternity hospitals and the standard of accommodation of such a purpose designed facility in the Inter-war period.</li> </ul>



## Heritage Place Record– Kensington Hospital (fmr)


	<ul style="list-style-type: none"> <li>The place was built in 1936-37, during the recovery period that followed the great depression and was later taken over by the State government to serve as an annexe to King Edward Memorial Hospital for post-natal patients in the period of population growth that followed World War II.</li> <li>The place is a well proportioned and visually pleasing example of a painted brick and tile Californian Bungalow style building that contributes to the existing residential Subiaco streetscape.</li> <li>The place is valued by the community for its use as a health facility particularly in relation to maternity care.</li> </ul>
<i>Level of Significance</i>	Exceptional Significance (Level 1)
<i>Heritage Listings and Status</i>	Local Heritage Survey – Adopted 22/03/2011 Heritage List – Adopted 22/03/2011 State Register of Heritage Places (Permanent) – 24/06/2011
<i>Key References</i>	<ol style="list-style-type: none"> <li>1. HCWA, P09173 <i>Kensington Hospital</i>, Register &amp; Assessment Documentation, June 2011</li> <li>2. HCWA, P09173 <i>Kensington Hospital</i>, Register &amp; Assessment Documentation, June 2011</li> <li>3. HCWA, P09173 <i>Kensington Hospital</i>, Register &amp; Assessment Documentation, June 2011</li> <li>4. '89 Hensman Road Subiaco' and '91 Hensman Road Subiaco', <i>realestate.com.au</i> (website), <a href="https://www.realestate.com.au/property/89-hensman-rd-subiaco-wa-6008">https://www.realestate.com.au/property/89-hensman-rd-subiaco-wa-6008</a> and <a href="https://www.domain.com.au/property-profile/91-hensman-road-subiaco-wa-6008">https://www.domain.com.au/property-profile/91-hensman-road-subiaco-wa-6008</a> accessed 14 October 2021</li> <li>5. Aerial photographs, 2010-2021, Landgate Mapviewer, <a href="https://map-viewer-plus.app.landgate.wa.gov.au/index.html">https://map-viewer-plus.app.landgate.wa.gov.au/index.html</a></li> </ol>
<i>Archival Site Plan Courtesy SROWA (March 1955)</i>	

*Additional  
Photograph  
(August 2021)*



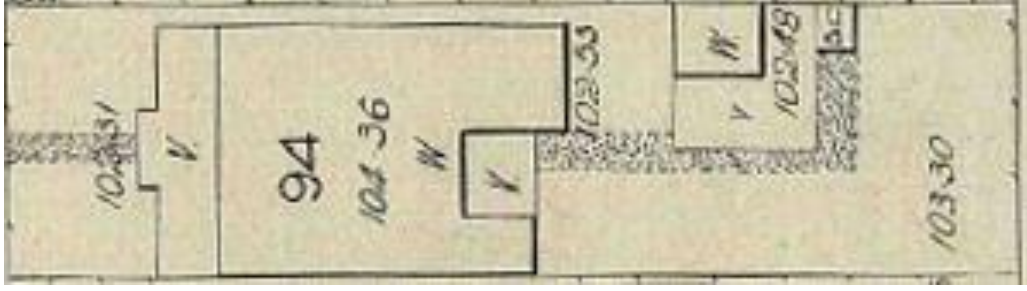


*Historical  
Photograph  
(June 2014)*



LOCATION INFORMATION			
Name	House, 94 Hensman Road		
Place No.	24143		
Address	94 Hensman Road (Lot 16, DP 938) Subiaco		
Other names	-		
Place Type	Individual Building		
Heritage Area	No		
ASSESSMENT OF SIGNIFICANCE			
Photo (November 2021)			
Construction Date	c.1906	Architectural Style	Federation Queen Anne
Construction Materials	Walls	Roof	Other
	Timber Weatherboard	Corrugated Steel	
Use	Current	Original	Other
	Residential: Single-storey residence	Residential: Single-storey residence	
Historic Theme(s)	Demographic settlement and mobility: Settlements Occupations: Domestic activities		
Historical Notes	<p>The Post Office Directories identified 7 families along the section of Hensman Road to the north of Nicholson Road in 1901, of which four were in the block between Hamersley and Heytesbury Roads. This block had already been subdivided by the mid-1890s, but does not appear to have been substantially built up for some time. By 1905, there were 27 residents listed in the street, of whom ten were in the block between Redfern Street and Heytesbury Road. In 1910, the number of houses remained at around 27, increasing to around 42 in 1915 and around 51 in 1925.<sup>1</sup> A c.1903 plan does not appear to show a residence at 94 Hensman Rd.<sup>2</sup></p> <p>Street numbers are first listed for Hensman Road in 1908, at which time Walter B. Vibert, builder, resided at 94 Hensman Road. Vibert was also listed at the residence in 1907. It is likely this is the place's first appearance in Post Office Directories, suggesting the residence was built c.1906. By 1908, there were eight residences on the east side of Hensman Road between Redfern Street and Heytesbury Road but only one on the west side.<sup>3</sup></p>		




	<p>The occupants of 94 Hensman Road changed regularly throughout the first half of the 20<sup>th</sup> century, and included:</p> <ul style="list-style-type: none"> <li>- 1907: Walter B. Vibert (builder)</li> <li>- 1910: Mrs Jane Ford</li> <li>- 1920: George Frederick Best (farmer)</li> <li>- 1930: Leslie Alfred Hynes (electrician)</li> <li>- 1940: Andrew A Miller</li> <li>- 1943: Herbert Allday (miner)</li> </ul> <p>Herbert Sumner Allday, miner, and his wife Marjory Evelyn Allday (nee Marriott) were recorded on electoral rolls as residing at 94 Hensman Road in 1943. By 1949, Marjory lived at Heytesbury Road and Herbert was no longer listed in Subiaco.<sup>4</sup> A sewerage plan from 1955 shows a timber residence with front verandah across the full width, including a projecting central bay, which matches the extant building in 2021.<sup>5</sup> A large rear extensions was added in the 2019.<sup>6</sup> In August 2021, landscape works were undertaken to the front yard.</p>
<i>Physical Description</i>	<p>94 Hensman Road is a single storey timber weatherboard residence with a corrugated steel hip roof displaying characteristics of the Federation Queen Anne style of architecture. The residence has a symmetrical form with a bullnose verandah. There are two masonry chimneys with decorative rendered string lining. The verandah has a central projecting entry gable supported by double timber posts with a decorative timber valance. The gable is clad with pressed tin and a timber finial. The verandah is raised with timber decking and a central set of steps. Timber brackets line the underside of the eaves of the main roof. A face brick wall makes up the dwelling's southern boundary. The front door is timber framed with narrow sidelights and highlight. The windows are double hung with narrow fixed sidelights. The front yard is predominately a grass area with a central paved path enclosed by a low face brick wall approximately 300mm high. A mature verge tree obscures the residence from the street. The place is serviced by a rear laneway.</p>
<i>Condition</i>	Good
<i>Integrity</i>	High
<i>Authenticity</i>	High
<i>Statement of Significance</i>	<p>The place has cultural heritage significance for the following reasons:</p> <ul style="list-style-type: none"> <li>• As a representative example of the application of materials and detailing which were derived from the Federation Queen Anne style, but which were applied in a more restrained manner that suited the budgets and expectations of the middle classes in Subiaco during the early twentieth century.</li> <li>• For its historic value as a demonstration of the period in which Subiaco underwent rapid development in the early 20th century.</li> </ul>
<i>Level of Significance</i>	Some Significance (Level 3)
<i>Heritage Listings and Status</i>	Local Heritage Survey – Adopted 4/02/2003
<i>Key References</i>	<ol style="list-style-type: none"> <li>1. Wises Post Office Directories, 1901-1905; Green, 'Notes for West Subiaco Precinct', 2020; PWD, 'Perth Sewage Plans', 1897 plan with additions to c.1903, AU WA S399- cons1647 05647</li> <li>2. PWD, 'Perth Sewage Plans', 1897 plan with additions to c.1903, AU WA S399- cons1647 05647</li> <li>3. Wises Post Office Directories, 1905-1910</li> <li>4. Australian Electoral Rolls, 1903-1980, <a href="https://www.ancestrylibrary.com.au/search/collections/1207/">https://www.ancestrylibrary.com.au/search/collections/1207/</a>; Department of Justice – Births, Deaths &amp; Marriages, 'Online Index Search Tool', <a href="https://bdm.justice.wa.gov.au/apps/pioneersindex/default.aspx">https://bdm.justice.wa.gov.au/apps/pioneersindex/default.aspx</a></li> <li>5. SROWA, <i>RetroMaps</i>, <a href="https://mapping.sro.wa.gov.au/#/map">https://mapping.sro.wa.gov.au/#/map</a></li> </ol>

	<p>6. Aerial photographs, 1953-2021, Landgate Mapviewer, <a href="https://map-viewer-plus.app.landgate.wa.gov.au/index.html">https://map-viewer-plus.app.landgate.wa.gov.au/index.html</a></p>
<p><i>Archival Site Plan Courtesy SROWA (August 1923)</i></p>	
<p><i>Additional Photograph (August 2021)</i></p>	
<p><i>Additional Photograph (Entry gable, August 2021)</i></p>	

*Historical  
Photograph  
(June 2014)*

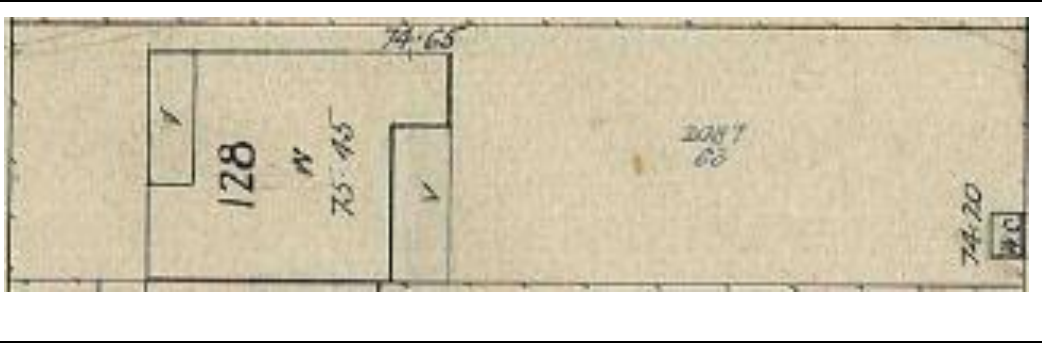







LOCATION INFORMATION			
Name	House, 128 Hensman Road		
Place No.	24144		
Address	128 Hensman Road (Lot 14, DP 2405) Subiaco		
Other names	-		
Place Type	Individual Building		
Heritage Area	No		
ASSESSMENT OF SIGNIFICANCE			
Photo (September 2021)			
Construction Date	1914	Architectural Style	Federation Bungalow
Construction Materials	Walls	Roof	Other
	Timber Weatherboard	Corrugated Steel	
Use	Current	Original	Other
	Residential: Single-storey residence	Residential: Single-storey residence	
Historic Theme(s)	Demographic settlement and mobility: Settlements Occupations: Domestic activities		
Historical Notes	<p>The east side of Hensman Road between Heytesbury and Nicholson Roads appears to have been one of the last areas in West Subiaco to be subdivided for residential lots. A c.1903 plan shows no structures on Hensman Road between Heytesbury and Nicholson Roads, including at 128 Hensman Rd.<sup>1</sup> The Post Office Directories in 1901 showed no residents of Hensman Road in this area. By 1905, there were 27 residents listed in the street, of whom three were in the block between Heytesbury and Nicholson Roads. In 1910, the number of houses remained at around 27, increasing to around 42 in 1915 and around 51 in 1925.<sup>2</sup></p> <p>128 Hensman Road was first listed in the Post Office Directories in 1914. It was occupied by members of the Grimm family until c.1949.<sup>3</sup> In 1915, Ernest Charles Grimm (labourer), Hedwig Amanda Grimm (home duties) and Hettie Grimm (home duties) were all listed as residents of the house. Hettie continued to live at the place in 1917, but had left by 1919.<sup>4</sup></p>		

	<p>Ernest and Hedwig (nee Stabernack) were married at Subiaco in 1907. They had two children, Erna Esma (born 1909) and Donald Ernest (1917).<sup>5</sup> Erna was also listed as resident at 128 Hensman Road as a young adult in the 1930s, identified as a book-keeper or a stenographer. Donald was registered on the electoral roll at the address in 1943 as a clerk, but by the 1950s had moved to Kalgoorlie.<sup>6</sup> Hedwig Amanda Grimm died in 1947, aged 68. Ernest Charles Grimm died in 1949, aged 71. By 1954, no Grimms are listed on the electoral roll at 128 Hensman Road, suggesting the residence passed out of the family once Ernest and Hedwig died.<sup>7</sup></p> <p>A sewerage plan from 1927 shows a timber residence with verandah across half the front width, which matches the extant building in 2021.<sup>8</sup> Several extensions have been made to the rear, the largest c.2002.<sup>9</sup></p>
<i>Physical Description</i>	<p>128 Hensman Road is a single storey timber weatherboard residence with a corrugated steel hip and gable roof displaying characteristics of the Federation Bungalow style of architecture. The residence has an asymmetrical form with a projecting bay addressing Hensman Road. There is a painted brick chimney. The residence is clad with timber weatherboard that has a segmented profile along the front elevation to imitate stonework. The front gable is clad with timber weatherboards with a timber finial. There is a corrugated steel bullnose verandah to the front. The verandah is supported by timber posts with decorative corner brackets. The place is enclosed by a rendered masonry pier fence that is approximately 2000mm high with steel infill and planting behind the fence line. The place is serviced by a rear laneway.</p>
<i>Condition</i>	Good
<i>Integrity</i>	High
<i>Authenticity</i>	High
<i>Statement of Significance</i>	<p>The place has cultural heritage significance for the following reasons:</p> <ul style="list-style-type: none"> <li>• For its aesthetic value as a representative example of a well designed Federation era weatherboard cottage.</li> <li>• For its historic value as a demonstration of the period in which Subiaco underwent rapid development in the early 20th century.</li> <li>• For its aesthetic contribution to a largely intact Hensman Road streetscape of early twentieth century houses.</li> </ul>
<i>Level of Significance</i>	Some Significance (Level 3)
<i>Heritage Listings and Status</i>	Local Heritage Survey – Adopted 4/02/2003
<i>Key References</i>	<ol style="list-style-type: none"> <li>1. PWD, 'Perth Sewage Plans', 1897 plan with additions to c.1903, AU WA S399- cons1647 05647</li> <li>2. Wises Post Office Directories, 1901-1905; Green, 'Notes for West Subiaco Precinct', 2020</li> <li>3. Green, 'Notes for West Subiaco Precinct', 2020</li> <li>4. Australian Electoral Rolls, 1903-1980, <a href="https://www.ancestrylibrary.com.au/search/collections/1207/">https://www.ancestrylibrary.com.au/search/collections/1207/</a></li> <li>5. Green, 'Notes for West Subiaco Precinct', 2020</li> <li>6. Australian Electoral Rolls, 1903-1980, <a href="https://www.ancestrylibrary.com.au/search/collections/1207/">https://www.ancestrylibrary.com.au/search/collections/1207/</a></li> <li>7. Metropolitan Cemeteries Board, Name Search, <a href="https://www2.mcb.wa.gov.au/NameSearch/results.php">https://www2.mcb.wa.gov.au/NameSearch/results.php</a>; Australian Electoral Rolls, 1903-1980, <a href="https://www.ancestrylibrary.com.au/search/collections/1207/">https://www.ancestrylibrary.com.au/search/collections/1207/</a></li> <li>8. SROWA, <i>RetroMaps</i>, <a href="https://mapping.sro.wa.gov.au/#/map">https://mapping.sro.wa.gov.au/#/map</a></li> <li>9. Aerial photographs, 1953-2021, Landgate Mapviewer, <a href="https://map-viewer-plus.app.landgate.wa.gov.au/index.html">https://map-viewer-plus.app.landgate.wa.gov.au/index.html</a></li> </ol>



<p><i>Archival Site Plan Courtesy SROWA (June 1927)</i></p>	 An archival site plan on aged paper. It shows a rectangular lot with dimensions: 74'-6" (width) and 75'-4" (depth). The lot number '128' is written in the center. There are smaller rectangular areas within the lot, possibly indicating a building footprint or garden. The plan is dated '1927' and '68'.
<p><i>Additional Photograph (September 2021)</i></p>	 A photograph of the house taken from a low angle. The house has a light-colored, corrugated metal roof and a white chimney. A large, dark tree is in the foreground on the right, partially obscuring the house. The sky is clear blue.
<p><i>Historical Photograph (June 2014)</i></p>	 A photograph of the house taken from a street-level perspective. The house is a single-story building with a light-colored exterior and a corrugated metal roof. A white fence with a green hedge runs along the front of the property. A small tree is planted in the front yard. The house number '128' is visible on the fence.

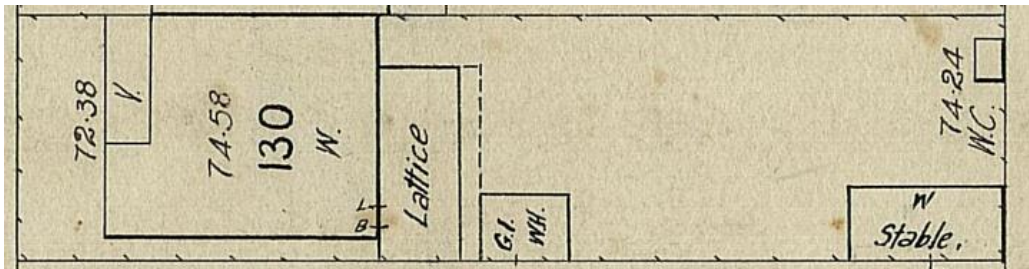



LOCATION INFORMATION			
Name	House, 130 Hensman Road		
Place No.	-		
Address	130 Hensman Road (Lot 15, DP 2405) Subiaco		
Other names	-		
Place Type	Individual Building		
Heritage Area	No		
ASSESSMENT OF SIGNIFICANCE			
Photo (December 2021)			
Construction Date	c.1912	Architectural Style	Federation Bungalow
Construction Materials	Walls	Roof	Other
	Timber Weatherboard	Corrugated Steel	
Use	Current	Original	Other
	Residential: Single-storey residence	Residential: Single-storey residence	
Historic Theme(s)	Demographic settlement and mobility: Settlements Occupations: Domestic activities		
Historical Notes	<p>The east side of Hensman Road between Heytesbury and Nicholson Roads appears to have been one of the last areas in West Subiaco to be subdivided for residential lots. A c.1903 plan shows no structures on Hensman Road between Heytesbury and Nicholson Roads, including at 130 Hensman Rd.<sup>1</sup></p> <p>The Post Office Directories in 1901 showed no residents of Hensman Road in this area. By 1905, there were 27 residents listed in the street, of whom three were in the block between Heytesbury and Nicholson Roads. In 1910, the number of houses remained at around 27, increasing to around 42 in 1915 and around 51 in 1925.<sup>2</sup></p> <p>130 Hensman Road was first listed in the Post Office Directories in 1912, at which time it was occupied by Francis J. Heid. Heid remained for ten years.<sup>3</sup> Francis John Heid married Maude F. Whitfield in 1907.<sup>4</sup> They do not appear to have had any children.<sup>5</sup></p>		


	<p>The occupants of the place changed relatively often after the Heid's left, including:<sup>6</sup></p> <ul style="list-style-type: none"> <li>• 1922, 1925: James Hy Frederick</li> <li>• 1927: Vacant</li> <li>• 1928: Herman Pittelkow</li> <li>• 1929: Eric F. Duncan</li> <li>• 1930, 1933: Charles Hart</li> <li>• 1935, 1940: Mrs G. Campbell</li> <li>• 1941, 1942: Ern Taylor</li> <li>• 1944, 1949: Mrs Q. Graham</li> </ul> <p>Queen Alexandria (Queenie) Graham appears to have left 130 Hensman Road in the 1950s.<sup>7</sup> She died in 1968.<sup>8</sup></p> <p>A sewerage plan from 1927 shows a timber residence with verandah across half the front (west) elevation and another, marked as lattice, across about two thirds of the rear (east) elevation. The residence appears to share a party wall with the adjacent residence at 128 Hensman Road. A stable is marked facing onto the rear lane. The residence depicted matches the extant building, with substantial extensions to the rear replacing former outbuildings and lattice section.<sup>9</sup></p> <p>The stable was removed in the 1970s. A large rear extension was added in 2011.<sup>10</sup> The property changed hands in 2004 and 2008. The sale price doubled between these two transfers. The place has been in the same ownership since 2008.<sup>11</sup></p>
<i>Physical Description</i>	<p>130 Hensman Road is a single storey timber weatherboard cottage with a corrugated steel hip and gable roof displaying characteristics of the Federation Bungalow style of architecture. The residence has an asymmetrical form with a projecting bay addressing the street. The pitched roof has a face brick chimney with brick corbelling and a rounded steel hood. The gable end has half-timbered panelling with a roughcast rendered infill and a decorative timber finial. A corrugated steel bullnose verandah extends along the recessed portion of the front facade. The verandah is supported by turned timber posts with a decorative timber valance and decorative corner brackets. A timber framed entry door features highlights and sidelights. A double hung timber window is located within the verandah while three double hung windows are located within the projecting bay. To the projecting bay is a timber framed bullnose awning with a matching timber valance and turned timber brackets. The front yard is predominately a grass area with a central paved pathway leading towards the dwelling. A hedge is located along the inner fence line with a climbing ivy across the verandah's valance. The front yard is enclosed by a timber picket fence with a central timber gate. A mature verge tree partially obscures the place from the street. The place is serviced by a rear laneway.</p>
<i>Condition</i>	Good
<i>Integrity</i>	High
<i>Authenticity</i>	High
<i>Statement of Significance</i>	<p>The place has cultural heritage significance for the following reasons:</p> <ul style="list-style-type: none"> <li>• For its aesthetic value as a representative example of a well designed Federation era weatherboard cottage.</li> <li>• For its historic value as a demonstration of the period in which Subiaco underwent rapid development in the early 20th century.</li> </ul>



## Heritage Place Record– House, 130 Hensman Road

	<ul style="list-style-type: none"> <li>For its aesthetic contribution to a largely intact Hensman Road streetscape of early twentieth century houses.</li> </ul>
<i>Level of Significance</i>	Some Significance (Level 3)
<i>Heritage Listings and Status</i>	Local Heritage Survey – Adopted 28/06/2022
<i>Key References</i>	<ol style="list-style-type: none"> <li>PWD, 'Perth Sewage Plans', 1897 plan with additions to c.1903, AU WA S399- cons1647 05647</li> <li>Wises Post Office Directories, 1901-1905; Green, 'Notes for West Subiaco Precinct', 2020</li> <li>Wises Post Office Directories, 1900-1949</li> <li>Department of Justice – Births, Deaths &amp; Marriages, 'Online Index Search Tool', <a href="https://bdm.justice.wa.gov.au/apps/pioneersindex/default.aspx">https://bdm.justice.wa.gov.au/apps/pioneersindex/default.aspx</a></li> <li>West Australian, 31 January 1940, p.1, <a href="https://trove.nla.gov.au/newspaper/article/46352689">https://trove.nla.gov.au/newspaper/article/46352689</a></li> <li>Wises Post Office Directories, 1900-1949</li> <li>Australian Electoral Rolls, 1903-1980, <a href="https://www.ancestrylibrary.com.au/search/collections/1207/">https://www.ancestrylibrary.com.au/search/collections/1207/</a></li> <li>Metropolitan Cemeteries Board, name search, <a href="https://www2.mcb.wa.gov.au/NameSearch/search.php">https://www2.mcb.wa.gov.au/NameSearch/search.php</a></li> <li>SROWA, RetroMaps, <a href="https://mapping.sro.wa.gov.au/#/map">https://mapping.sro.wa.gov.au/#/map</a></li> <li>Aerial photographs, 1948-2021, Landgate Mapviewer, <a href="https://map-viewer-plus.app.landgate.wa.gov.au/index.html">https://map-viewer-plus.app.landgate.wa.gov.au/index.html</a></li> <li>Realestate.com.au (website), '130 Hensman Street', <a href="https://www.realestate.com.au/property/130-hensman-rd-subiaco-wa-6008">https://www.realestate.com.au/property/130-hensman-rd-subiaco-wa-6008</a>; Domain (website), '130 Hensman Street', <a href="https://www.domain.com.au/property-profile/130-hensman-road-subiaco-wa-6008">https://www.domain.com.au/property-profile/130-hensman-road-subiaco-wa-6008</a> accessed 23 November 2021</li> </ol>
<i>Archival Site Plan Courtesy SROWA (June 1927)</i>	
<i>Additional Photograph (December 2021)</i>	



LOCATION INFORMATION			
Name	House, 132 Hensman Road		
Place No.	24145		
Address	132 Hensman Road (Lot 16, DP 2405) Subiaco		
Other names	-		
Place Type	Individual Building		
Heritage Area	No		
ASSESSMENT OF SIGNIFICANCE			
Photo (September 2021)			
Construction Date	1914	Architectural Style	Federation Bungalow
Construction Materials	Walls Timber Weatherboard	Roof Corrugated Steel	Other
Use	Current Residential: Single-storey residence	Original Residential: Single-storey residence	Other
Historic Theme(s)	Demographic settlement and mobility: Settlements Occupations: Domestic activities		
Historical Notes	<p>The east side of Hensman Road between Heytesbury and Nicholson Roads appears to have been one of the last areas in West Subiaco to be subdivided for residential lots. A c.1903 plan shows no structures on Hensman Road between Heytesbury and Nicholson Roads, including at 132 Hensman Rd.<sup>1</sup> The Post Office Directories in 1901 showed no residents of Hensman Road in this area. By 1905, there were 27 residents listed in the street, of whom three were in the block between Heytesbury and Nicholson Roads. In 1910, the number of houses remained at around 27, increasing to around 42 in 1915 and around 51 in 1925.<sup>2</sup></p> <p>132 Hensman Road was first listed in the Post Office Directories in 1914, at which time it was occupied by Henry Campbell (gardener). He remained here until c.1916. Occupants of the residence changed relatively often through its first twenty years, until Emma Coffey arrived c.1933. She remained until around the time of her death in June 1954.<sup>3</sup></p>		

	<p>An analysis of information from online birth, death and marriage records, newspaper notices and online family trees suggests that Emma Campbell (c.1869-1954) had married John Joseph Coffey in Perth in 1922 but had been widowed in 1925.<sup>4</sup></p> <p>A sewerage plan from 1927 shows a timber residence with verandah across half the front width. The front section matches the extant building in 2021, but the residence shown in 1955 extended further into the lot than the early portion that has been retained.<sup>5</sup> A substantial rear portion of the house was removed in 2001 (probably removing two rooms and a rear verandah and leaving a four-room core) and a large modern extension was added.<sup>6</sup></p>
<i>Physical Description</i>	<p>132 Hensman Road is a single storey timber weatherboard residence with a corrugated steel hip and gable roof displaying characteristics of the Federation Bungalow style of architecture. The residence has an asymmetrical form with a projecting bay addressing Hensman Road. There is a painted brick chimney. The residence is clad with timber weatherboard that has a segmented profile along the front elevation to imitate stonework. The front gable is clad with pressed tin and has a timber finial. There is a corrugated steel bullnose verandah to the front. The verandah is supported by timber posts. The windows are timber double hung with a corrugated steel bullnose awning above. The place is enclosed by a painted brick fence that is approximately 1800mm high with a central timber gate and planting in front and behind the fence line. The place is obscured by dense vegetation and mature verge trees. The place is serviced by a rear laneway.</p>
<i>Condition</i>	Good
<i>Integrity</i>	High
<i>Authenticity</i>	High
<i>Statement of Significance</i>	<p>The place has cultural heritage significance for the following reasons:</p> <ul style="list-style-type: none"> <li>• For its aesthetic value as a representative example of a well designed Federation era weatherboard cottage.</li> <li>• For its historic value as a demonstration of the period in which Subiaco underwent rapid development in the early 20th century.</li> <li>• For its aesthetic contribution to a largely intact Hensman Road streetscape of early twentieth century houses.</li> </ul>
<i>Level of Significance</i>	Some Significance (Level 3)
<i>Heritage Listings and Status</i>	Local Heritage Survey – Adopted 4/02/2003
<i>Key References</i>	<ol style="list-style-type: none"> <li>1. PWD, 'Perth Sewage Plans', 1897 plan with additions to c.1903, AU WA S399- cons1647 05647</li> <li>2. Wises Post Office Directories, 1901-1905; Green, 'Notes for West Subiaco Precinct', 2020</li> <li>3. Green, 'Notes for West Subiaco Precinct', 2020</li> <li>4. Green, 'Notes for West Subiaco Precinct', 2020</li> <li>5. SROWA, <i>RetroMaps</i>, <a href="https://mapping.sro.wa.gov.au/#/map">https://mapping.sro.wa.gov.au/#/map</a></li> <li>6. Aerial photographs, 1953-2021, Landgate Mapviewer, <a href="https://map-viewer-plus.app.landgate.wa.gov.au/index.html">https://map-viewer-plus.app.landgate.wa.gov.au/index.html</a></li> </ol>
<i>Archival Site Plan Courtesy SROWA (June 1927)</i>	




*Additional  
Photograph  
(September 2021)*



*Historical  
Photograph  
(June 2014)*



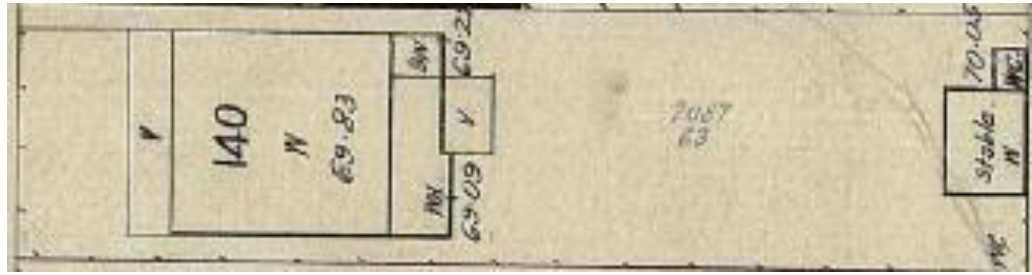


LOCATION INFORMATION			
Name	House, 140 Hensman Road		
Place No.	24146		
Address	140 Hensman Road (Lot 19, DP 2405) Subiaco		
Other names	-		
Place Type	Individual Building		
Heritage Area	No		
ASSESSMENT OF SIGNIFICANCE			
Photo (September 2021)			
Construction Date	1914	Architectural Style	Federation Bungalow
Construction Materials	Walls	Roof	Other
	Timber Weatherboard	Corrugated Steel	
Use	Current	Original	Other
	Residential: Single-storey residence	Residential: Single-storey residence	
Historic Theme(s)	Demographic settlement and mobility: Settlements Occupations: Domestic activities		
Historical Notes	<p>The east side of Hensman Road between Heytesbury and Nicholson Roads appears to have been one of the last areas in West Subiaco to be subdivided for residential lots. A c.1903 plan shows no structures on Hensman Road between Heytesbury and Nicholson Roads, including at 132 Hensman Rd.<sup>1</sup> The Post Office Directories in 1901 showed no residents of Hensman Road in this area. By 1905, there were 27 residents listed in the street, of whom three were in the block between Heytesbury and Nicholson Roads. In 1910, the number of houses remained at around 27, increasing to around 42 in 1915 and around 51 in 1925.<sup>2</sup></p> <p>140 Hensman Road was first listed in the Post Office Directories in 1914, at which time it was occupied by Harry Edward Hewitt (carpenter). He remained here until c.1916.</p> <p>The next occupants were the Grocke family. Online information suggests that Albert Julius ('Jim') Grocke (c.1884-1954) (cooper) and Margaret Ellen Dwyer (c.1888-1963) were married in Subiaco in c.1912 and that this couple had at least 3 children:</p>		

	<p>Marjorie Anne (1913); Richard James ('Jim') (born 1917) and John Alfred ('Jack') (1923).<sup>3</sup> The Grocke sons appear to have all followed their father into the barrel trade. In 1943, Richard James Grocke, cooper, appears on the electoral roll at 140 Hensman Street, along with Albert and Margaret. By 1949, Richard had moved away but John Alfred Grocke, cooper's apprentice, lived at the house, along with Verna Joyce Grocke, home duties, Albert and Margaret.<sup>4</sup> Verna (nee Connery) had married John Alfred Grocke in 1947.<sup>5</sup> Albert Julius Grocke died in 1954, aged 70. At the time of his death, it was stated that Albert was formerly the Foreman Copper at the Swan Brewery.<sup>6</sup> Margaret continued to live at 140 Hensman Road, along with Verna. After Margaret died in 1961, aged 80, Verna and John moved away from Hensman Road. No Grockes are subsequently recorded at the address.<sup>7</sup></p> <p>A sewerage plan from 1927 shows a timber residence with front verandah across full width, which matches the extant building in 2021.<sup>8</sup> The house was extended to the rear in the latter 1990s.<sup>9</sup></p>
<i>Physical Description</i>	140 Hensman Road is a single storey timber weatherboard residence with a corrugated steel hip roof displaying characteristics of the Federation Bungalow style of architecture. The residence has a symmetrical form with a central ridge gable and a corbelled face brick chimney. There is a corrugated steel bullnose verandah that extends along the front façade. The verandah is supported by timber posts with corner brackets. The place is enclosed by a painted timber picket fence that is approximately 1800mm high with a central gate. The place is obscured by dense vegetation and a mature verge tree. The place is serviced by a rear laneway.
<i>Condition</i>	Good
<i>Integrity</i>	High
<i>Authenticity</i>	High
<i>Statement of Significance</i>	<p>The place has cultural heritage significance for the following reasons:</p> <ul style="list-style-type: none"> <li>• For its aesthetic value as a representative example of a well designed Federation era weatherboard cottage.</li> <li>• For its historic value as a demonstration of the period in which Subiaco underwent rapid development in the early 20th century.</li> <li>• For its aesthetic contribution to a largely intact Hensman Road streetscape of early twentieth century houses.</li> </ul>
<i>Level of Significance</i>	Some Significance (Level 3)
<i>Heritage Listings and Status</i>	Local Heritage Survey – Adopted 4/02/2003
<i>Key References</i>	<ol style="list-style-type: none"> <li>1. PWD, 'Perth Sewage Plans', 1897 plan with additions to c.1903, AU WA S399- cons1647 05647</li> <li>2. Wises Post Office Directories, 1901-1905; Green, 'Notes for West Subiaco Precinct', 2020</li> <li>3. Green, 'Notes for West Subiaco Precinct', 2020</li> <li>4. Australian Electoral Rolls, 1903-1980, <a href="https://www.ancestrylibrary.com.au/search/collections/1207/">https://www.ancestrylibrary.com.au/search/collections/1207/</a></li> <li>5. <i>West Australian</i>, 23 July 1947, p.14, <a href="https://trove.nla.gov.au/newspaper/article/46327748">https://trove.nla.gov.au/newspaper/article/46327748</a></li> <li>6. Green, 'Notes for West Subiaco Precinct', 2020</li> <li>7. Metropolitan Cemeteries Board, Name Search, <a href="https://www2.mcb.wa.gov.au/NameSearch/results.php">https://www2.mcb.wa.gov.au/NameSearch/results.php</a>; Australian Electoral Rolls, 1903-1980, <a href="https://www.ancestrylibrary.com.au/search/collections/1207/">https://www.ancestrylibrary.com.au/search/collections/1207/</a></li> <li>8. SROWA, <i>RetroMaps</i>, <a href="https://mapping.sro.wa.gov.au/#/map">https://mapping.sro.wa.gov.au/#/map</a></li> <li>9. Aerial photographs, 1953-2021, Landgate Mapviewer, <a href="https://map-viewer-plus.app.landgate.wa.gov.au/index.html">https://map-viewer-plus.app.landgate.wa.gov.au/index.html</a></li> </ol>



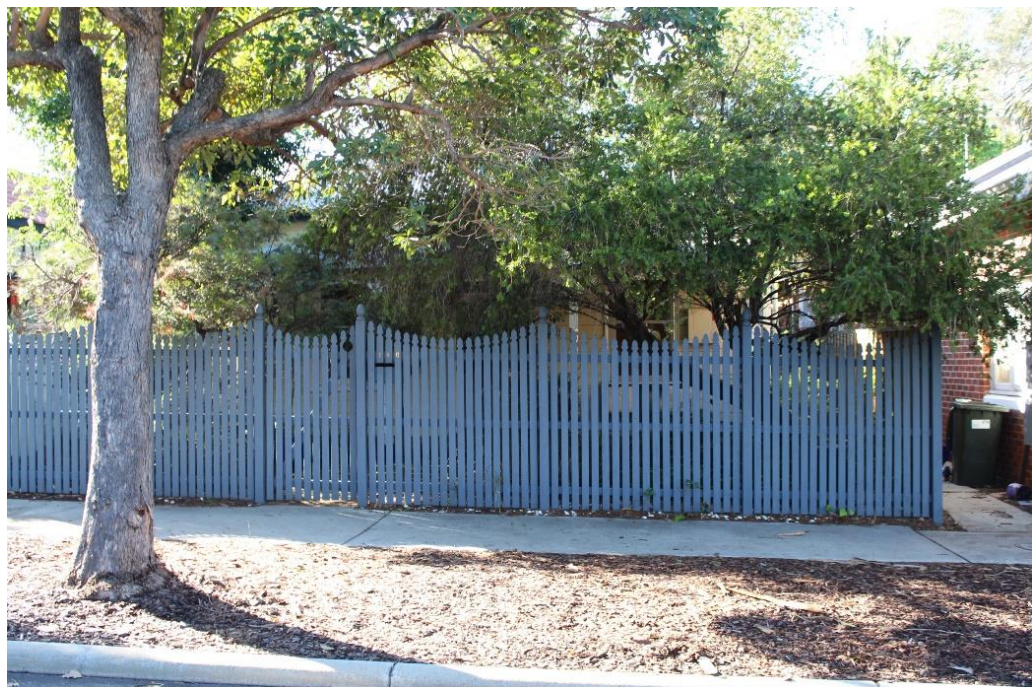
*Archival Site Plan  
Courtesy SROWA  
(June 1927)*




*Additional  
Photograph  
(September 2021)*



*Historical  
Photograph  
(June 2014)*



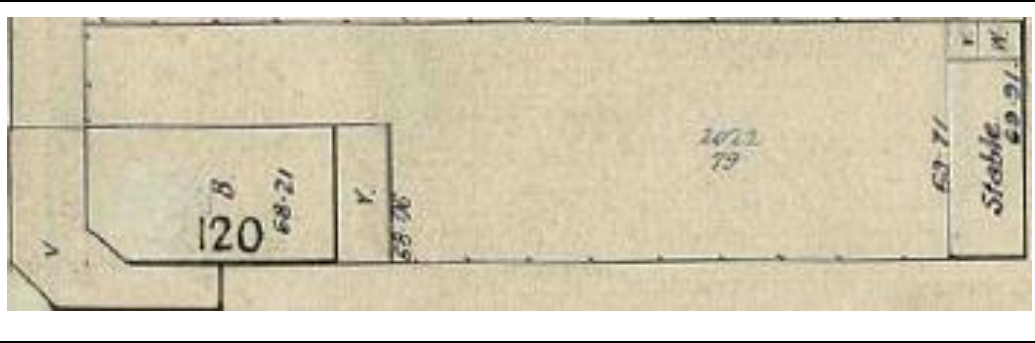





LOCATION INFORMATION			
Name	Nissen & Sons, Butchers (fmr)		
Place No.	24369		
Address	142 Hensman Road (Lot 20, DP 2405) Subiaco		
Other names	-		
Place Type	Individual Building		
Heritage Area	No		
ASSESSMENT OF SIGNIFICANCE			
Photo (September 2021)			
Construction Date	1922	Architectural Style	Inter-War Free Classical
Construction Materials	Walls Brick	Roof Corrugated Steel	Other
Use	Current Unknown	Original Commercial: Butchers	Other
Historic Theme(s)	Demographic settlement and mobility: Settlements Occupations: Domestic activities		
Historical Notes	<p><i>The following extract has been taken from the heritage assessment of 142 Hensman Road, Subiaco, prepared by Greenward Consulting, August 2020.</i></p> <p>As the population of Subiaco grew during the early twentieth century, retail services were established to serve the local community. In addition to the commercial centre that developed along Rokeby Road and Hay Street, small general stores sprang up throughout the residential areas. At a time before supermarkets and the widespread use of motor cars, and when ice chests were used to store household perishables, local stores provided easy, day-to-day access to goods such as bread, milk, meat, fruit and vegetables, as well as to general groceries. Shops were usually constructed along popular through-roads and, over time, Hensman Road, Derby Road, Nicholson Road, Keightley Road and Onslow Road all provided a particular focus for this type of development.</p> <p>By 1930, there were eight local shops in the otherwise residential section of Nicholson Road defined by Coolgardie Street and Hensman Road. These included four mixed businesses, two grocers, a butcher and a newsagent. Of these, four sites have</p>		

	<p>been fully redeveloped and only 52-54 Nicholson Road (constructed c.1905), 107 Nicholson Road (c.1916) and 142 Hensman Road (c.1922) are still readily identifiable as early twentieth century retail premises.</p> <p>Lot 20, DP 2405 (now known as 142 Hensman Road) was purchased by Mary Ann Nissen in 1907, but it was another 15 years before the site was developed. Advertisements for shop fittings and equipment indicate that the Nissen family was establishing a butcher shop in Nicholson Road in July 1922. Nissen &amp; Sons, Butchers, were listed at the subject site in the Post Office Directories in 1923 and, as this was the first entry for this property, it is almost certain that the shop was constructed at around that time.</p> <p>The readily available evidence suggests that Peter Nissen (c.1870-1936) and Mary Ann Rilen (c.1872-1959) were married in Victoria in c.1894 and that they had at least 7 children in the period c.1895-1916 (at least one of whom, Peter Jr, also worked as a butcher). Members of this family had settled in Subiaco by 1904 and lived at 1 Austin Street from c.1908 until c.1937. No members of the Nissen family were listed as independent butchers in the Trades section of the Post Office Directories of 1915-1922 or 1926-1930. It therefore seems likely that they usually worked for others and that this was a short-lived (and unsuccessful) attempt at operating their own shop. In mid-1925 the premises were advertised for sale as a:</p> <p><i>... substantial Brick Shop, with one room, back verandah (cement floor), with equipment for BUTCHER'S SHOP; window, counters, large cooling chamber, etc.; also stables.</i></p> <p>Just under a year later the property was again advertised for sale, this time as an established mixed business:</p> <p><i>FRUIT, Greengrocer, Drinks, Tobacco, Dairy Produce, etc., big turnover, with Freehold, deposit £150, balance easy. 142 Hensman-rd. Subiaco.</i></p> <p>The building continued to be occupied as a mixed business until at least the late 1960s and, like many shops of this nature, had a high turn-over of proprietors during this period, including:</p> <ul style="list-style-type: none"> <li>• c.1926-1927: Miss Norma Mary McLeod</li> <li>• c.1928: Mrs Clara Jane Surman</li> <li>• c.1929: Mr Michael McCarthy</li> <li>• c.1930-1932: Mr Herbert William Newing</li> <li>• c.1933: Mrs M. Owen</li> <li>• c.1934-1946: Mr Samuel Walker Kenny</li> <li>• c.1947: Mr David Robert Meldrum</li> <li>• c.1949: Mrs Rose Muriel Storer</li> <li>• mid to late 1950s: Mr &amp; Mrs Leonard and Eunice McAuliffe</li> </ul> <p>Metropolitan Sewerage Plans (c.1927) confirm that the original footprint of the building was much smaller than at present, comprising the shop with just one attached room, a street verandah wrapping around the shopfront, and a private rear verandah. However, entries in the Electoral Rolls indicate that the property was occupied as both a shop and residence from at least 1926, when the Electoral Rolls</p>
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	<p>identified 142 Hensman Road as the residential address for Norma Mary McLeod, shopkeeper.</p> <p>A comparison of the historical Metropolitan Sewerage Plans with historical aerial photographs indicates that the building was extended to the north at some stage between c.1927 and 1953, almost certainly to create a separate residential entry and bedroom for the very modest residential quarters. This addition was largely (or fully) replaced in c.1955, when major additions were undertaken by Leonard and Eunice McAuliffe. These extended the building to the north and east, providing three bedrooms, a kitchen, living area, indoor bathroom and toilet, and a large enclosed rear verandah for the residence – and created the present general footprint. The aerial photographs from the 1950s and 1960s also show the traditional street verandah wrapping around the south-west corner and extending over each of the large shopfront windows, but this had been removed by the mid-late 1970s. The next major change appears to have been the replacement of the roof with the current corrugated sheeting in 2001.</p> <p>142 Hensman Road was adopted on the Local Heritage Survey in 2002 and on the City of Subiaco Heritage List in 2015.</p>
<i>Physical Description</i>	<p>At the time of the inspection (September 2021) the building is under repairs. Based on viewing and previous photographic evidence, the following description has been prepared:</p> <p>142 Hensman Road is a single storey painted brick building with a corrugated steel hip roof designed in the Inter-War Free Classical style of architecture. The former store is located on the corner of Hensman Road and Nicholson Road. The building is splayed at the corner with a zero setback and a parapet wall above. The parapet has a semi-circular arch to the corner. The building's entry addresses the splayed corner with brick voussoir above and a steel framed highlight. There is an air conditioner in place of the highlight. On either side of the corner there are large window openings. Additional windows extend along the southern elevation. There is a large backyard enclosed by a face brick wall that is approximately 1500mm high. Several mature trees line the verge along Nicholson Road and Hensman Road. The place is serviced by a rear laneway.</p>
<i>Condition</i>	Good
<i>Integrity</i>	Medium
<i>Authenticity</i>	Medium
<i>Statement of Significance</i>	<p>The place has cultural heritage significance for the following reasons:</p> <ul style="list-style-type: none"> <li>For its historic value as one of only five surviving examples of corner stores that were built in Subiaco/Shenton Park in the 1920s (all of which date from c.1921-1922). Despite some modifications, it is a good representative example of its type.</li> <li>For its aesthetic contribution to a largely intact Hensman Road streetscape of early twentieth century houses.</li> </ul>
<i>Level of Significance</i>	Considerable Significance (Level 2)
<i>Heritage Listings and Status</i>	<p>Local Heritage Survey – Adopted 4/02/2003</p> <p>Heritage List – Adopted 6/10/2015</p>
<i>Key References</i>	<ul style="list-style-type: none"> <li>Heritage Assessment of 142 Hensman Road, Subiaco, prepared by Greenward Consulting, August 2020.</li> <li><i>Heritage Assessment of Corner Stores in Subiaco</i> prepared for the City of Subiaco by Annette Green of Greenward Consulting, June 2015.</li> </ul>



<p><i>Archival Site Plan Courtesy SROWA (June 1927)</i></p>	 An archival site plan from June 1927, courtesy of SROWA. The plan shows a rectangular property with several labels. In the center, the number '120' is written. To the right of '120', there is a label '68-21'. Further right, there is a label '68-21' and 'Stable 68-21'. The plan also shows a street layout with a 'V' marking on the left side.
<p><i>Additional Photograph (Rear of the building, September 2021)</i></p>	 A photograph taken in September 2021 showing the rear of the building. The building is constructed of red brick and has a corrugated metal roof. A brick wall in the foreground has a yellow sign that reads 'Footpath Closed' and a white sign that reads 'DANGER CONSTRUCTION SITE'. A large tree is visible on the left side of the building.
<p><i>Historical Photograph (2014)</i></p>	 A historical photograph from 2014 showing the building from a street-level perspective. The building is a single-story white brick structure with a green door and large windows. A silver car is parked on the street in front of the building. A large tree is visible on the left side of the building.

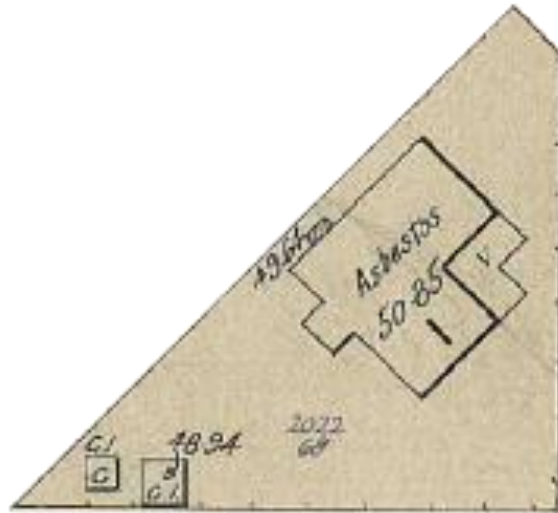
LOCATION INFORMATION			
Name	House, 1 Herbert Road		
Place No.	24586		
Address	1 Herbert Road (Lot 20, DP 346) Subiaco		
Other names	-		
Place Type	Individual Building		
Heritage Area	No		
ASSESSMENT OF SIGNIFICANCE			
Photo (December 2021)			
Construction Date	c.1903	Architectural Style	Federation Bungalow
Construction Materials	Walls	Roof	Other
	Timber Weatherboard	Corrugated Steel	
Use	Current	Original	Other
	Residential: Single-storey residence	Residential: Single-storey residence	
Historic Theme(s)	Demographic settlement and mobility: Settlements Occupations: Domestic activities		
Historical Notes	<p>The triangle of land bounded by Nicholson, Herbert and Railway Roads was subdivided for sale around 1896 as Redfern Estate. It contained 42 lots, of which all but six (mostly along Nicholson Road) were marked as sold in c.1896. Lot 20, the future 1 Herbert Street, was marked as sold.<sup>1</sup></p> <p>Herbert Road first appears in Post Office Directories in 1903, but has no residents listed until 1907, all of whom were further south. John Hodges is listed at the north end of Herbert Street in 1920, but elsewhere in the same directory his address is given as 35 Heytesbury Road.<sup>2</sup> Hodge advertised a vacant lot for sale in March 1921 at the 'railway end' of Nicholson Road, giving the address 1 Herbert Road. As Hodge is recorded at the time living at Heytesbury Road, it is likely the vacant lot for sale was in Herbert Road.<sup>3</sup></p> <p>From 1921, Post Office Directories list James Cantwell, horse driver, at Herbert Street north of Gloster, on west side (no street numbers were listed for this street until</p>		



	<p>1928). From 1920 to 1923 the property was listed as south of Gloster Street. This may have been an error, or Cantwell may have moved up the road c.1924 after building a residence at 1 Herbert Street. In 1926, the occupant is listed as L. Davidson and thereafter appears to have changed relatively often, including the following:</p> <ul style="list-style-type: none"> <li>• 1930: Mrs Bowles</li> <li>• 1940: Richard Edmund Walsh (railway employee)</li> <li>• 1949: John Carter<sup>4</sup></li> </ul> <p>By the 1954 electoral rolls, no Carters are listed at 1 Herbert Street.</p> <p>A sewerage plan from 1927 shows an asbestos-clad residence set at 45 degrees to the roadway. A concave L-shaped corner verandah addresses the street. This matches the extant building in 2021.<sup>5</sup> An extension was added to the rear (southwest) c.2000.<sup>6</sup></p>
<i>Physical Description</i>	<p>1 Herbert Road is a single storey timber weatherboard cottage with a corrugated steel hip roof displaying characteristics of the Federation Bungalow style of architecture. The cottage is set at 45 degrees to the street on a triangular lot. The cottage has an asymmetrical form with a recessed 'L' shaped verandah to the front corner. The corrugated steel skillion verandah is supported by tapered timber posts with a decorative curved timber valance. The verandah is enclosed by a horizontal timber balustrade. A timber framed entry door is located within the front verandah with a decorative plaque reading '1 HERBERT ROAD'. The windows are predominately timber casements with timber framed awnings above. The cottage has a predominately paved front yard with an assortment of trees and bushes. The place is enclosed by a timber picket fence with a recessed timber gate and hedging in front of the fence line. A brick paved driveway is located along the south side of the dwelling. A mature verge tree partially obscures the place from the street.</p>
<i>Condition</i>	Good
<i>Integrity</i>	High
<i>Authenticity</i>	High
<i>Statement of Significance</i>	<p>The place has cultural heritage significance for the following reasons:</p> <ul style="list-style-type: none"> <li>• For its aesthetic value as a good representative example of a well designed Federation era weatherboard cottage.</li> <li>• For its historic value as a demonstration of the period in which Subiaco underwent rapid development in the early 20th century.</li> </ul>
<i>Level of Significance</i>	Some Significance (Level 3)
<i>Heritage Listings and Status</i>	Local Heritage Survey – Adopted 4/02/2003
<i>Key References</i>	<ol style="list-style-type: none"> <li>1. Intercolonial Investment, Land and building Co, 'Redfern Estate', real estate flyer, c.1896, <a href="https://catalogue.slwa.wa.gov.au/record=b4690516~S2">https://catalogue.slwa.wa.gov.au/record=b4690516~S2</a> and 'Redfern Estate No.2', real estate flyer, c.1896, <a href="https://catalogue.slwa.wa.gov.au/record=b4660192~S2">https://catalogue.slwa.wa.gov.au/record=b4660192~S2</a></li> <li>2. Wises Post Office Directories, 1900-1925</li> <li>3. <i>West Australian</i>, 3 March 1921, <a href="https://trove.nla.gov.au/newspaper/article/27957810">https://trove.nla.gov.au/newspaper/article/27957810</a></li> <li>4. Green, 'Notes for West Subiaco Precinct', 2020</li> <li>5. SROWA, <i>RetroMaps</i>, <a href="https://mapping.sro.wa.gov.au/#/map">https://mapping.sro.wa.gov.au/#/map</a></li> <li>6. Aerial photographs, 1953-2021, Landgate Mapviewer, <a href="https://map-viewer-plus.app.landgate.wa.gov.au/index.html">https://map-viewer-plus.app.landgate.wa.gov.au/index.html</a></li> </ol>



*Archival Site Plan  
Courtesy SROWA  
(June 1927)*



*Additional  
Photograph  
(December 2021)*




*Additional  
Photograph  
(December 2021)*



*Historical  
Photograph  
(June 2014)*





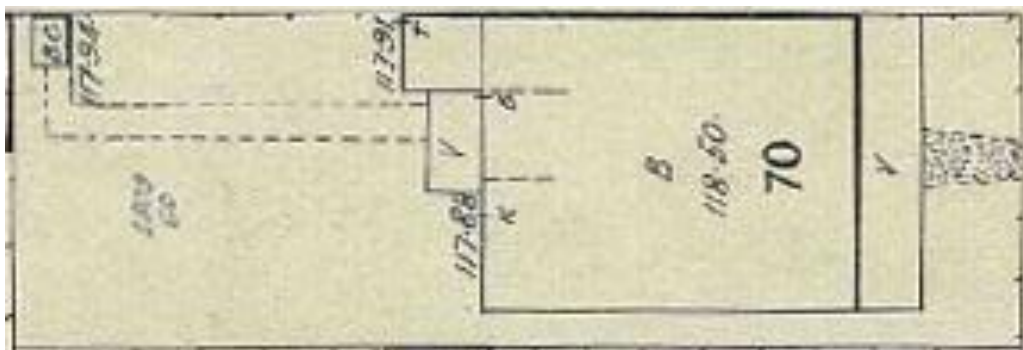
LOCATION INFORMATION			
Name	House, 70 Heytesbury Road		
Place No.	5432		
Address	70 Heytesbury Road (Lot 21, DP 1933) Subiaco		
Other names	-		
Place Type	Individual Building		
Heritage Area	No		
ASSESSMENT OF SIGNIFICANCE			
Photo (November 2021)			
Construction Date	1914	Architectural Style	Federation Queen Anne
Construction Materials	Walls Masonry	Roof Corrugated Steel	Other
Use	Current Residential: Single-storey residence	Original Residential: Single-storey residence	Other
Historic Theme(s)	Demographic settlement and mobility: Settlements Occupations: Domestic activities		
Historical Notes	<p><i>The following extract has been taken from the heritage assessment of 70 Heytesbury Road, Subiaco, prepared by Greenward Consulting, November 2014.</i></p> <p>Perth Suburban Lot 253 was purchased by John Brandon, John Thomas Lawler and Thomas Tate of Sydney in October 1889 and, about six months later, it was transferred to Thomas Read of Sydney, solicitor. Read did not develop the 5 acre site and it was on-sold to the Intercolonial Investment Land and Building Company of Sydney in October 1897. Building lots in Deposited Plan 1933 began to be sold along the Rokeby Road frontage of PSL 253 from May 1898 and the first sites to be sold along Campbell Street (Lots 31 and 32) were transferred to a new owner in June 1899. However, development was initially slow and the first houses were not built until 1903/04.</p> <p>Lot 21 was sold to Thomas Gresham (a solicitor from New Zealand) in December 1899, and he was still listed as the owner in the Subiaco Rates Books of 1912/13 (by which time he was the City Coroner in Auckland). By 1913/14 a new house was listed</p>		



	<p>in the Rates Books under the name of Catherine Kelly (widow). This was built to a very similar design to the adjacent house at 72 Heytesbury Road, which had been constructed in c.1906 for the Chandler family (who were involved in the building trade). The following references (dating from May 1914) suggest that the Chandlers may have been involved in the construction of 70 Heytesbury Road as a speculative development in the early part of 1913/1914:</p> <p><i>PLASTERER and Lather wanted. Apply H. Chandler, 70 Heytesbury-rd., Subiaco.</i></p> <p>And</p> <p><i>SUBIACO.-6-roomed Brick Villa, all conveniences, good position, handy tram. Apply Owner; 70 Heytesbury-rd.</i></p> <p>The Post Office Directories and Electoral Rolls listed Kate Kelly as the occupant of the house from 1915 to 1922, although it was offered for sale in 1919 (and for rent in 1920 and 1921):</p> <p><i>Subiaco.--Brick Villa, 7 rooms, practically new, modern conveniences, e.l., gas. stove, and nicely finished, ½ min. tram, 7 station, close King's Park; title clear; £840.- 70 Heytesbury-road. (October 1919)</i></p> <p>In 1922, 70 Heytesbury Road became the family home of Frank and Josephine Humphries, who had transferred from NSW following Frank's appointment as manager of the West Australian branch of the Insurance Office of Australia, Ltd. Frank remarried in 1931 (following Josephine's death in 1927) and continued to live at 70 Heytesbury Road until his death in October 1933:</p> <p><i>The late Mr. Humphries, who was 53 years of age, was born in New South Wales, and for about 30 years was associated with the Insurance Office of Australia, Ltd. He was formerly sub-manager of the Sydney branch of the company and came to Western Australia in 1922, having been manager of the West Australian branch of the company since. In his early days, Mr. Humphries was a prominent athlete, being an outstanding footballer, and during his later years was a prominent bowler ....</i></p> <p>The house was offered for sale in November 1934, although it continued to be occupied by Frank's widow, Freida until 1935:</p> <p><i>TOMORROW (TUESDAY), NOVEMBER 27, At Eleven o'Clock. ON THE PREMISES, 70 HEYTESBURY-ROAD. SUBIACO. GREGSON, Auctioneer and Valuator, has received instructions from the Executor in the Estate of the late Frank Edgar Humphries, to SELL by AUCTION HOUSE and LAND and FURNITURE and EFFECTS. Perth Suburban Lot 253, Lot 1, Plan 1933, Vol. 596, Folio 197, on which is erected SUBSTANTIALLY BUILT BRICK VILLA, 6 rooms, outhouses, and conveniences, known as No. 70 Heytesbury-rd., Subiaco.</i></p> <p>The next long-term occupant was Muriel Campbell Miller (a tailoress), who settled here in c.1936 and initially shared the house with her mother, Helen Laura Miller (who died in 1945). Muriel remained here until (or shortly before) her death in 1961, aged 76 years.</p>
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	<p>The primary occupants of the property from its time of construction until c.1960 included:</p> <ul style="list-style-type: none"> <li>• 1915-1922: Mrs Catherine (Kate) Kelly</li> <li>• 1922-1933: Frank Edgar Humphries (manager, Insurance Office of Australia Ltd, Perth)</li> <li>• 1934-1935: Mrs Frieda Inez Humphries (storekeeper)</li> <li>• 1936-post 1957: Muriel Campbell Miller (tailoress)</li> </ul>
<i>Physical Description</i>	<p>70 Heytesbury Road is a single storey rendered masonry dwelling with a corrugated steel hip and gable roof displaying characteristics of the Federation Queen Anne style of architecture. The residence has a symmetrical form with two projecting gables addressing the street. The pitched roof has two ridge gablets and a face brick and rendered chimney with a terracotta chimney pot. The gables have a rough cast rendered finish positioned above shallow rectangular window bays. Below the main eave line is a row of tuckpointed brick coursing. A corrugated steel bullnose verandah extends along the front façade with abutting parapet walls at either end. The verandah is supported by turned timber posts with carved corner brackets. The central timber entry door is recessed back from the main façade, under a semi-circular archway and features highlights and sidelights. Beneath each gable there is a triple double-hung window, with a wide central sash flanked by narrow sashes. The dwelling has a dense front garden with a mature bushes and trees partially obscuring the place from the street. The place is enclosed to the front by a rendered masonry pier fence with a timber picket infill and a central solid timber gate. The eastern side wall of the dwelling forms the boundary wall that addresses the side laneway. The boundary wall features a dense vine hedging creating a picturesque laneway.</p>
<i>Condition</i>	Good
<i>Integrity</i>	High
<i>Authenticity</i>	<p>Medium-High: This aspect of the significance of the place has been diminished by alterations to the main facade, including the rendering of what would have originally been face brickwork. However, the underlying form remains consistent with the original design.</p>
<i>Statement of Significance</i>	<p>The place has cultural heritage significance for the following reasons:</p> <ul style="list-style-type: none"> <li>• As a representative example of the application of materials and detailing which were derived from the Federation Queen Anne style, but which were applied in a more restrained manner that suited the budgets and expectations of the middle classes in Subiaco during the early twentieth century.</li> <li>• For its historic value as a demonstration of the period in which Subiaco underwent rapid development in the early 20th century.</li> <li>• For its aesthetic contribution to a largely intact streetscape of early twentieth century houses.</li> </ul>
<i>Level of Significance</i>	Some Significance (Level 3)
<i>Heritage Listings and Status</i>	<p>Local Heritage Survey – Adopted 28/02/1995</p> <p>Local Heritage Survey – Adopted 25/11/2014</p>
<i>Key References</i>	<ul style="list-style-type: none"> <li>• Heritage Assessment of 70 Heytesbury Road, Subiaco, prepared by Greenward Consulting, November 2014.</li> </ul>

*Archival Site Plan  
Courtesy SROWA  
(January 1927)*



*Additional  
Photograph  
(Green wall to  
laneway,  
November 2021)*



*Historical  
Photograph  
(November 2014)*





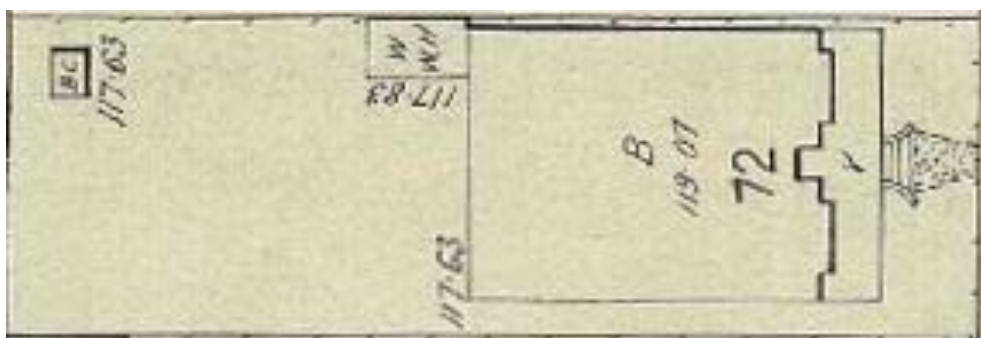
LOCATION INFORMATION			
Name	House, 72 Heytesbury Road		
Place No.	5433		
Address	72 Heytesbury Road (Lot 22, DP 1933) Subiaco		
Other names	-		
Place Type	Individual Building		
Heritage Area	No		
ASSESSMENT OF SIGNIFICANCE			
Photo (November 2021)			
Construction Date	c.1906	Architectural Style	Federation Queen Anne
Construction Materials	Walls	Roof	Other
	Masonry	Corrugated Steel	
Use	Current	Original	Other
	Residential: Single-storey residence	Residential: Single-storey residence	
Historic Theme(s)	Demographic settlement and mobility: Settlements Occupations: Domestic activities		
Historical Notes	<p><i>The following extract has been taken from the heritage assessment of 72 Heytesbury Road, Subiaco, prepared by Greenward Consulting, February 2014.</i></p> <p>Perth Suburban Lot 253 was purchased by John Brandon, John Thomas Lawler and Thomas Tate of Sydney in October 1889 and, about six months later, it was transferred to Thomas Read of Sydney, solicitor. Read did not develop the 5 acre site and it was on-sold to the Intercolonial Investment Land and Building Company of Sydney in October 1897. Building lots in Deposited Plan 1933 began to be sold along the Rokeby Road frontage of PSL 253 from May 1898 and the first sites to be sold along Campbell Street (Lots 31 and 32) were transferred to a new owner in June 1899. However, development was slow and the first houses were not built until 1903/04.</p> <p>Lot 22 was sold to Henry Graham in September 1901, but a house was not built here until c.1906, when the Rates Books listed James Chandler, builder, as the owner and occupier. The first occupants of 72 Heytesbury Road were James Chandler, his wife</p>		

	<p>Ellen and their children, Rose, Eric, Harry and May. This family is known to have been living here by October 1906, when the funeral of their 15 year old daughter, Rose, was announced, following her tragic death in a sailing accident on the Swan River. Newspaper articles relating to the accident indicate that Ellen, Harry and May had also been on the yacht, but had been saved.</p> <p>During 1908 the house was offered for sale:</p> <p><i>SUBIACO.-Brick House, 5 rooms, vestibule, all conveniences, nicely finished, 40ft. frontage; good tenant; £550. 72 Heytesbury-rd. (January 1908)</i></p> <p>However, the Rates Books confirm that it was not sold at that time and the house appears to have been rented out for periods instead. The Post Office Directories listed Ellen Chandler as the occupant in 1909 and again in 1913-1914, although the Rates Books indicate that it had been sold to Florence Luce in 1912-1913. The next long-term occupant was Norman Charles Wilkinson, Clerk Assistant of the Legislative Assembly, who settled here in c.1925. During this period the house was also occupied by Norman's wife, Sylvia, their two children, Norman's mother, Madeleine Wilkinson, (who died in 1925) and Sylvia's father, Davis Evans (who died in 1928).</p> <p>Norman died in September 1933:</p> <p><i>The late Mr. Wilkinson had been an officer of the Legislative Assembly in the State Parliament for many years, having joined the staff as a junior in 1912 and worked his way through the various positions until he was appointed in 1931 as Clerk-Assistant and Sub-Librarian. He was a most popular officer among the members of both Houses and with his fellow officers. Unfortunately, during his period of service at the front with the 44th Battalion, A.I.F., he contracted an affliction which often caused him trouble and eventually caused his death at the age of 37 years. He took a very keen interest in all sport, particularly cricket and football. He acted as an umpire in the West Australian Cricket Association, and for some years was connected with the Subiaco League Football Club as social secretary. Mr. Wilkinson was also well known in surf life saving circles. He was secretary of the City Beach Surf Club for a few years and later relinquished that office to accept the presidency, which he held at the time of his death. As a member of the executive of the Ugly Men's Association, he devoted a lot of his time to this work, and was always untiring in his efforts to help those in need.</i></p> <p>Following Norman's death, Sylvia remained at 72 Heytesbury Road until c.1941. The house then became the long-term family home of Richard Robinson (a schoolmaster), who lived here with his wife Amy Nance Robinson and, during the early years, at least two adult children - Joseph Robinson (cellarman) and Elsie Robinson (clerk).</p> <p>The primary occupants of the property from its time of construction until c.1972 included:</p> <ul style="list-style-type: none"> <li>• 1906-1908: James T. Chandler (plasterer)</li> <li>• 1908: Martin Laurence Balsarini (manager, International Harvester Company)</li> <li>• 1909: Mrs Ellen Chandler</li> <li>• 1909-1910: David Weatherall (manager Australiasian T &amp; G Mutual Life Assoc. Society Ltd)</li> <li>• 1911: Mrs E.A. Hall (dressmaker)</li> </ul>
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	<ul style="list-style-type: none"> <li>• 1912: William J. Rice</li> <li>• 1913-1914: Mrs Ellen Chandler</li> <li>• 1915-1916: Karl Leo Schiller (electrician)</li> <li>• 1917-1918: Mrs Maria Langford</li> <li>• 1925-1933: Norman Charles Wilkinson (Clerk Assistant of the Legislative Assembly)</li> <li>• 1925-c.1941: Sylvia Wilkinson</li> </ul>
<i>Physical Description</i>	<p>72 Heytesbury Road is a single storey rendered masonry dwelling with a corrugated steel hip and gable roof displaying characteristics of the Federation Queen Anne style of architecture. The residence has a symmetrical form with two projecting gables addressing the street. The pitched roof has two ridge gablets and two rendered and detailed chimneys. The gables have been decorated with a highly reflective mosaic behind a simple pattern of curved timber battens positioned above shallow rectangular window bays. A corrugated steel bullnose verandah extends along the front façade with abutting parapet walls at either end. The verandah is supported by turned timber posts with a decorative timber valance and carved corner brackets. The external walls are rendered and painted with contrasting paintwork alternating at sill height. The central timber entry door is recessed back from the main façade, under a semi-circular archway and features highlights and sidelights. Beneath each gable there is a triple double-hung window, with a wide central sash flanked by narrow sashes. Below each window is a moulded rendered sill with a decorative under sill panel. A brick paved driveway is located within the eastern side of the front yard. The front yard is enclosed by a timber picket fence with an un-gated driveway and a central timber picket gate. The inner fence line contains some modest plantings and roses while a mature tree lines the front verge.</p>
<i>Condition</i>	Good
<i>Integrity</i>	High
<i>Authenticity</i>	Medium-High: This aspect of the significance of the place has been diminished by alterations to the main facade, including the rendering of what would have originally been face brickwork. However, the underlying form remains consistent with the original design.
<i>Statement of Significance</i>	<p>The place has cultural heritage significance for the following reasons:</p> <ul style="list-style-type: none"> <li>• As a representative example of the application of materials and detailing which were derived from the Federation Queen Anne style, but which were applied in a more restrained manner that suited the budgets and expectations of the middle classes in Subiaco during the early twentieth century.</li> <li>• For its historic value as a demonstration of the period in which Subiaco underwent rapid development in the early 20th century.</li> <li>• For its aesthetic contribution to a largely intact streetscape of early twentieth century houses.</li> </ul>
<i>Level of Significance</i>	Some Significance (Level 3)
<i>Heritage Listings and Status</i>	<p>Local Heritage Survey – Adopted 28/02/1995</p> <p>Local Heritage Survey – Adopted 25/02/2014</p>
<i>Key References</i>	<ul style="list-style-type: none"> <li>• Heritage Assessment of 72 Heytesbury Road, Subiaco, prepared by Greenward Consulting, February 2014.</li> </ul>



*Archival Site Plan  
Courtesy SROWA  
(January 1927)*




*Additional  
Photograph  
(Front gable,  
November 2021)*



*Historical  
Photograph  
(February 2014)*

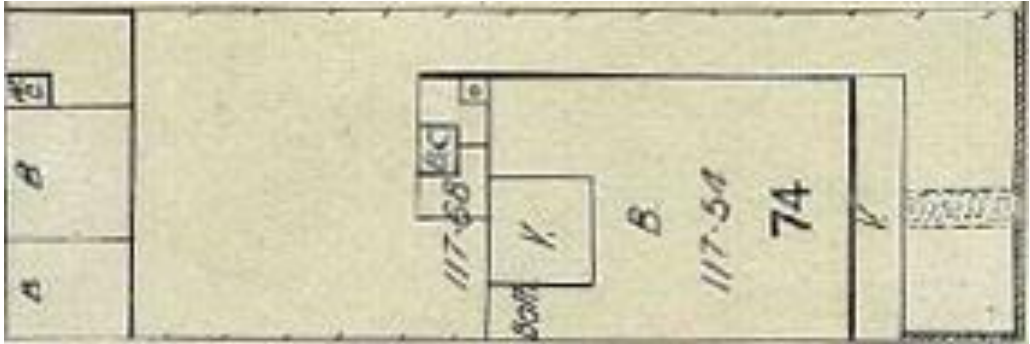


LOCATION INFORMATION			
Name	House, 74 Heytesbury Road		
Place No.	25398		
Address	74 Heytesbury Road (Lot 23, DP 1933) Subiaco		
Other names	-		
Place Type	Individual Building		
Heritage Area	No		
ASSESSMENT OF SIGNIFICANCE			
Photo (November 2021)			
Construction Date	1904	Architectural Style	Federation Bungalow
Construction Materials	Walls	Roof	Other
	Masonry	Corrugated Steel	
Use	Current	Original	Other
	Residential: Single-storey residence	Residential: Single-storey residence	
Historic Theme(s)	Demographic settlement and mobility: Settlements Occupations: Domestic activities		
Historical Notes	<p><i>The following extract has been taken from the heritage assessment of 74 Heytesbury Road, Subiaco, prepared by Greenward Consulting, November 2014.</i></p> <p>Perth Suburban Lot 253 was purchased by John Brandon, John Thomas Lawler and Thomas Tate of Sydney in October 1889 and, about six months later, it was transferred to Thomas Read of Sydney, solicitor. Read did not develop the 5 acre site and it was on-sold to the Intercolonial Investment Land and Building Company of Sydney in October 1897. Building lots in Deposited Plan 1933 began to be sold along the Rokeby Road frontage of PSL 253 from May 1898 and the first sites within this part of the study area (Lots 31 and 32 on Campbell Street) were transferred to a new owner in June 1899.</p> <p>Lot 23 was sold to David Charles Pryce in February 1901, but the Subiaco Rates Books show that a house was not built until c.1903/04, by which time the owner was W. J. Hooper, builder. It seems very likely that this is the house advertised for sale in April 1904:</p>		

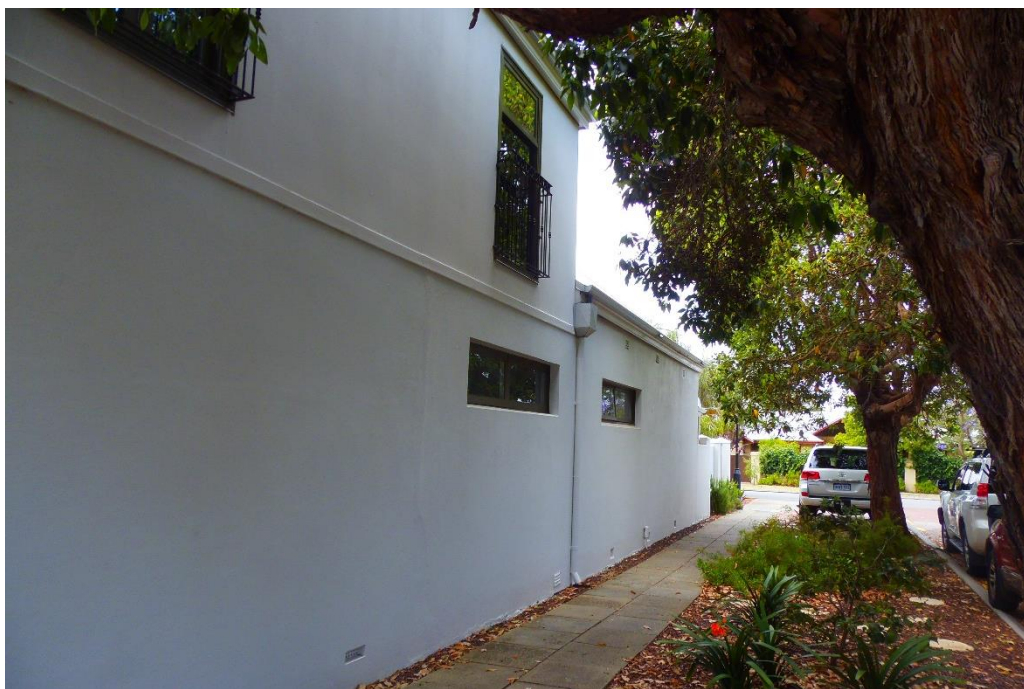


	<p><i>AGAIN we are in the market with one of those modern five-roomed BRICK VILLAS (dining-room 19 x 14, other rooms 14 x 12), large hall, with lead lights, bath, pantry, washhouse, large lobby, and front verandah, the best position in Subiaco, being corner Campbell-street and Heytesbury road, two minutes from Gardens and Post Office. Price. £575; £75 deposit, balance as small rent. Apply on the Building. HOOPER and RASMUSSEN, Builders and Owners. No Building Society or Agents. Note: Hooper and Rasmussen, builders offered several houses for sale in Subiaco in the period 1903 to 1912.</i></p> <p>An early twentieth century plan indicates that this was one of the first two houses built in the whole of the study area (together with 104 Heytesbury Road). 74 Heytesbury Road was purchased by E. J. Stewart (a veterinary surgeon) during 1904 and he lived here from c.1905-1910, before offering the house for sale in July 1910:</p> <p><i>FOR SALE, Five-roomed Brick House, lawns back and front, brick stable, asphalt paths, gravel yard, and all modern conveniences. On offer for cash or terms for one week only. An absolute bargain. Apply on spot 74 HEYTESBURY-ROAD. SUBIACO.</i></p> <p>It was then purchased by Frank Richards and occupied by the Richards family for a few years before it became the home of the Macnamara family in c.1916. It was initially occupied by Mary Macnamara while her son, Sydney was on active service during WWI. During this period Sydney married May Cable of Surrey England, returning to Australia with May and their son Sydney, jnr, in 1920. The extended family then lived in the house until Mary's death in August 1923, after which it remained Sydney's family home for the rest of his life.</p> <p>When May died in 1941 her obituary noted that she had:</p> <p><i>"devoted her time and interest to numerous social activities, being vice-president of the Subiaco Red Cross, and an active member of the Subiaco Women's Auxiliary of the R.S.L.; National Rose Society, and was interested in the Subiaco Library and Literary Institute. She was organist at the Bagot-road Methodist Church, and was an accomplished pianist."</i></p> <p>Sydney, who was a clerk with the South British Insurance Company Ltd, continued to live at 74 Heytesbury Road until the late 1960s and, during his years at Subiaco, was very active in the RSL, the Subiaco Horticultural Society and the National Rose Society. He died in Perth in 1970, aged 77 years.</p> <p>The primary occupants of the property from its time of construction until c.1970 included:</p> <ul style="list-style-type: none"> <li>• 1904: W. J. Hooper (builder)</li> <li>• 1904: G. Hall</li> <li>• 1905-1910: E. J. Stewart (veterinary surgeon)</li> <li>• 1911-1915: Frank Richards (salesman, by 1914 he was Managing Director of the Greater Perth Motor Parcels Express Company)</li> <li>• 1916-Post 1967: Sydney Alfred Macnamara (clerk, South British Insurance Company Ltd, later a bank officer)</li> </ul>
<i>Physical Description</i>	<p>74 Heytesbury Road is a single storey rendered masonry dwelling with a corrugated steel hip roof displaying characteristics of the Federation Bungalow style of architecture. The residence is located on the corner of Heytesbury Road and</p>



	<p>Campbell Street. The residence has a symmetrical form and features two rendered and detailed chimneys with terracotta chimney pot. A corrugated steel bullnose verandah extends along the front façade supported by turned timber posts. The external walls are rendered and painted. The central timber entry door features stained-glass highlights and sidelights. French doors open onto the verandah from the rooms on either side of the central hall. A two-storey extension is attached to the rear of the dwelling with a zero setback along Campbell Street. A driveway with detached garage is located at the rear of the property enclosed by a contemporary steel panelled gate. The front yard is predominately a grass area with some modest plantings and roses along the inner fence line. The front yard is enclosed by a rendered masonry pier fence with a steel rod infill and a central decorative steel gate. A mature verge tree partially obscures the dwelling from the street.</p>
<i>Condition</i>	Good
<i>Integrity</i>	High
<i>Authenticity</i>	<p>Medium-High: This aspect of the significance of the place has been diminished by alterations to the main facade, including the rendering of what would have originally been face brickwork. However, the underlying form remains consistent with the original design.</p>
<i>Statement of Significance</i>	<p>The place has cultural heritage significance for the following reasons:</p> <ul style="list-style-type: none"> <li>• As a representative example of the application of materials and detailing which were derived from the Federation Queen Anne style, but which were applied in a more restrained manner that suited the budgets and expectations of the middle classes in Subiaco during the early twentieth century.</li> <li>• For its historic value as a demonstration of the period in which Subiaco underwent rapid development in the early 20th century.</li> <li>• For its aesthetic contribution to a largely intact streetscape of early twentieth century houses.</li> </ul>
<i>Level of Significance</i>	Some Significance (Level 3)
<i>Heritage Listings and Status</i>	Local Heritage Survey – Adopted 25/11/2014
<i>Key References</i>	<ul style="list-style-type: none"> <li>• Heritage Assessment of 74 Heytesbury Road, Subiaco, prepared by Greenward Consulting, November 2014.</li> </ul>
<i>Archival Site Plan Courtesy SROWA (January 1927)</i>	


*Additional  
Photograph  
(Rear extension  
along Campbell  
Street, November  
2021)*



*Historical  
Photograph  
(November 2014)*





LOCATION INFORMATION			
Name	Group of Houses 77-85 Heytesbury Road		
Place No.	-		
Address	77, 79, 81, 83, 85 Heytesbury Road (Lot 1, DP 2352 & Lots 39, 40, 41, 42, DP 974) Subiaco		
Other names	Moeraki (83 Heytesbury Road) Leamington (85 Heytesbury Road)		
Place Type	Group of Residences		
Heritage Area	No		
ASSESSMENT OF SIGNIFICANCE			
Photo (December 2021)			
Construction Date	c.1906	Architectural Style	Federation Bungalow, Federation Queen Anne
Construction Materials	Walls	Roof	Other
	Face Brick	Corrugated Steel	
Use	Current	Original	Other
	Residential: Single-storey residences	Residential: Single-storey residences	
Historic Theme(s)	Demographic settlement and mobility: Settlements Occupations: Domestic activities		
Historical Notes	<p>Most of the land south of the railway, including future West Subiaco, was subdivided into four or five acre lots in 1883. Investors purchased most of the lots within two years, but it was not until 1890s that residential subdivisions took place.<sup>1</sup> Perth Lot 276 had been subdivided into 42 lots and Coolgardie Street by c.1895, creating Lot 39 to 41 (future 79 to 85 Heytesbury Road). The future 77 Heytesbury Road was still an undivided portion of Perth Lot 277 at this time.<sup>2</sup></p> <p>Post Office Directories list only one resident on Heytesbury Road in 1901 to the west of Rokeby Road (being Austin Bastow, the Mayor of Subiaco). This increased gradually to 14 by 1905, but by 1910 there were around 50 houses. Development then continued steady with around 75 houses in 1915, 90 in 1920, 115 in 1925 and 135 (most of the available lots) in 1930.<sup>3</sup></p>		



	<p>A c.1903 plan shows no structures at 77 to 85 Heytesbury Road.<sup>4</sup></p> <p>Post Office Directories first list residents in this block in 1907. It appears all five residences at 77-85 Heytesbury Road were built at the same time, probably in 1906. Occupants of the residences are listed in the Post Office Directories as follows:<sup>5</sup></p> <p><b>77 Heytesbury Road</b></p> <ul style="list-style-type: none"> <li>• 1907-1908: Mrs A. W. Castle</li> <li>• 1910-1912: Timothy E. O'Donoghue</li> <li>• 1915-1919: Ernest B. Banfield</li> <li>• 1920: George Fitzgerald</li> <li>• 1921-1922: Joseph H. Purser</li> <li>• 1925-1929: Mrs J. Purser</li> <li>• 1930: Mrs E. Williss</li> <li>• 1931-1932: James W. Snowley</li> <li>• 1933: John C. Buck &amp; George E. Maylor</li> <li>• 1935-1944: John C. Buck</li> <li>• 1945-1949: Mrs Vera Buck</li> </ul> <p>John Buck married Vera Naylor in 1914.<sup>6</sup> Mrs Vera May Buck (home duties) and John Edward Buck (cabinet maker) are listed as resident at 77 Heytesbury Road in 1954 but both had moved to South Fremantle by 1958.<sup>7</sup></p> <p>A large rear addition was added to Number 77 in the mid-1970s.<sup>8</sup></p> <p><b>79 Heytesbury Road</b></p> <ul style="list-style-type: none"> <li>• 1907: Andrew Dunlop</li> <li>• 1908-1949: William W. Watson</li> </ul> <p>William 'Poss' Watson was married to Mary Jane Bracken. They had seven children: Agatha, Frank (both of whom died as children), Sidney, Lawrence (Laurie), John (Jack), Geoffrey and Alice. Mary Jane died in 1948, aged 82.<sup>9</sup></p> <p>Poss Watson had played AFL (then known as Victorian Rules Football) in the 1890s, to some acclaim. One of his sons subsequently played in the WAFL for Perth, in the 1920s.<sup>10</sup> Watson died in 1950, aged 82, at which time he lived at Sunset in Dalkeith. At the time of his death, he was remembered as a passionate football player and supporter, attending WAFL games up to the very day he died. In 1893, Watson was voted Australia's Greatest Footballer in the middle of playing for Essendon through four straight premierships (1891-1894). He then relocated to Western Australia, where he was captain of Fremantle from 1895 to 1898, then inaugural captain of Perth Football Club in 1899. By 1901, he was training a Subiaco team. Watson was also an acclaimed swimmer and trained his own greyhounds for racing. He was born in Warrnambool, Victoria.<sup>11</sup></p> <p>William Wright Watson is listed in the Electoral Rolls as a painter. His son Geoffrey Joseph Watson, printer, is also listed at 79 Heytesbury Road through the 1930s and 1940s, but he had left by 1954.<sup>12</sup></p> <p>Changes were made at the rear of Number 79 in 2014, which may have involved removing an early rear extension and replacing with a larger modern addition. These changes also included replacing a red corrugated steel roof with the current white corrugated steel. In c.2019, the front façade was further renovated to remove the exterior paint revealing the tuckpointed face brick finish beneath.<sup>13</sup></p>
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**81 Heytesbury Road**

- 1907-1917: Arthur Filear
- 1919-1921: Frederick T. Black
- 1922-1928: Arthur Filear
- 1929-1932: Whitwell
- 1933: Mrs N. Wren
- 1935-1938: Misses L. & L.A. Powell
- 1939-1949: Mrs Leta Rogers

Mrs Leta Rogers was not one of the Misses L Powell; she was Leta Thomas until she married George Rogers in 1916.<sup>14</sup> Electoral rolls list both Leta Louise and Dora Rogers at the residence in 1949. There were no Rogers at 81 Heytesbury Road by 1954.<sup>15</sup>

**83 Heytesbury Road**

The lots 41 and 42 (Number 83 and 85) were purchased in October 1902 as investment properties by Mrs Margaret Street. Margaret was the widow of the former mayor of Dunedin, William Parker Street.<sup>16</sup>

The cottage was constructed in 1903 and was the ninth home to be built in Heytesbury Road. The dwelling is first referenced in the 1904 Post Office Directory with Mrs A. Plummer listed. It is assumed this is in reference to Helena Plummer, wife of accountant Alfred Willcox Plummer. The couple lived in the dwelling with their two children Margaretta and Alice. Alfred Plummer died in 1907 and it is assumed that the family moved soon after as a Mrs P. Glenney is listed at No.83 in the 1907 Post Office Directory.<sup>17</sup>

The dwellings along Heytesbury Road were not numbered until 1908. As a result, many were given names to identify them. The house was given the name 'Moeraki' after a fishing village north of Dunedin, New Zealand. The village is a popular holiday destination for people from Dunedin. 'Moeraki' is a Maori word meaning 'place to rest by day' or 'place of sleepy skies'.

The Street family owned or occupied a number of properties in Subiaco, all of which were named after towns around Dunedin. Another example is 15 Kings Road, which was named 'Otago' after the university that her son attended.

The front façade of the cottage was constructed using a Flemish Bond compared to the standard Stretcher Bond. This method of construction is more expensive and time consuming however provides a stronger bond.<sup>18</sup>

The primary occupants of the property from 1907 until 1949 included:

- 1907-1908: Mrs P. Glenney
- 1910: not listed
- 1911: Arthur George Morris
- 1912: John Wardrop
- 1915-1916: Frederick E. Harrison
- 1917: vacant
- 1919: Mrs Florence Hubber; Frederick E. Harrison
- 1920: Harold Dore
- 1921-1925: Arthur Browne
- 1927-1930: W.H. Cooper
- 1931-1936: Claud H. Smith

	<ul style="list-style-type: none"> <li>• 1937-1938: Louis C. Gilfuis</li> <li>• 1939-1949: John T. Baird</li> </ul> <p>83 Heytesbury Road was advertised for let in 1913 and 1914 as a four-room house with kitchen and bathroom, copper and troughs, fitted with electric lighting, for 21 shillings per week.<sup>19</sup></p> <p>John Thomas Baird died in 1948, aged 76. He was married to Mabel and they had five children (Estelle, Bill, Harold, Jim, Jean). Presumably Mabel continued to live at the residence without immediately changing the Post Office Directory listing.<sup>20</sup> There were no Bairds at 83 Heytesbury Road by 1954.<sup>21</sup></p> <p><b>85 Heytesbury Road</b></p> <p>The lots 41 and 42 (Number 83 and 85) were purchased in October 1902 as investment properties by Mrs Margaret Street. Margaret was the widow of the former mayor of Dunedin, William Parker Street.<sup>22</sup></p> <p>In 1903, there was a building boom in Perth and as a result builders were hard to come by. This resulted in the delay of construction on No. 85 Heytesbury Road and a drop in standard compared to the paired cottage No. 83 Heytesbury Road. The cottage was completed and first occupied in 1904.</p> <p>The first occupant was Geoffrey Robert Tassy, accountant of the drapery firm D &amp; W Murray, and is first listed in the 1905 Post Office Directory.<sup>23</sup> Tassy lived there with wife May and daughter, Jean May (born 1905). Geoffrey contracted Typhoid and died aged 25 in June 1906.</p> <p>The dwellings along Heytesbury Road were not numbered until 1908. As a result, many were given names to identify them. The house was given the name 'Leamington'. There is no association with this name with anyone in the Street family, so it is assumed it was named by the Treens. The Treens would later move to Bagot Road using the name 'Leamington' in their new home, indicating its personal significance.<sup>24</sup></p> <p>The primary occupants of the property from 1907 until 1949 included:</p> <ul style="list-style-type: none"> <li>• 1907: William L. Treen; James Stewart</li> <li>• 1908: William L. Treen</li> <li>• 1910-1912: Ernest E. Legge</li> <li>• 1915-1949: Joseph Jones</li> <li>• 1917, 1920-1949: Miss P. Jones 'teacher of painting', from the early 1920s Mrs P. Nagel 'music teacher'</li> <li>• 1922-1927: Sidney Nagel</li> </ul> <p>Joseph Jones arrived in Western Australia in 1892 and walked to Kalgoorlie seeking gold. He worked in mines for 43 years, having started in copper mines in South Australia as a twelve year old.<sup>25</sup> Joseph was married to Elizabeth Ann (birthname unknown). They had three children, Edgar, Pearl and Stanley. Elizabeth died in 1931, aged 66.<sup>26</sup> Joseph died in 1952, aged 93.<sup>27</sup></p> <p>Miss Pearl Jones opened an art studio at 85 Heytesbury Road in 1914. She advertised herself as a 'teacher of drawing, oil painting and photo tinting' who also took orders</p>
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	<p>for commissioned art works.<sup>28</sup> Sidney Nagel married Ida Pearl Jones in 1919.<sup>29</sup> In January 1920, Mrs Nagel (nee Miss Pearl Jones) advertised that she was resuming tuition at her 85 Heytesbury Road studio for 'ALL classes Arts' including drawing, painting and pen painting.<sup>30</sup> By the latter 1920s, Mrs Nagel was advertising as a teacher of violin, mandolin, banjolin, mandola, banjo, Hawaiian guitar, ukulele and steel guitar. She also ran an orchestra for her students.<sup>31</sup></p> <p>The marriage between Pearl and Sidney was not a happy one. In 1926, Sidney Nagel moved to Sydney. In 1930, Ida Pearl Nagel was granted a divorce on the grounds of desertion. The judge noted that Sidney Nagel had been a heavy drinker who was 'cruel' to his wife.<sup>32</sup></p> <p>After her father died, Pearl Nagel left 85 Heytesbury Road, moving to Joondanna to live with Henry Arthur Nagel and Olive Mary Nagel.<sup>33</sup> Ida Pearl Nagel died in 1986, aged 97, still living in Joondanna.<sup>34</sup></p> <p>Number 85 had a smaller rear section added c.1980 and was extended again in the latter 1990s.<sup>35</sup></p> <p>-----</p> <p>A sewerage plan from 1926 shows 77-85 Heytesbury Road as five free-standing brick residences. Numbers 83 and 85 are almost a mirror, with front elevations of a projecting bay (each of slightly different design) beside a half-width verandah. Number 79 also has an inset half-width verandah but no projecting bay. Numbers 77 and 81 have verandahs across the full front (north) elevations. Number 79 appears to have been built in multiple stages, as it is partly brick and partly timber with large areas of rear verandah, probably at least partly enclosed. Its brick core is substantially smaller than the other residences in the group and it may originally have been a two-room cottage, where the others were more likely to have been four or five rooms. Number 77 is on a larger lot and is a slightly larger residence. All five houses have small rear outbuildings, brick toilets facing the rear lane and a number of additions to their rear verandahs (likely bathrooms, laundries, washhouses etc). The five residences as depicted substantially match the extant buildings, with alterations to the rear.<sup>36</sup> A 1948 aerial photograph shows all five residences much as depicted on the 1926 plan.</p>
<i>Physical Description</i>	<p><b>77 Heytesbury Road</b></p> <p>77 Heytesbury Road is a single storey face brick dwelling with a corrugated steel hip and gable roof displaying characteristics of the Federation Bungalow style of architecture. The residence has a symmetrical form with two gables addressing the street. The gables have decorative inset panelling to the apex with turned timber finials and decorative timber bargeboards. The small gables are positioned above the rectangular window bays. A corrugated steel bullnose verandah extends along the front façade set below the eave line. The verandah is supported by turned timber posts with a timber valance and decorative corner brackets. The central timber entry door features highlights and sidelights. Beneath each gable there is a timber framed double-hung window. An extension is located to the rear with an exposed gable visible above the main ridge line. The front yard is well maintained with a row of roses in front of the verandah. The place is enclosed to the front by a contemporary timber fence atop a limestone base. A gate is located at the western end of the fence, leading to a paved parking space within the front yard. The place is serviced by a rear laneway.</p>

**79 Heytesbury Road**

79 Heytesbury Road is a single storey face brick dwelling with a corrugated steel hip and gable roof displaying characteristics of the Federation Bungalow style of architecture. The residence has an asymmetrical form with a projecting bay addressing the street. The projecting gable has half-timbered panelling with a rough rendered infill. A corrugated steel skillion verandah extends along the recessed portion of the front façade supported by pairs of circular concrete posts atop rendered masonry plinths. The external walls are tuckpointed face brick with a rendered string coursing at approximately sill height. The entry door is timber framed with a highlight. A double hung timber framed window is located within the verandah with a rendered sill. Within the projecting bay is a double casement window with a central fixed pane, rendered sill and decorative under-sill panel. The front garden is well maintained with some plantings lining the inside of the fence and a brick paved path. The place is enclosed to the front by a timber picket fence atop a limestone base with a timber picket gate. A mature jacaranda tree partially obscures the dwelling from the street. The place is serviced by a rear laneway.

**81 Heytesbury Road**

81 Heytesbury Road is a single storey face brick dwelling with a corrugated steel hip roof displaying characteristics of the Federation Bungalow style of architecture. The residence has a symmetrical form with a corrugated steel bullnose verandah extending across the front façade. The verandah is supported by turned timber posts and features a simply detailed timber valance. The external walls are tuckpointed brick with a rendered string course at sill height. The central entry door is timber framed with highlights and narrow sidelights. Flanking the front door are three double-hung windows, with a central sash flanked by narrow sashes. The windows have projecting rendered sills with decorative under-sill panels. The front yard is well maintained with low-lying shrubs, roses and a central paved path. The front yard is enclosed by a timber picket fence with a recessed central timber gate. A mature jacaranda tree partially obscures the dwelling from the street. The place is serviced by a rear laneway.

**83 Heytesbury Road**

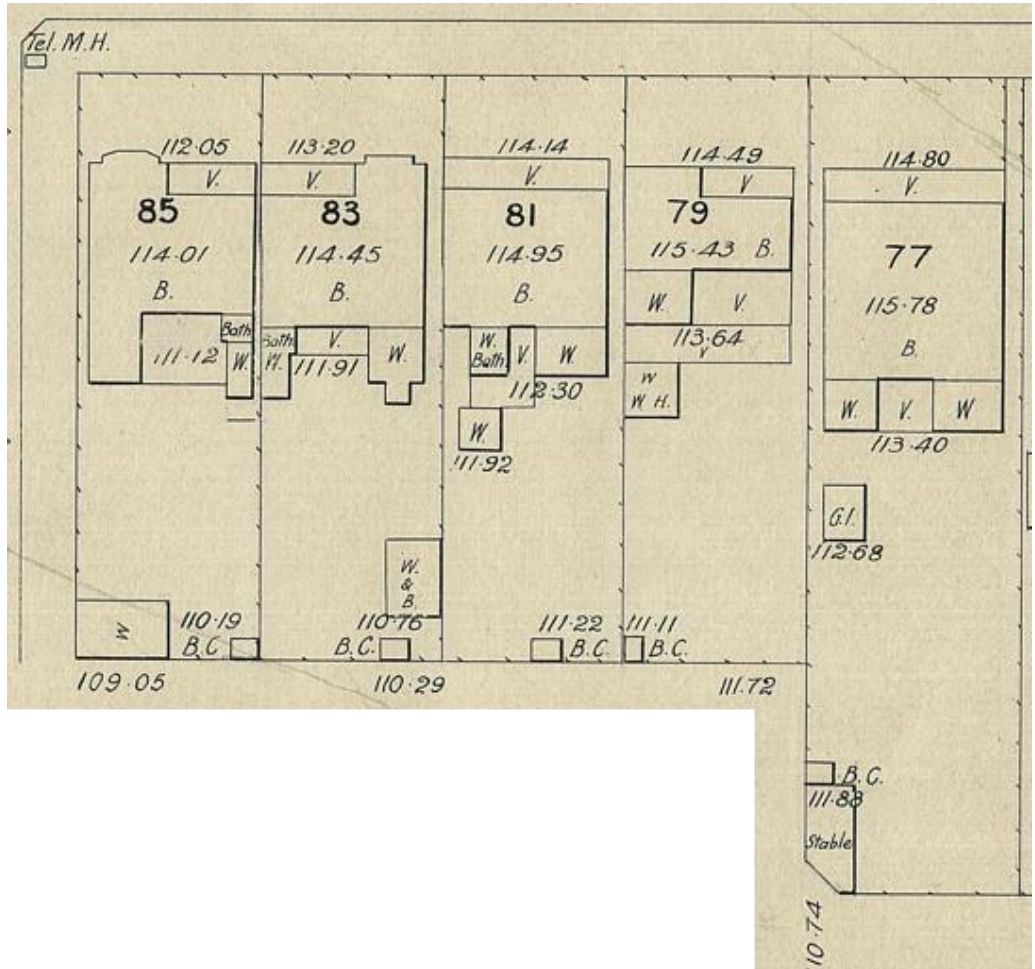
83 Heytesbury Road is a single storey face brick dwelling with a corrugated steel hip and gable roof designed in the Federation Queen Anne style of architecture. The residence has an asymmetrical form with a projecting bay addressing the street. The pitched roof has two face brick and decorative rendered chimneys. The projecting gable has half-timbering with a rough cast rendered infill and a turned timber finial. A corrugated steel bullnose verandah extends along the recessed portion of the front façade supported by turned timber posts with a timber valance and decorative corner brackets. The external walls are tuckpointed face brick with a rendered string coursing at sill height. The entry door is timber framed with highlights and a narrow sidelight. Two double hung timber framed windows are located within the verandah with a continuous rendered sill and decorative under-sill panels. Within the projecting bay is a triple casement window with square highlights and a corrugated steel awning above. The awning has a timber valance and decorative corner brackets. The front yard is well maintained with low-lying shrubs, roses, a lemon tree and a central paved path. The front yard is enclosed by a timber picket fence with a central timber gate. Attached to the fence is a letterbox with the name 'MOERAKI' inscribed across the top. The place is serviced by a rear laneway.

	<p><b>85 Heytesbury Road</b></p> <p>85 Heytesbury Road is a single storey face brick dwelling with a corrugated steel hip and gable roof designed in the Federation Queen Anne style of architecture. The residence is located on the corner of Heytesbury Road and Coolgardie Street. The residence has an asymmetrical form with a projecting bay addressing Heytesbury Road. The pitched roof has two face brick and decorative rendered chimneys. The projecting gable has half-timbering with a rough cast rendered infill and a turned timber finial. Below the gable is an angled window bay. A corrugated steel bullnose verandah extends along the recessed portion of the front façade supported by turned timber posts. The base of the verandah is clad with tiles. The external walls are tuckpointed face brick with a rendered string course at sill height. The entry door is timber framed with stained-glass highlights and sidelight. Two double hung timber framed windows are located within the verandah with a continuous rendered sill and decorative under-sill panels. Within the projecting bay are three double hung windows with rendered sills, decorative under-sill panels and brick voussoirs above. Three casement windows with a corrugated steel awning are located on the western wall addressing Coolgardie Street. The western wall forms the boundary with a zero setback. Attached to the rear is a rendered masonry structure with a detached garage in the south west corner of the property accessible off Coolgardie Street. The front yard is predominately a grass area with low shrubs and a tiled path. The front yard is enclosed by a low, painted brick pier fence approximately 800mm high with a steel infill, fleur de lis steel detailing and a steel gate. A mature gumtree partially obscures the dwelling from Heytesbury Road. The western façade is obscured by a row of mature trees lining Coolgardie Street. The place is serviced by a rear laneway.</p>
<i>Condition</i>	Good
<i>Integrity</i>	High
<i>Authenticity</i>	High (81, 83, 85) Medium (77, 79)
<i>Statement of Significance</i>	<p>77, 79, 81, 83 &amp; 85 Heytesbury Road has cultural heritage significance for the following reasons:</p> <ul style="list-style-type: none"> <li>• For their very high aesthetic contribution as a group of early twentieth century houses in a largely intact Heytesbury Road Streetscape.</li> <li>• As good representative examples (77, 79 &amp; 81) of a well designed and detailed bungalows of Subiaco dating from the early twentieth century.</li> <li>• As good representative examples (83 &amp; 85) of the application of materials and detailing which were derived from the Federation Queen Anne style, but which were applied in a more restrained manner that suited the budgets and expectations of the middle classes in Subiaco during the early twentieth century.</li> <li>• For their historic value as a demonstration of the period in which Subiaco underwent rapid development in the early 20th century.</li> </ul>
<i>Level of Significance</i>	Exceptional Significance (Level 1)
<i>Heritage Listings and Status</i>	Local Heritage Survey – Adopted 28/06/2022
<i>Key References</i>	<ol style="list-style-type: none"> <li>1. Bizzaca, <i>Subiaco Thematic History</i>, 2014, pp.9-16</li> <li>2. G.W. Harris, 'Plan of Subiaco: shewing all subdivisions &amp; deposited plan no's, Perth WA, c.1895, <a href="https://catalogue.slwa.wa.gov.au/record=b5135227~S2">https://catalogue.slwa.wa.gov.au/record=b5135227~S2</a>, also at AU WA S235- cons3868 354 <a href="https://archive.sro.wa.gov.au/index.php/perth-18-52-suburb-of-subiaco-plan-of-subiaco-showing-all-subdivisions-dp-nos-scale-6-chains-to-an-inch-tally-no-001855-354">https://archive.sro.wa.gov.au/index.php/perth-18-52-suburb-of-subiaco-plan-of-subiaco-showing-all-subdivisions-dp-nos-scale-6-chains-to-an-inch-tally-no-001855-354</a></li> <li>3. Green, 'Notes for West Subiaco Precinct', 2020</li> <li>4. PWD, 'Perth Sewage Plans', 1897 plan with additions to c.1903, AU WA S399- cons1647 05647</li> <li>5. Wisers Post Office Directories, 1900-1949</li> </ol>



	6. Department of Justice – Births, Deaths & Marriages, 'Online Index Search Tool', <a href="https://bdm.justice.wa.gov.au/apps/pioneersindex/default.aspx">https://bdm.justice.wa.gov.au/apps/pioneersindex/default.aspx</a>
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	10. <i>Call</i> , 28 May 1926, p.10, <a href="https://trove.nla.gov.au/newspaper/article/210942416">https://trove.nla.gov.au/newspaper/article/210942416</a>
	11. <i>West Australian</i> , 27 April 1901, p.6, <a href="https://trove.nla.gov.au/newspaper/article/24730478">https://trove.nla.gov.au/newspaper/article/24730478</a> ; <i>Daily News</i> , 21 August 1950, p.16, <a href="https://trove.nla.gov.au/newspaper/article/84469506">https://trove.nla.gov.au/newspaper/article/84469506</a> ; Perth Football Club, 'Records at a Glance', <i>Annual Report</i> 2019, p.21, <a href="https://www.wafooty.com.au/download/d/75iUkz1t-4uK47lsMB7HRKizXOaqv5vtZoCjfING2rQ">https://www.wafooty.com.au/download/d/75iUkz1t-4uK47lsMB7HRKizXOaqv5vtZoCjfING2rQ</a>
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	17. Wises Post Office Directories, 1900-1949
	18. Salfinger, Jennifer. '83 and 85 Heytesbury Road, Subiaco'. Email correspondence with City of Subiaco, January 28, 2022.
	19. <i>West Australian</i> , 9 August 1913, p.16, <a href="https://trove.nla.gov.au/newspaper/article/26881991">https://trove.nla.gov.au/newspaper/article/26881991</a> and 7 July 1914, p.12, <a href="https://trove.nla.gov.au/newspaper/article/26910097">https://trove.nla.gov.au/newspaper/article/26910097</a>
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	33. Australian Electoral Rolls, 1903-1980, <a href="https://www.ancestrylibrary.com.au/search/collections/1207/">https://www.ancestrylibrary.com.au/search/collections/1207/</a>
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	35. Aerial photographs, 1948-2021, Landgate Mapviewer, <a href="https://map-viewer-plus.app.landgate.wa.gov.au/index.html">https://map-viewer-plus.app.landgate.wa.gov.au/index.html</a>
	36. SROWA, <i>RetroMaps</i> , <a href="https://mapping.sro.wa.gov.au/#/map">https://mapping.sro.wa.gov.au/#/map</a>

Archival Site Plan  
Courtesy SROWA  
(September 1926)



Additional  
Photograph  
(77 Heytesbury  
Road, December  
2021)





*Additional  
Photograph  
(79 Heytesbury  
Road, December  
2021)*



*Additional  
Photograph  
(81 Heytesbury  
Road, December  
2021)*






*Additional  
Photograph  
(83 Heytesbury  
Road, December  
2021)*



*Additional  
Photograph  
(85 Heytesbury  
Road, December  
2021)*

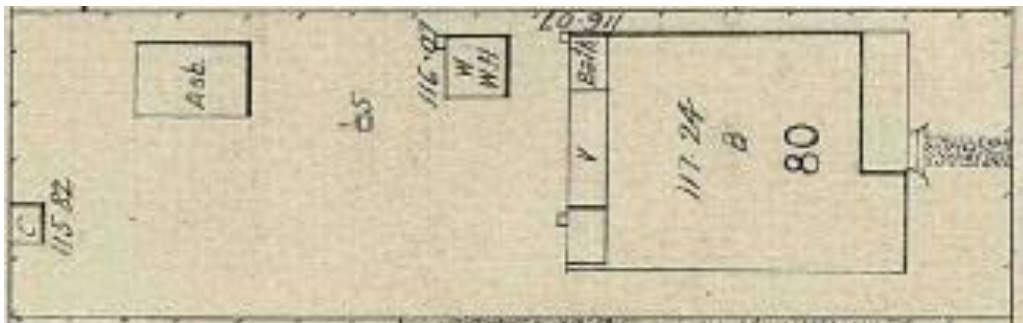



LOCATION INFORMATION			
Name	House, 80 Heytesbury Road		
Place No.	25399		
Address	80 Heytesbury Road (Lot 29, DP 2524) Subiaco		
Other names	-		
Place Type	Individual Building		
Heritage Area	No		
ASSESSMENT OF SIGNIFICANCE			
Photo (November 2021)			
Construction Date	1906	Architectural Style	Federation Bungalow
Construction Materials	Walls Masonry	Roof Corrugated Steel	Other
Use	Current Residential: Single-storey residence	Original Residential: Single-storey residence	Other
Historic Theme(s)	Demographic settlement and mobility: Settlements Occupations: Domestic activities		
Historical Notes	<p><i>The following extract has been taken from the heritage assessment of 80 Heytesbury Road, Subiaco, prepared by Greenward Consulting, November 2014.</i></p> <p>In June 1903, Sydney accountants William James Douglas and Frank Dyson purchased Perth Suburban Lot 254 and a portion of Perth Suburban Lot 253. The land was subdivided into 36 lots and in August 1903 the pair divided the ownership of the lots evenly. In May 1904, Dyson's portion of the subdivision (including Lots 28 to 31 on Heytesbury Road) was transferred to Ebenezer Allen of Perth, auctioneer, and the individual lots were sold from August of that year.</p> <p>Lots 29, 30 and 31 were sold to Minnie Lloyd in March 1906 (together with Lots 34, 35 and 36 in Douglas' portion of the subdivision). Minnie's husband, William Lloyd, was a builder (based in Rokeby Road), and newspaper advertisements calling for experienced tradesmen confirm that he was active in building in Subiaco from at least 1902. However, it appears that Minnie Lloyd over-extended herself as a developer as, in December 1906 "32 new, well-built, and finished Villas and Houses, situated in the</p>		



	<p><i>best localities of the popular suburb of Subiaco” (valued at a total of £20,765), were offered for sale under the Bankruptcy Act, as means of clearing her debts. These included houses at 80 (Lot 29), 82 (Lot 30), 84 (Lot 31), 92 (Lot 34), 94 (Lot 35) and 96 (Lot 36) Heytesbury Road, as described below:</i></p> <p><i>Lot 4.-Being Lots 30 and 31 of Perth Suburban Lot 254, Subiaco, having a frontage of about 80ft. to Heytesbury -road, by a depth of about 133ft on to r.o.w. at back, on which are erected two double - fronted Brick Dwellings. Valued at £1,400</i></p> <p><i>Lot 4a.-Being Lot 29 of Perth Sub. Lot 254 having a frontage of about 40ft. to Heytesbury-rd., by a depth of about 133ft. on to r.o.w. at back, on which is erected a double-fronted Brick Dwelling. Valued at £550</i></p> <p><i>Lot 5.-Being Lots 34, 35, and 36 of Perth Sub Lot 254, Subiaco, having a frontage of about 120ft. to Heytesbury-road, by a depth of about 133ft., on to r.o.w. at back, on which are erected three Brick Villas. Valued at £2000.</i></p> <p>The next owner of 80 Heytesbury Road (lot 29) was Mrs H.W. Thompson, who used it as a rental property from c.1907-1912. The first long-term owner/occupant was James Johnston (a salesman). James settled here in 1913 with his wife Elizabeth, and their children Muriel (born 1899, later a shop assistant), Beryl (born 1900, later a musician), Alan (born 1905, later a bootmaker) and Stuart (later a storekeeper). James and Elizabeth lived here until c.1933 when they relocated to Geraldton. Their son, Stuart and his wife Veronica (who he had married in 1932) were the primary occupants in 1934-35, but by 1937 they had also moved to Geraldton. The house was then rented out for a few years before James and Elizabeth returned to this address in c.1942. After Elisabeth died in 1952, James remained here until shortly before his death in 1959.</p> <p>The primary occupants of the property from its time of construction until c.1958 included:</p> <ul style="list-style-type: none"> <li>• 1907-1910: Herbert Frederick Osborne (accountant)</li> <li>• 1911-1912: John L. Sanderson</li> <li>• 1913-1933: James Johnston (salesman)</li> <li>• 1934-1935: Stuart Stanley Johnston (shop assistant)</li> <li>• 1936-1937: Vacant</li> <li>• 1938-1939: Alfred Walker (labourer) and William Vincent (painter)</li> <li>• 1940-1941: Ken Andrews</li> <li>• 1942-post 1957: James Johnston (salesman)</li> </ul>
<i>Physical Description</i>	<p>80 Heytesbury Road is a single storey rendered masonry dwelling with a corrugated steel hip and gable roof displaying characteristics of the Federation Bungalow style of architecture. The residence has an asymmetrical form with a projecting bay addressing the street. The pitched roof has two ridge gablets. The projecting gable has simple detailing with a plain rendered face, a timber finial and a centrally located arched louvred vent. A corrugated steel skillion verandah extends along the recessed portion of the front facade. The verandah is supported by square timber posts with carved corner brackets over a concrete slab. A timber framed entry door features a highlight and sidelight. Two double hung timber framed windows are located within the verandah with a moulded sill and a decorative under sill panel. Within the projecting bay is three casement windows with highlights, a moulded sill, a decorative under sill panel and a timber framed awning above. The dwelling is set close to the front boundary with a densely planted front garden which largely obscures the</p>




	dwelling from the street. The place is enclosed to the front by a contemporary timber picket fence with a central steel gate. The place is serviced by a rear laneway.
<i>Condition</i>	Good
<i>Integrity</i>	High
<i>Authenticity</i>	Medium-High: This aspect of the significance of the place has been diminished by alterations to the main facade, including the rendering of what would have originally been face brickwork. However, the underlying form remains consistent with the original design.
<i>Statement of Significance</i>	<p>The place has cultural heritage significance for the following reasons:</p> <ul style="list-style-type: none"> <li>• As a representative example of a well designed and detailed bungalow of Subiaco dating from the early twentieth century.</li> <li>• For its historic value as a demonstration of the period in which Subiaco underwent rapid development in the early 20th century.</li> <li>• For its aesthetic contribution to a largely intact streetscape of early twentieth century houses.</li> </ul>
<i>Level of Significance</i>	Some Significance (Level 3)
<i>Heritage Listings and Status</i>	Local Heritage Survey– Adopted 25/11/2014
<i>Key References</i>	<ul style="list-style-type: none"> <li>• Heritage Assessment of 80 Heytesbury Road, Subiaco, prepared by Greenward Consulting, November 2014.</li> </ul>
<i>Archival Site Plan Courtesy SROWA (August 1923)</i>	
<i>Additional Photograph (November 2021)</i>	

*Historical  
Photograph  
(November 2014)*





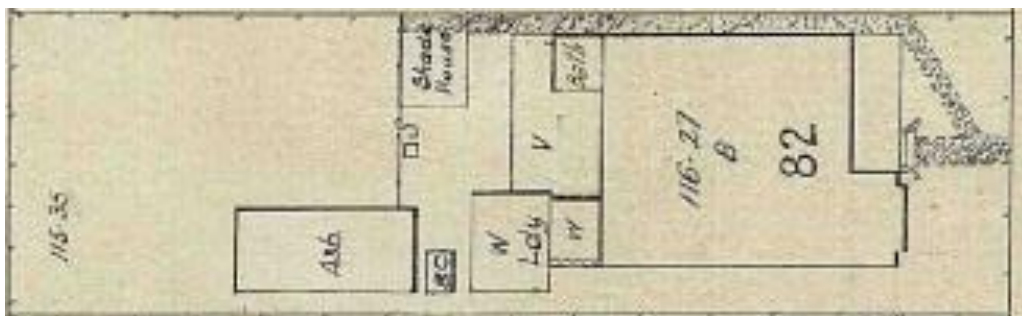
LOCATION INFORMATION			
Name	House, 82 Heytesbury Road		
Place No.	25400		
Address	82 Heytesbury Road (Lot 30, DP 2524) Subiaco		
Other names	-		
Place Type	Individual Building		
Heritage Area	No		
ASSESSMENT OF SIGNIFICANCE			
Photo (November 2021)			
Construction Date	1906	Architectural Style	Federation Queen Anne
Construction Materials	Walls	Roof	Other
	Face Brick	Corrugated Steel	
Use	Current	Original	Other
	Residential: Single-storey residence	Residential: Single-storey residence	
Historic Theme(s)	Demographic settlement and mobility: Settlements Occupations: Domestic activities		
Historical Notes	<p><i>The following extract has been taken from the heritage assessment of 82 Heytesbury Road, Subiaco, prepared by Greenward Consulting, November 2014.</i></p> <p>In June 1903, Sydney accountants William James Douglas and Frank Dyson purchased Perth Suburban Lot 254 and a portion of Perth Suburban Lot 253. The land was subdivided into 36 lots and in August 1903 the pair divided the ownership of the lots evenly. In May 1904, Dyson's portion of the subdivision (including Lots 28 to 31 on Heytesbury Road) was transferred to Ebenezer Allen of Perth, auctioneer, and the individual lots were sold from August of that year.</p> <p>Lots 29, 30 and 31 were sold to Minnie Lloyd in March 1906 (together with Lots 34, 35 and 36 in Douglas' portion of the subdivision). Minnie's husband, William Lloyd, was a builder (based in Rokeby Road), and newspaper advertisements calling for experienced tradesmen confirm that he was active in building in Subiaco from at least 1902. Based on the following advertisement it seems likely that this Lot 30 was being cleared in May 1906:</p>		



	<p><i>MAN wanted for clearing stumps off land. Lloyd, Heytesbury-rd., 6 doors from Rokeby-rd., Subiaco.</i></p> <p>The new house was rented out in that year and the first known occupant was Mrs Elizabeth Ann Hall, a widow, who shared the house with James Oates, engine driver and Mrs Eva Oates (who were both living here in 1907). However, it appears that Minnie Lloyd over-extended her finances as a developer as, in December 1906:</p> <p><i>“32 new, well-built, and finished Villas and Houses, situated in the best localities of the popular suburb of Subiaco”</i> (valued at a total of £20,765), were offered for sale under the Bankruptcy Act, as means of clearing her debts.</p> <p>These included houses at 80 (Lot 29), 82 (Lot 30), 84 (lot 31), 92 (Lot 34), 94 (Lot 35) and 96 (Lot 36) Heytesbury Road, as described below:</p> <p><i>Lot, 4.-Being Lots 30 and 31 of Perth Suburban Lot 254, Subiaco, having a frontage of about 80ft. to Heytesbury -road, by a depth of about 133ft on to r.o.w. at back, on which are erected two double - fronted Brick Dwellings. Valued at £1,400</i></p> <p><i>Lot 4a.-Being Lot 29 of Perth Sub. Lot 254 having a frontage of about 40ft. to Heytesbury-rd., by a depth of about 133ft. on to r.o.w. at back, on which is erected a double-fronted Brick Dwelling. Valued at £550</i></p> <p><i>Lot 5.-Being Lots 34, 35, and 36 of Perth Sub Lot 254, Subiaco, having a frontage of about 120ft. to Heytesbury-road, by a depth of about 133ft., on to r.o.w. at back, on which are erected three Brick Villas. Valued at £2000.</i></p> <p>82, 84 and 94 Heytesbury Road were sold to Mrs L. Abrahams, who rented them out, but in 1911 all three were offered for sale under a mortgagee’s sale:</p> <p><i>THREE HANDSOME BRICK VILLAS, Nos. 82, 84, and 94 Heytesbury-road, Subiaco, Close to Tram.</i></p> <p><i>CHAS. SOMMERS has been instructed by the Mortgagee to SELL as above:</i></p> <p><i>Lots 30, 31, and 35 of Perth Suburban Lot 254, each 40ft. by 132ft. to a right of-way, upon which are erected three handsome brick villa residences, each containing 5 rooms, kitchen, bathroom pantry, washhouse with copper and troughs, all let to good tenants at 22s. 6d. per week each.</i></p> <p><i>These houses are faithfully built, in good condition, and within one minute's walk of the Rokeby-road tram. They would form an excellent investment for capitalists, and those in search of a good home in this favourite locality are strongly recommended to inspect.</i></p> <p>The new owner was T. Bell, who continued to use the house as a rental property until about January 1921, when an advertisement was placed to advise that the house had again been sold. <u>Note</u>: It is possible that this was Mrs Teresa Bell, who was living at 71 Heytesbury Road during that period.</p> <p>82 Heytesbury Road then became the family home of William Hackfath, a military instructor who had received a Distinguished Conduct Medal during service in WWI. Hackfath settled here in 1922 with his wife Myra, and their young children, Rose (born 1911) and Lennan (born 1912). After the Hackfath family left in c.1935 the house was occupied by a widow, Mrs Annie Maria Willshire, from 1936 to 1941 (the year in which she died).</p>
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	<p>The primary occupants of the property from its time of construction until c.1949 included:</p> <ul style="list-style-type: none"> <li>• 1905-1908: Mrs Elizabeth Hall (dressmaker) and James Oates (engine driver)</li> <li>• 1909-1910: Mrs Elizabeth Hall (dressmaker) and Mrs Eva Oates (dressmaker)</li> <li>• 1911: Archibald Lukyn (grocer)</li> <li>• 1912: Edward I. Middleton</li> <li>• 1913-1914: Joseph George Oliver (labourer) (previously listed at 8 Campbell Street)</li> <li>• 1915: Harry Reed</li> <li>• 1916: Herbert Smith (engineer)</li> <li>• 1921: T. Bell</li> <li>• 1922-1935: William Hackfath (military instructor)</li> <li>• 1936-1941: Annie Maria Willshire</li> </ul>
<i>Physical Description</i>	<p>82 Heytesbury Road is a single storey face brick dwelling with a corrugated steel hip and gable roof displaying characteristics of the Federation Queen Anne style of architecture. The residence has an asymmetrical form with a projecting bay addressing the street. The pitched roof has two ridge gablets and a face brick and rendered chimney with terracotta chimney pots. The projecting gable has half-timbering with a rough cast rendered infill. A corrugated steel verandah extends along the recessed portion of the front facade. The verandah continues off the main roof pitch supported by square timber posts with diagonal timber brackets. The external walls are tuck pointed face brick with a rendered string coursing at sill height. The dwelling has a timber framed entry door with a highlight and sidelight. Two double hung timber framed windows are located within the verandah with a moulded sill and a decorative under sill panel. Within the projecting bay is three casement windows with highlights, a moulded sill, a decorative under sill panel and a timber framed awning above. Each highlight above the row of casements is divided into four panes fitted with red, blue, orange and green textured glass. The dwelling is set close to the front boundary with a largely paved front garden. The place is enclosed to the front by a contemporary steel blade fence with a central steel gate. The place is serviced by a rear laneway.</p>
<i>Condition</i>	Good
<i>Integrity</i>	High
<i>Authenticity</i>	High
<i>Statement of Significance</i>	<p>The place has cultural heritage significance for the following reasons:</p> <ul style="list-style-type: none"> <li>• As a representative example of the application of materials and detailing which were derived from the Federation Queen Anne style, but which were applied in a more restrained manner that suited the budgets and expectations of the middle classes in Subiaco during the early twentieth century.</li> <li>• For its historic value as a demonstration of the period in which Subiaco underwent rapid development in the early 20th century.</li> <li>• For its aesthetic contribution to a largely intact streetscape of early twentieth century houses.</li> </ul>
<i>Level of Significance</i>	Some Significance (Level 3)
<i>Heritage Listings and Status</i>	Local Heritage Survey – Adopted 25/11/2014
<i>Key References</i>	<ul style="list-style-type: none"> <li>• Heritage Assessment of 82 Heytesbury Road, Subiaco, prepared by Greenward Consulting, November 2014.</li> </ul>

*Archival Site Plan  
Courtesy SROWA  
(August 1923)*




*Additional  
Photograph  
(Front windows,  
November 2021)*



*Historical  
Photograph  
(November 2014)*



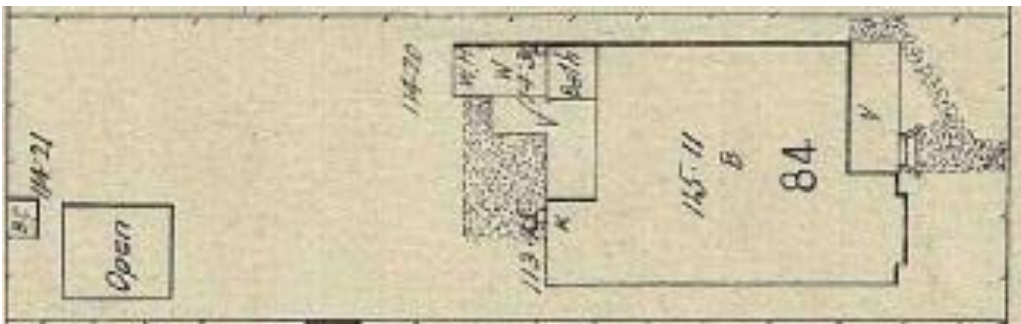



LOCATION INFORMATION			
Name	House, 84 Heytesbury Road		
Place No.	25401		
Address	84 Heytesbury Road (Lot 31, DP 2524) Subiaco		
Other names	-		
Place Type	Individual Building		
Heritage Area	No		
ASSESSMENT OF SIGNIFICANCE			
Photo (November 2021)			
Construction Date	1906	Architectural Style	Federation Queen Anne
Construction Materials	Walls Face Brick	Roof Decramastic Tile	Other
Use	Current Residential: Single-storey residence	Original Residential: Single-storey residence	Other
Historic Theme(s)	Demographic settlement and mobility: Settlements Occupations: Domestic activities		
Historical Notes	<p><i>The following extract has been taken from the heritage assessment of 84 Heytesbury Road, Subiaco, prepared by Greenward Consulting, November 2014.</i></p> <p>In June 1903, Sydney accountants William James Douglas and Frank Dyson purchased Perth Suburban Lot 254 and a portion of Perth Suburban Lot 253. The land was subdivided into 36 lots and in August 1903 the pair divided the ownership of the lots evenly. In May 1904, Dyson's portion of the subdivision (including Lots 28 to 31 on Heytesbury Road) was transferred to Ebenezer Allen of Perth, auctioneer, and the individual lots were sold from August of that year.</p> <p>Lots 29, 30 and 31 were sold to Minnie Lloyd in March 1906 (together with Lots 34, 35 and 36 in Douglas' portion of the subdivision). Minnie's husband, William Lloyd, was a builder (based in Rokeby Road), and newspaper advertisements calling for experienced tradesmen confirm that he was active in building in Subiaco from at least 1902.</p>		

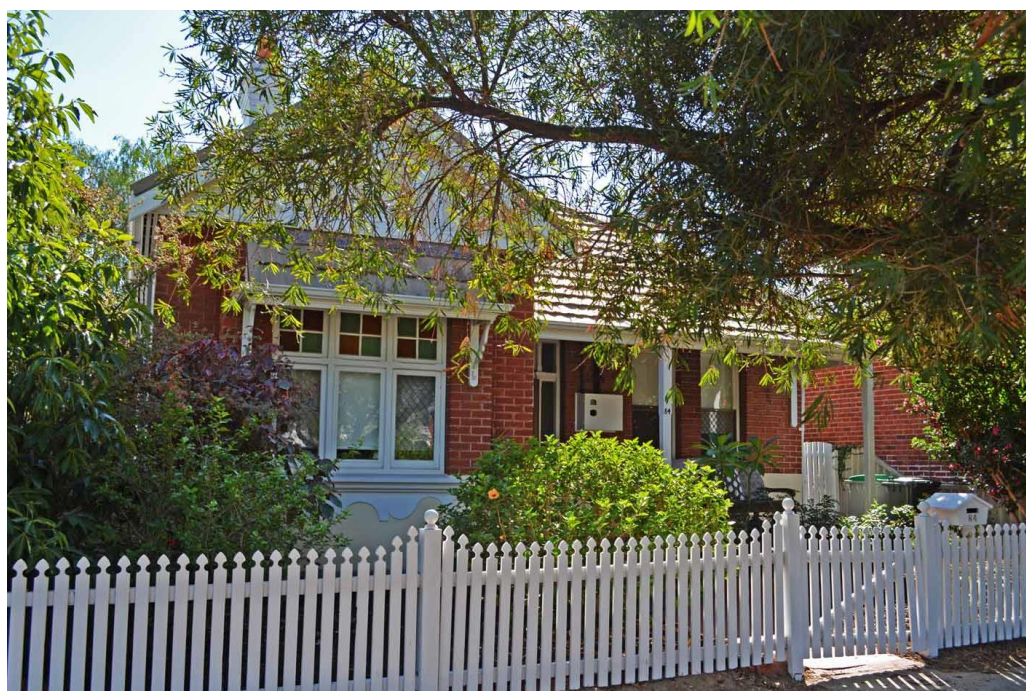
	<p>It is likely that 84 Heytesbury Road was the house advertised for rent in June 1906:</p> <p><i>TO LET. A New VILLA, 6 rooms, bath troughs, copper, perfect drainage. Lloyd, Heytesbury rd. 7 doors Rokeby-rd.. Subiaco.</i></p> <p>However, Minnie Lloyd appears to have over-extended her finances as a building developer as, in December 1906, “32 new, well-built, and finished Villas and Houses, situated in the best localities of the popular suburb of Subiaco” (valued at a total of £20,765), were offered for sale under the Bankruptcy Act, as means of clearing her debts.</p> <p>These included houses at 80 (Lot 29), 82 (Lot 30), 84 (lot 31), 92 (Lot 34), 94 (Lot 35) and 96 (Lot 36) Heytesbury Road, as described below:</p> <p><i>Lot, 4.-Being Lots 30 and 31 of Perth Suburban Lot 254, Subiaco, having a frontage of about 80ft. to Heytesbury -road, by a depth of about 133ft on to r.o.w. at back, on which are erected two double - fronted Brick Dwellings. Valued at £1,400</i></p> <p><i>Lot 4a.-Being Lot 29 of Perth Sub. Lot 254 having a frontage of about 40ft. to Heytesbury-rd., by a depth of about 133ft. on to r.o.w. at back, on which is erected a double-fronted Brick Dwelling. Valued at £550</i></p> <p><i>Lot 5.-Being Lots 34, 35, and 36 of Perth Sub Lot 254, Subiaco, having a frontage of about 120ft. to Heytesbury-road, by a depth of about 133ft., on to r.o.w. at back, on which are erected three Brick Villas. Valued at £2000.</i></p> <p>82, 84 and 94 Heytesbury Road were sold to Mrs L Abrahams, who rented them out, but in 1911 all three were offered for sale under a mortgagee’s sale:</p> <p><i>THREE HANDSOME BRICK VILLAS, Nos. 82, 84, and 94 Heytesbury-road, Subiaco, Close to Tram.</i></p> <p><i>CHAS. SOMMERS has been instructed by the Mortgagee to SELL as above: Lots 30, 31, and 35 of Perth Suburban Lot 254, each 40ft. by 132ft. to a right of-way, upon which are erected three handsome brick villa residences, each containing 5 rooms, kitchen, bathroom pantry, washhouse with copper and troughs, all let to good tenants at 22s. 6d. per week each.</i></p> <p><i>These houses are faithfully built, in good condition, and within one minute's walk of the Rokeby-road tram. They would form an excellent investment for capitalist's, and those in search of a good home in this favourite locality are strongly recommended to inspect.</i></p> <p>84 Heytesbury Road was again offered for sale in July 1913 (at which time the owner and occupier was Robert Lavory Thompson, former proprietor of the Leonora Hotel):</p> <p><i>On the PREMISES, 84 Heytesbury-road, (near corner Campbell-street, 1 Minute from Rokeby-road Tram), SUBIACO. NEAT DOUBLE-FRONTED BRICK VILLA (No. 84), 5 ROOMS, etc., and HOUSEHOLD FURNITURE and EFFECTS.</i></p> <p><i>CHAS. SOMMERS has been instructed by R. L. Thompson, Esq., to SELL, as above-- , Lot 31 of. Perth Suburban Lot 254, having a frontage of 40ft. to Heytesbury-road, by a depth of 130ft. to a r.o.w., upon which are erected a handsome DETACHED DOUBLE-FRONTED BRICK VILLA (on stone foundations) containing HALL, PASSAGE, 4 MAIN ROOMS, MAID'S ROOM, kitchen, pantry, detached washhouse, built-in copper and troughs, netted fowl run, and outhouses, electric light throughout the villa,</i></p>
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	<p><i>which is in perfect order, and a model of neatness. The grounds are nicely laid out with lawns, flower beds, and borders, and gravelled footpaths.</i></p> <p>By 1915, it had become the home of Sarah Wolfe, who had been widowed when her husband, Frederick (a baker), died suddenly in 1913. At the time of Frederick's death, the couple had eight children who were at or near adulthood– at least seven of whom lived at 84 Heytesbury Road at various times. In 1916, the adult children living with Sarah at 84 Heytesbury Road included Albert (a storeman), Alice (dressmaker), Frederick (clerk), and William (driver). In 1921-1931, Sarah shared the house with Albert, Clarence (a clerk), Hilda (clerk) and William, as well as Gertrude Riley (nee Wolfe) (widow).</p> <p>84 Heytesbury Road continued to be occupied by various members of the Wolfe family after Sarah died in April 1930, and Gertrude, Albert and William remained here until their deaths in 1943, 1950 and 1953 respectively.</p> <p>The primary occupants of the property from its time of construction until c.1953 included:</p> <ul style="list-style-type: none"> <li>• 1906: Frederick Lawson (civil engineer)</li> <li>• 1908: Walter Lanfear (salesman)</li> <li>• 1908-1912: Misses Clara Jane and Laura Sophia Shout ('spinsters')</li> <li>• 1913: Robert Lavory Thompson (former proprietor of the Leonora Hotel)</li> <li>• 1914: Walter Howard Bourne (compositor)</li> <li>• 1915-1930: Mrs Sarah Jane Wolfe &amp; family</li> <li>• 1931-1953: William Albert Edwin George Wolfe (driver)</li> </ul>
<i>Physical Description</i>	<p>84 Heytesbury Road is a single storey face brick dwelling with a decramastic tiled hip and gable roof displaying characteristics of the Federation Queen Anne style of architecture. The residence has an asymmetrical form with a projecting bay addressing the street. The pitched roof has a painted brick chimney with corbelled brick capping and terracotta chimney pots. The projecting gable has half-timbering with a rough cast rendered infill. A verandah extends along the recessed portion of the front facade. The verandah continues off the main roof pitch supported by square timber posts. The external walls are tuck pointed face brick with a rendered finish below sill height. The dwelling has a timber framed entry door with a highlight and sidelight. Two double hung timber framed windows are located within the verandah with a moulded sill and a decorative under sill panel. Within the projecting bay is a triple casement window with highlights, a moulded sill, a decorative under sill panel and a timber framed awning above. Each highlight above the row of casements is divided into four panes fitted with red, blue, orange and green textured glass. The front yard is predominately paved and contains some dense plantings to the eastern end, partially obscuring the verandah. The place is enclosed to the front by a timber picket fence with a central timber picket gate. The front verge contains a planted garden with low shrubs and a verge tree. The place is serviced by a rear laneway.</p>
<i>Condition</i>	Good
<i>Integrity</i>	High
<i>Authenticity</i>	<p>Medium: The decramastic roof tiles, modifications to the roof line, and partial rendering of the main facade (below window sill height) have impacted on the authenticity and traditional character of the place. However, the underlying character remains consistent with the original design.</p>
<i>Statement of Significance</i>	<p>The place has cultural heritage significance for the following reasons:</p>




	<ul style="list-style-type: none"> <li>As a representative example of the application of materials and detailing which were derived from the Federation Queen Anne style, but which were applied in a more restrained manner that suited the budgets and expectations of the middle classes in Subiaco during the early twentieth century.</li> <li>For its historic value as a demonstration of the period in which Subiaco underwent rapid development in the early 20th century.</li> <li>For its aesthetic contribution to a largely intact streetscape of early twentieth century houses.</li> </ul>
<i>Level of Significance</i>	Some Significance (Level 3)
<i>Heritage Listings and Status</i>	Local Heritage Survey – Adopted 25/11/2014
<i>Key References</i>	<ul style="list-style-type: none"> <li>Heritage Assessment of 84 Heytesbury Road, Subiaco, prepared by Greenward Consulting, November 2014.</li> </ul>
<i>Archival Site Plan Courtesy SROWA (August 1923)</i>	
<i>Additional Photograph (Chimney, November 2021)</i>	

*Historical  
Photograph  
(November 2014)*



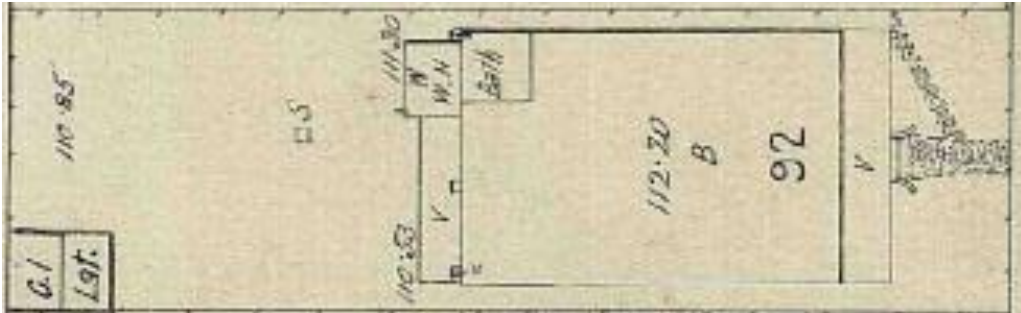



LOCATION INFORMATION			
Name	House, 92 Heytesbury Road		
Place No.	25402		
Address	92 Heytesbury Road (Lot 34, DP 2524) Subiaco		
Other names	'Thornbury'		
Place Type	Individual Building		
Heritage Area	No		
ASSESSMENT OF SIGNIFICANCE			
Photo (November 2021)			
Construction Date	1906	Architectural Style	Federation Queen Anne
Construction Materials	Walls	Roof	Other
	Painted Brick	Corrugated Steel	
Use	Current	Original	Other
	Residential: Single-storey residence	Residential: Single-storey residence	
Historic Theme(s)	Demographic settlement and mobility: Settlements Occupations: Domestic activities		
Historical Notes	<p><i>The following extract has been taken from the heritage assessment of 92 Heytesbury Road, Subiaco, prepared by Greenward Consulting, November 2014.</i></p> <p>In June 1903, Sydney accountants William James Douglas and Frank Dyson purchased Perth Suburban Lot 254 and a portion of Perth Suburban Lot 253. The land was subdivided into 36 lots and in August 1903 the pair divided the ownership of the lots evenly.</p> <p>Douglas began selling his lots in April 1905 and Lots 34, 35 and 36 were sold to Minnie Lloyd in March/April 1906 (together Lots 29, 30 and 31 with in Dyson's portion of the subdivision). Minnie's husband, William Lloyd, was a builder (based in Rokeby Road) and newspaper advertisements calling for experienced tradesmen confirm that he was active in building in Subiaco from at least 1902. However, it appears that Minnie over-extended her finances as, in December 1906, "32 new, well-built, and finished Villas and Houses, situated in the best localities of the popular suburb of Subiaco" (valued at a total of £20,765), were offered for sale under the</p>		



	<p>Bankruptcy Act, as means of clearing her debts.</p> <p>These included houses at 80 (Lot 29), 82 (Lot 30), 84 (lot 31), 92 (Lot 34), 94 (Lot 35) and 96 (Lot 36) Heytesbury Road, as described below:</p> <p><i>Lot, 4.-Being Lots 30 and 31 of Perth Suburban Lot 254, Subiaco, having a frontage of about 80ft. to Heytesbury -road, by a depth of about 133ft on to r.o.w. at back, on which are erected two double-fronted Brick Dwellings. Valued at £1,400</i></p> <p><i>Lot 4a.-Being Lot 29 of Perth Sub. Lot 254 having a frontage of about 40ft. to Heytesbury-rd., by a depth of about 133ft. on to r.o.w. at back, on which is erected a double-fronted Brick Dwelling. Valued at £550</i></p> <p><i>Lot 5.-Being Lots 34, 35, and 36 of Perth Sub Lot 254, Subiaco, having a frontage of about 120ft. to Heytesbury-road, by a depth of about 133ft., on to r.o.w. at back, on which are erected three Brick Villas. Valued at £2000.</i></p> <p>Of the surviving examples of the above houses, No. 92 is the only one that was designed with a simple symmetrical façade and a high level of decorative detailing (although historical aerial photographs suggest that the former house at No 96 (lot 36) may have had a similar plan form. The others (80, 82, 84 and 94) each had an asymmetrical facade with a projecting wing on the western side – and very restrained Federation Queen Anne detailing.</p> <p>From c.1906, 92 Heytesbury Road was occupied as the home of James Mortimer MacFarlane until c.1912 (shortly after the death of his wife, Ellen, in June 1911). Macfarlane was prominent in the development of the Western Australian dairy industry and served in political life, as summarised at the time of his death in 1942:</p> <p><i>Born in Victoria and educated there, Mr Macfarlane engaged in mining prior to 1897, in which year he came to Western Australia. Three years later he returned to Victoria, but in 1902 once again travelled west. He founded in this State the firm of Macfarlane and Co, Ltd, and became associated prominently with the milk and butter industry. In 1902 he obtained a lease of a butter factory at Busselton [the Vasse Butter Factory]. In 1910 he was appointed by the Government a commercial member of the Food Standards Committee, set up under the Pure Foods Act. He fought hard for recognition in the Eastern States of Western Australia's dairy industry and was instrumental in seeing that its claims were not overlooked when the Australian dairy organisation was being developed. He was chairman of the West Australian committee of the Australian Dairy Council until it ceased to function in 1935, and he then became chairman of the West Australian Pasture Improvement Committee of the Australian Dairy Produce Board, retaining that post until he retired two years ago.</i></p> <p><i>Mr Macfarlane became a member of the Perth City Council in 1915, and served his last term as councillor with that body in 1922... He entered the Legislative Council as member for the Metropolitan Province in 1922 [serving until 1927. In c.1930 he] re-entered the House as member for the Metropolitans Suburban Province and he held the seat until his death. He was a Nationalist member during his Parliamentary career and for several years was president of the National Party.</i></p> <p><i>To a busy commercial and public life Mr Macfarlane added an active interest in social welfare and charitable organisations...</i></p>
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	<p>While the Rates Books listed MacFarlane as the owner/occupier in 1906, the property appears to have been purchased by James Hodges in c.1908 and rented back. Hodges (a salesman, later manager of Messrs. Frost and Shipham, opticians), took up residence in c.1913, living here with his wife Emily (who died in 1935) and their only child, Marcia (B.A., L.R.S.M., L.Mus.A., L.A.S.A), who conducted 'tuition on singing and the art of speech', at this address from the 1930s.</p> <p>In 1931, it was reported that Marcia had received Western Australia's first L.Mus.A. and, from the late 1920s through to the 1940s, there were numerous newspaper notices advertising concerts that included Miss Marcia Hodges, soprano. Following her father's death in 1953, Marcia remained at 92 Heytesbury Road until at least the mid-1970s (conducting a tuition studio here for many years).</p> <p>The primary occupants of the property from its time of construction until c.1976 included:</p> <ul style="list-style-type: none"> <li>• 1906-1912: James Mortimer McFarlane (merchant, McFarlane &amp; Co, dairy produce manufacturers)</li> <li>• 1913-1953: James Hodges (salesman, later manager of Messrs. Frost and Shipham, opticians) (owner/occupier)</li> <li>• To post 1976: Marcia Irene Hodges (soprano and singing/elocution teacher)</li> </ul>
<i>Physical Description</i>	<p>92 Heytesbury Road is a single storey painted brick dwelling with a corrugated steel hip roof designed in the Federation Queen Anne style of architecture. The residence has a symmetrical form with a central ridge gablet addressing the street and two rendered chimneys with rendered string course detailing. The dwelling has ornately moulded eaves with decorative eave brackets and a scrolled leaf patterning. Below the eave line is a corrugated steel skillion verandah with a central gable over the main entrance. The gable end has half-timbering with a vermiculated rendered infill. The verandah is supported by turned timber posts with a decorative steel lacework valance and detailed steel corner brackets. The external walls are painted brick with a rendered string course at approximately 2500mm high. The central timber entry door features highlights and sidelights with Art Nouveau inspired stained-glass glazing. Four full-height timber double hung windows are located within the front façade addressing the street. The front yard is densely vegetated with thick vines and low-level shrubs with a central concrete pathway leading towards the house. Large mature trees are located either end of the front yard creating a shaded canopy over the house. The front yard is enclosed by a timber picket fence that is overgrown with vines and features a central timber picket gate. The place is serviced by a rear laneway.</p>
<i>Condition</i>	Good
<i>Integrity</i>	High
<i>Authenticity</i>	<p>Medium-High: While the face-brickwork has been painted, this house remains an interesting example of a relatively modest villa with ornate detailing. Its external character, finishes and detailing are still largely consistent with its original design.</p>
<i>Statement of Significance</i>	<p>92 Heytesbury Road has cultural heritage significance for the following reasons:</p> <ul style="list-style-type: none"> <li>• As a good representative example of the application of materials and detailing which were derived from the Federation Queen Anne style, but which were applied in a more restrained manner that suited the budgets and expectations of the middle classes in Subiaco during the early twentieth century.</li> <li>• For its historic value as a demonstration of the period in which Subiaco underwent rapid development in the early 20th century.</li> </ul>

	<ul style="list-style-type: none"> <li>For its aesthetic contribution to a largely intact streetscape of early twentieth century houses.</li> </ul>
<i>Level of Significance</i>	Some Significance (Level 3)
<i>Heritage Listings and Status</i>	Local Heritage Survey – Adopted 25/11/2014
<i>Key References</i>	<ul style="list-style-type: none"> <li>Heritage Assessment of 92 Heytesbury Road, Subiaco, prepared by Greenward Consulting, November 2014.</li> </ul>
<i>Archival Site Plan Courtesy SROWA (August 1923)</i>	
<i>Additional Photograph (Front entry, November 2021)</i>	




*Historical  
Photograph  
(November 2014)*



*Historical  
Photograph  
(November 2014)*



LOCATION INFORMATION			
Name	House, 94 Heytesbury Road		
Place No.	25403		
Address	94 Heytesbury Road (Lot 35, DP 2524) Subiaco		
Other names	-		
Place Type	Individual Building		
Heritage Area	No		
ASSESSMENT OF SIGNIFICANCE			
Photo (November 2021)			
Construction Date	1906	Architectural Style	Federation Bungalow
Construction Materials	Walls	Roof	Other
	Rendered Masonry	Corrugated Steel	
Use	Current	Original	Other
	Residential: Single-storey residence	Residential: Single-storey residence	
Historic Theme(s)	Demographic settlement and mobility: Settlements Occupations: Domestic activities		
Historical Notes	<p><i>The following extract has been taken from the heritage assessment of 94 Heytesbury Road, Subiaco, prepared by Greenward Consulting, November 2014.</i></p> <p>In June 1903, Sydney accountants William James Douglas and Frank Dyson purchased Perth Suburban Lot 254 and a portion of Perth Suburban Lot 253. The land was subdivided into 36 lots and in August 1903 the pair divided the ownership of the lots evenly.</p> <p>Lots 34, 35 and 36 were sold to Minnie Lloyd in March/April 1906 (together Lots 29, 30 and 31 with in Dyson's portion of the subdivision). Minnie's husband, William Lloyd, was a builder (based in Rokeby Road) and newspaper advertisements calling for experienced tradesmen confirm that he was active in building in Subiaco from at least 1902. However, it appears that Minnie over-extended her finances as, in December 1906, "32 new, well-built, and finished Villas and Houses, situated in the best localities of the popular suburb of Subiaco" (valued at a total of £20,765), were offered for sale under the Bankruptcy Act, as means of clearing her debts.</p>		

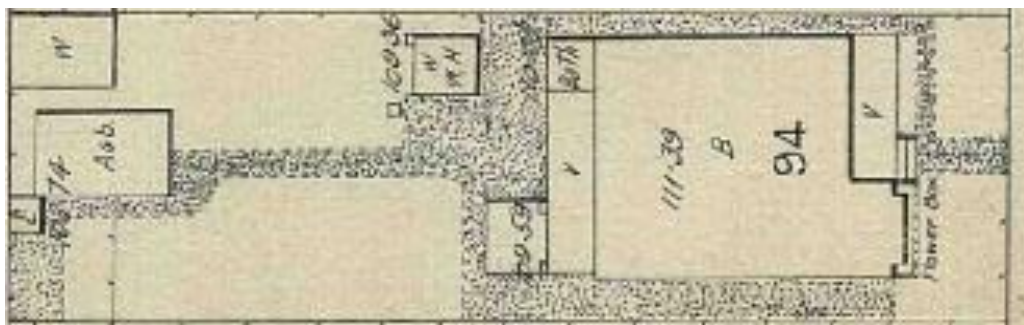


	<p>These included houses at 80 (Lot 29), 82 (Lot 30), 84 (lot 31), 92 (Lot 34), 94 (Lot 35) and 96 (Lot 36) Heytesbury Road, as described below:</p> <p><i>Lot, 4.-Being Lots 30 and 31 of Perth Suburban Lot 254, Subiaco, having a frontage of about 80ft. to Heytesbury -road, by a depth of about 133ft on to r.o.w. at back, on which are erected two double - fronted Brick Dwellings. Valued at £1,400.</i></p> <p><i>Lot 4a.-Being Lot 29 of Perth Sub. Lot 254 having a frontage of about 40ft. to Heytesbury-rd., by a depth of about 133ft. on to r.o.w. at back, on which is erected a double-fronted Brick Dwelling. Valued at £550</i></p> <p><i>Lot 5.-Being Lots 34, 35, and 36 of Perth Sub Lot 254, Subiaco, having a frontage of about 120ft. to Heytesbury-road, by a depth of about 133ft., on to r.o.w. at back, on which are erected three Brick Villas. Valued at £2000.</i></p> <p>82, 84 and 94 Heytesbury Road were sold to Mrs L. Abrahams, who rented them out, and the first known occupant of 94 Heytesbury Road was William Ross. It then appears to have continued to be used as a rental property until it was advertised as part of a mortgagee sale in December 1911:</p> <p><i>THREE HANDSOME BRICK VILLAS, Nos. 82, 84, and 94 Heytesbury-road, Subiaco, Close to Tram.</i></p> <p><i>CHAS. SOMMERS has been instructed by the Mortgagee to SELL as above: Lots 30, 31, and 35 of Perth Suburban Lot 254, each 40ft. by 132ft. to a right of-way, upon which are erected three handsome brick villa residences, each containing 5 rooms, kitchen, bathroom pantry, washhouse with copper and troughs, all let to good tenants at 22s. 6d. per week each.</i></p> <p><i>These houses are faithfully built, in good condition, and within one minute's walk of the Rokeby-road tram. They would form an excellent investment for capitalists, and those in search of a good home in this favourite locality are strongly recommended to inspect.</i></p> <p>The first long-term occupant was George Francis Hymus, a Post Master, who settled here in c.1912. George lived at 94 Heytesbury Road until c.1925, with his wife, Minnie and their children, Leslie, Kathleen, Harold and Reginald, who were 13, 10, 8 and 5 years old respectively when they first moved here. When George relocated to Wyalkatchem in 1925, the property was again advertised for sale:</p> <p><i>SUBIACO: 6-roomed Brick Residence, close to tram, sleeping-out room, electric light, gas, granolithic paths, lawns, vines. Owner leaving district. Most be quick sale. Bargain for cash. 94 Heytesbury-rd.</i></p> <p>The next long-term resident was Joseph Abrahams, who settled here at about the time of his marriage to Olga Constance Browne in September 1928.</p> <p>Note: Joseph's parents were Michael and Kathleen Abrahams and it is not known if he was related to the Mrs L. Abrahams who owned the property in c.1906-11.</p> <p>Joseph was initially described as a student and later worked as a teacher. He was the honorary secretary of the West Australian State School Amateur Athletics Association from c.1931-1941, a Subiaco councillor from November 1945 and was elected Mayor of Subiaco in 1950. Joseph went on to be Subiaco's longest serving Mayor, resigning due to ill health in late 1974.</p> <p>The primary occupants of the property from its time of construction until c.1972 included:</p>
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	<ul style="list-style-type: none"> <li>• 1907-1911: William Archibald Ross (manager)</li> <li>• 1912: Robert L. Thompson</li> <li>• 1913-1925: George Francis Hymus (Post Master)</li> <li>• 1926-1927: Mrs Alice Abbott</li> <li>• 1928: Frank Vounder Olifent (land agent)</li> <li>• 1929-post 1971: Joseph Hyams Abrahams (teacher, Mayor of Subiaco 1950-1974)</li> </ul>
<i>Physical Description</i>	<p>94 Heytesbury Road is a single storey rendered masonry dwelling with a corrugated steel hip and gable roof displaying characteristics of the Federation Bungalow style of architecture. The residence has an asymmetrical form with a projecting bay addressing the street. The pitched roof has two ridge gablets and a painted brick and rendered chimney. The projecting gable has half-timbering with a vermiculated rendered infill and a timber finial. A corrugated steel bullnose verandah extends along the recessed portion of the front facade supported by turned timber posts with a concrete base. A timber framed entry door features a highlight and sidelight. Two double hung timber framed windows are located within the verandah with a moulded sill and a vermiculated under sill panel. Within the projecting bay is a triple casement window with highlights, a moulded sill, a decorative under sill panel and a timber framed awning above. The front garden is predominately a grass area with some low hedges planted below the gable windows and in front of the verandah. The place is enclosed to the front by a timber picket fence with a central timber picket gate. A mature verge tree largely obscures the dwelling from the street. The place is serviced by a rear laneway.</p>
<i>Condition</i>	Good
<i>Integrity</i>	High
<i>Authenticity</i>	<p>Medium: This aspect of the significance of the place has been diminished by alterations to the main facade, including the rendering of what would have originally been face brickwork. However, the underlying form remains consistent with the original design.</p>
<i>Statement of Significance</i>	<p>The place has cultural heritage significance for the following reasons:</p> <ul style="list-style-type: none"> <li>• As a representative example of a well designed and detailed bungalow of Subiaco dating from the early twentieth century.</li> <li>• For its historic value as a demonstration of the period in which Subiaco underwent rapid development in the early 20th century.</li> <li>• For its aesthetic contribution to a largely intact streetscape of early twentieth century houses.</li> <li>• For its occupation as the residence of Joseph Abrahams (longest serving Mayor of Subiaco, 1950-1974)</li> </ul>
<i>Level of Significance</i>	Some Significance (Level 3)
<i>Heritage Listings and Status</i>	Local Heritage Survey – Adopted 25/11/2014
<i>Key References</i>	<ul style="list-style-type: none"> <li>• Heritage Assessment of 94 Heytesbury Road, Subiaco, prepared by Greenward Consulting, November 2014.</li> </ul>

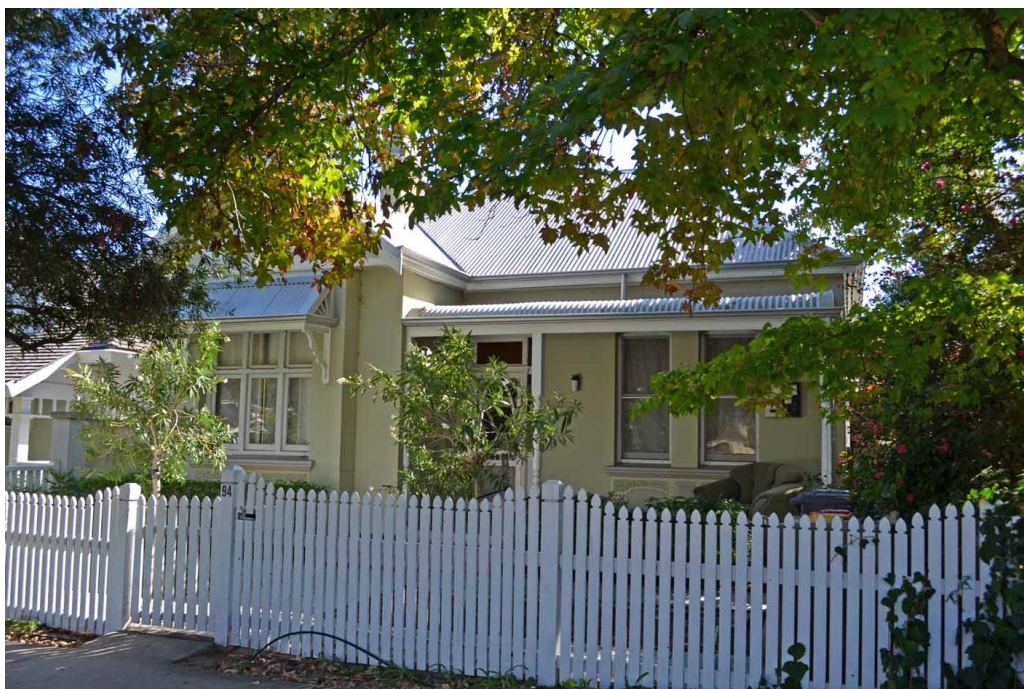
*Archival Site Plan  
Courtesy SROWA  
(August 1923)*




*Additional  
Photograph  
(November 2021)*



*Historical  
Photograph  
(November 2014)*





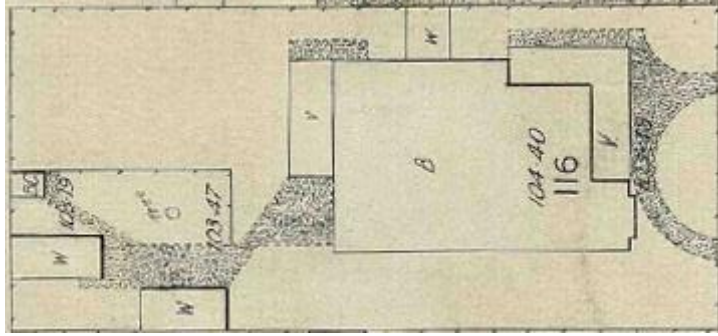
LOCATION INFORMATION			
Name	Wendoree		
Place No.	5542		
Address	116 Heytesbury Road (Lot 18 & 19, DP 938) Subiaco		
Other names	-		
Place Type	Individual Building		
Heritage Area	Union & Redfern Heritage Area		
ASSESSMENT OF SIGNIFICANCE			
Photo (November 2021)			
Construction Date	1899	Architectural Style	Federation Queen Anne
Construction Materials	Walls Rendered Masonry	Roof Corrugated Steel	Other
Use	Current Residential: Single-storey residence	Original Residential: Single-storey residence	Other
Historic Theme(s)	Demographic settlement and mobility: Settlements Occupations: Domestic activities		
Historical Notes	<p><i>The following extract has been taken from the heritage assessment of 116 Heytesbury Road, Subiaco, prepared by Greenward Consulting, April 2015.</i></p> <p>On 13 March 1883, the Western Australian government announced it would survey a section of the Perth Commonage into suburban lots and that these would be made available for private sale. Perth Suburban Lot 256 was purchased by the Intercolonial Investment Land and Building Company Ltd of Sydney in August 1890. However, no development was undertaken at that time and, in June 1896 the whole of the property was transferred to James Thomas Peet and Austin Bastow of Melbourne, Estate Agents. By September of that year, Peet and Bastow had subdivided this land as Deposited Plan 938, with 42 residential allotments laid out along parts of Hensman Road, Hamersley Road, Beryl (later Redfern) Street and Heytesbury Road. Lots 37 to 42 of this subdivision were later developed as 116 to 122 Heytesbury Road. Austin Bastow moved to Perth in c.1896 and in 1899 was working as an architect, with an office in the city and a private residence, 'St Helens', in Rokeby Road. However, in April of that year, 'St Helens' was advertised for sale and in June the family advertised</p>		



	<p>for general staff using the address “Bastow, Hetesbuty Road’. The readily available evidence therefore suggests that Austin Bastow built a new house for himself on Lots 41 and 42 (116 Heytesbury Road) in 1899.</p> <p>In 1901, when street listings were first provided in the Post Office Directory for Heytesbury Road, this was one of only four houses identified for the full length of the street (the other three of which have since been demolished). Austin Bastow lived here with his wife, Mary, until 1906. During this time the house, which was named ‘Wendoree’, served as the mayoral residence in 1900-1902 and 1905-1906. In December 1906, 116 Heytesbury Road was sold to Christina Ellen Ball. It was then occupied for about five years as the home of Christina and Charles Ball, who had been married in the Pilbara region in 1901 and had five children: Stanley (1902), Herbert (1903), Iris (c.1906), Alec (1908), and Mena (1910). Charles was a pastoralist, who held the lease for Muccan Station in the Marble Bar region in partnership with Michael Corbett from the 1890s until 1912. His wife, Christina, was the daughter of another North-West pioneer, Christopher Coppin of Eel Creek station. In late 1910 Charles Ball purchased a large house on an estate along the Swan River at Redcliffe, and 116 Heytesbury Road was subsequently rented out. By 1916, it had been divided into two flats and there were various occupants over the years, but in c.1928 Charles and Christina returned to the house, sharing it at that time with Alec (a law clerk) and Mena (home duties). Charles Ball died in April 1940 aged 77, and from c.1941-1949 the house was occupied by Walter McNamara (a railway employee), his wife, Ethel, their son Walter Jr (tiler) and their daughter (or daughter-in-law) Phyllis (home duties). For at least part of this time, they also shared the house with Ethel’s mother, Mrs Sarah Plummer (who died in 1946).</p> <p>A comparison of current and historical aerial photographs (the earliest of which is dated 1948) suggests that the building envelope at the front of the house has remained largely the same, with the exception of a carport added on the western side of the house in the period c.1985-1995. Over time, additions have been made to the rear of the house, including major works in c.2001.</p> <p>The primary occupants of the property from its time of construction until c.1949 included:</p> <ul style="list-style-type: none"> <li>• 1901-1906: Austin Bastow (architect) and his wife Mary</li> <li>• 1907-1911: Charles Ball (pastoralist/squatter) and his wife Christina</li> <li>• 1912-1914: James Campbell Muir (manager, telephone exchange)</li> <li>• 1915-1916: Rev Arthur S. J. Fry (Methodist minister)</li> <li>• 1917: Robert Vincent Butler (clerk) and Annie Jane Butler (home duties)</li> <li>• 1918: William Ernest Shelton (schoolmaster); and Mrs Annie Jane Butler</li> <li>• 1919: William Ernest Shelton (schoolmaster); and Archibald Gilchrist Clayton</li> <li>• 1920-1922: William Ernest Shelton (schoolmaster); and Oliver Charles Young (linotype operator)</li> <li>• 1923: James V. Carruthers; and W.H. Bond</li> <li>• 1924: Horace L. Dobble</li> <li>• 1925-1926: Henry Whitehead (agent), Edith Adelaide Whitehead (home duties), and Kenneth Whitehead (salesman); Thomas William Scott (tailor) and Ivy Jeanette Scott (home duties)</li> </ul>
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	<ul style="list-style-type: none"> <li>1927-1928: Henry Whitehead (agent) Edith Adelaide Whitehead (home duties) and Kenneth Whitehead (salesman)</li> <li>1928-1939: Charles Ball (retired) and his wife Christina</li> <li>1940-1949: Walter Joseph McNamara (railway employee) and his wife Ethel</li> </ul>
<i>Physical Description</i>	<p>116 Heytesbury Road is a single storey rendered masonry dwelling with a corrugated steel hip and gable roof displaying characteristics of the Federation Queen Anne style of architecture. The residence has an asymmetrical form with a projecting bay addressing the street. The roof has a rendered chimney with string course detailing. The projecting gable has half-timbered panelling with a swirl-rendered infill and a rectangular louvered vent. A corrugated steel bullnose verandah extends along the recessed portion of the front facade supported by turned timber posts and features a concrete base with patterned tiles. The main entry is recessed and features a timber framed door with a full width highlight and narrow sidelights. French doors open onto the verandah to the east of the main entrance and feature highlights and sidelights. Within the projecting bay is a triple casement window with multi-paned leadlight highlights. The front garden is predominately a grass area with dense perimeter planting on the inside of the fence line partially obscuring the place from the street. The place is enclosed to the front by a rendered masonry pier fence with a contemporary steel blade infill and a central steel gate. A brick paved driveway is located to the west of the site leading to an attached contemporary garage with a cantilevered carport. The place is serviced by a rear laneway.</p>
<i>Condition</i>	Good
<i>Integrity</i>	High
<i>Authenticity</i>	Medium: The rendering of the main façade and the extension under the return verandah have impacted on the authenticity and traditional character of the place.
<i>Statement of Significance</i>	<p>The place has cultural heritage significance for the following reasons:</p> <ul style="list-style-type: none"> <li>For its aesthetic value as a representative example of a well-designed Federation Queen Anne villa of the early twentieth century, designed to a style and scale suited to the professional/business classes.</li> <li>The place has historical significance as part of the earliest phase of the development of Subiaco with brick villas.</li> <li>For its historical significance as the oldest remaining house along the full length of Heytesbury Road.</li> <li>For its historical significance as the home of Austin Bastow (an architect and Mayor of Subiaco, 1900-1902 and 1905-1906)</li> </ul>
<i>Level of Significance</i>	<p>Considerable Significance (Level 2)</p> <p>Considerable Contribution (Union &amp; Redfern Heritage Area)</p>
<i>Heritage Listings and Status</i>	<p>Local Heritage Survey – Adopted 28/02/1995</p> <p>Local Heritage Survey – Adopted 4/02/2003</p> <p>Union &amp; Redfern Heritage Area – Adopted 21/04/2015</p>
<i>Key References</i>	<ul style="list-style-type: none"> <li>Heritage Assessment of 108-122 and 109-135 Heytesbury Road, Subiaco, prepared by Greenward Consulting, April 2015.</li> </ul>

*Archival Site Plan  
Courtesy SROWA  
(August 1923)*




*Additional  
Photograph  
(Front entry,  
November 2021)*



*Historical  
Photograph  
(January 2014)*



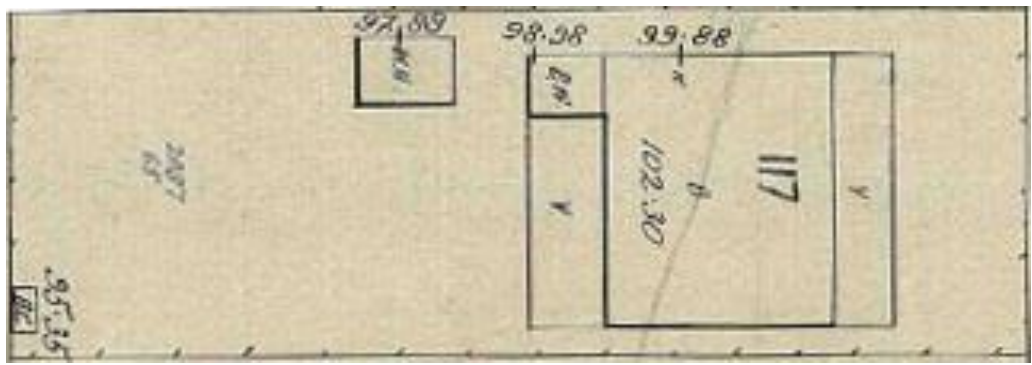




LOCATION INFORMATION			
Name	Jones Residence		
Place No.	2448		
Address	117 Heytesbury Road (Lot 36, DP 3758) Subiaco		
Other names	-		
Place Type	Individual Building		
Heritage Area	Union & Redfern Heritage Area		
ASSESSMENT OF SIGNIFICANCE			
Photo (November 2021)			
Construction Date	1913	Architectural Style	Federation Queen Anne
Construction Materials	Walls	Roof	Other
	Face Brick	Corrugated Steel	
Use	Current	Original	Other
	Residential: Single-storey residence	Residential: Single-storey residence	
Historic Theme(s)	Demographic settlement and mobility: Settlements Occupations: Domestic activities		
Historical Notes	<p><i>The following extract has been taken from the heritage assessment of 117 Heytesbury Road, Subiaco, prepared by Greenward Consulting, April 2015.</i></p> <p>On 13 March 1883, the Western Australian government announced it would survey a section of the Perth Commonage into suburban lots and that these would then be made available for private sale. Perth Suburban Lot 274 appears to have initially been subdivided as Deposited Plan 2405 with a one-acre lot on the south-east corner of Heytesbury and Hensman Roads designated as Lot 1. This had been sold to James Chesters (a local land developer) by March 1904, and was later included as part of a residential subdivision under Deposited Plan 3758 (part of which formed 115-135 Heytesbury Road).</p> <p>117 Heytesbury Road appears to have been built in anticipation of the marriage of Bowen Burke Matthew Jones (1887-1950) to Edith May Geddes-Stubbs (1889-1985), which took place on 2 August 1913. Bowen was the son of John and Elizabeth Jones, who are believed to have built the first house in Subiaco in 1886. Edith was the</p>		

	<p>daughter of William and Alice Geddes and the step-daughter of Bartholomew James Stubbs (M.L.A.). Lot 36 on Diagram 3758, Perth Suburban Lot 274 (117 Heytesbury Road) was officially acquired by Bowen Jones (clerk) on 1 April 1913, but he had already commissioned Edgar Jerome Henderson, architect, to design a house for this site by March of that year:</p> <p><i>TENDERS are invited for the ERECTION of a BRICK VILLA RESIDENCE, Heytesbury road, Subiaco, for B. Jones, Esq. No tender necessarily accepted. A deposit of £25 must accompany tender. EDGAR J. HENDERSON and SON, Architects, Sun Insurance Buildings, 70 St. George's-terrace.</i></p> <p>Note: Residential work undertaken by Henderson during 1908-1914 also included projects at 23 Coolgardie Street, Subiaco (extant); 434 Newcastle St, West Perth (demolished); 147 Beaufort Street, Perth (demolished); and a residence in St Georges Terrace, Perth. Other buildings designed by Henderson in Subiaco include the former St Aloysius' Convent School-Church, 21 Henry Street, Shenton Park (extant).</p> <p>In May 1913 the property was mortgaged to the Workers Homes Board to secure £550, and Mrs Jones later recalled:</p> <p><i>We put a deposit on a workers' home and paid 15s per week and reared a family of eight. At 4 pounds a week we had no luxury.</i></p> <p>A number of sources claim that this was the first house constructed under the Workers Homes Act of 1911, but the following confirms that the construction of at least one other residence had been commenced in Subiaco under this scheme by August 1912:</p> <p><i>An interested little group of spectators gathered around the foundations, of a villa residence in Hensman-road, Subiaco, yesterday afternoon, when the Premier (Mr. Scaddan) placed in position the first brick of a residence that is being erected under the provisions of the Workers' Homes Act. While not the initial undertaking of its kind under this measure, it is one of the early evidences of the Government's operations in this connection.</i></p> <p>Another newspaper article in September 1912 stated that 19 Workers Homes Board loans had already been approved for the construction of new houses. Therefore, while 117 Heytesbury Road was an early example of a house funded under the Workers Homes Act of 1911, it was by no means the first in either the state or in Subiaco. Bowen and Edith Jones had seven children who survived infancy: Mary Josephine (Molly) (born 1915), Sheila Elizabeth (Betty), Nancy Alicia, James Brian, Kevin Francis, Margaret Cecelia (Peggy) and Peter John Leon – all of whom grew up in this house. Bowen Jones died in his early 60s in August 1950:</p> <p><i>The friends of the late Mr. Bowen Burke Jones of 117 Heytesbury-rd., Subiaco, and of the Swan Brewery, Perth, are respectfully invited to follow his remains to the place of interment, the Roman Catholic Cemetery, Karrakatta.</i></p> <p>Edith Jones then remained at 117 Heytesbury Road until the house was sold in 1981. A photograph dating from about that time shows the house in a dilapidated condition.</p>
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<i>Physical Description</i>	<p>117 Heytesbury Road is a single storey face brick dwelling with a corrugated steel hip roof designed in the Federation Queen Anne style of architecture. The residence has a symmetrical form with two ridge gables and two face brick and rendered chimneys with terracotta pots. A corrugated steel bullnose verandah extends across the front façade with a central projecting gable over the main entrance. The gable end has half-timbered panelling with a rough rendered infill and features a timber barge board with carved timber ‘buttons’ at either ends. The verandah is supported by pairs of turned-timber posts. Between each pair there is a ‘cross curve and circle’ timber detailing which continues to form a curved timber valance. The external walls are tuckpointed brick with a rendered string course at head height and a rendered plinth. The entry door is timber framed with three panels of stained-glass glazing. The door is surrounded by highlights and sidelights. Full-height double hung windows flank the entry doors. Each of these windows has a moulded panel at the base and is flanked by narrow sidelights, with low-waisted bottom panels. The front yard is well maintained featuring a large frangipani tree and other low-lying shrubs with a central paved pathway leading towards the house. The front yard is enclosed by a painted brick pier fence with spiked steel infill and a central steel gate. A mature verge tree partially obscures the dwelling from the street. An addition to the rear in the late 20<sup>th</sup> century features a tall face brick chimney which is visible along the west elevation. The place is serviced by a rear laneway.</p>
<i>Condition</i>	Good
<i>Integrity</i>	High
<i>Authenticity</i>	High
<i>Statement of Significance</i>	<p>The place has cultural heritage significance for the following reasons:</p> <ul style="list-style-type: none"> <li>• For its aesthetic value as a particularly fine example of a well-designed Federation Queen Anne villa of the early twentieth century, designed to a style and scale suited to the professional/business classes.</li> <li>• For its aesthetic and historic value as a largely intact building that has been well maintained and/or sympathetically restored/extended.</li> <li>• For its historic value as a demonstration of the period in which Subiaco underwent rapid development in the early 20th century.</li> <li>• For its aesthetic contribution to a largely intact streetscape of early twentieth century houses.</li> <li>• For its historical and aesthetic values as an example of the residential work of Edgar Jerome Henderson, architect.</li> </ul>
<i>Level of Significance</i>	<p>Considerable Significance (Level 2) Considerable Contribution (Union &amp; Redfern Heritage Area)</p>
<i>Heritage Listings and Status</i>	<p>Register of the National Estate – Nominated 2/06/1978 Classified by the National Trust – Classified 3/08/1981 Local Heritage Survey – Adopted 28/02/1995 Local Heritage Survey – Adopted 4/02/2003 Union &amp; Redfern Heritage Area – Adopted 21/04/2015</p>
<i>Key References</i>	<ul style="list-style-type: none"> <li>• Heritage Assessment of 108-122 and 109-135 Heytesbury Road, Subiaco, prepared by Greenward Consulting, April 2015.</li> </ul>




<p><i>Archival Site Plan Courtesy SROWA (June 1927)</i></p>	 An archival site plan from June 1927, showing a rectangular plot of land. The plan is divided into several sections. A large central section is labeled '117'. To its left is a smaller section labeled '102.30'. Above the central section are two smaller sections labeled '97.88' and '99.88'. The plan is drawn on a light-colored, textured paper with black lines and handwritten numbers.
<p><i>Additional Photograph (Verandah corner brackets, November 2021)</i></p>	 A close-up photograph of the corner brackets of the verandah of the Jones Residence. The brackets are white, ornate, and feature a circular design. They are set against a red brick wall. A corrugated metal roof is visible above the brackets. In the background, a green fence and some foliage are visible.
<p><i>Additional Photograph (Front entry, November 2021)</i></p>	 A photograph of the front entry of the Jones Residence. The entrance is framed by a white, ornate archway supported by white columns. The archway has a decorative design. The entrance door is white with a small window. The house is built of red brick. In the foreground, there are some concrete blocks and a small tree.

*Historical  
Photograph  
(2014)*

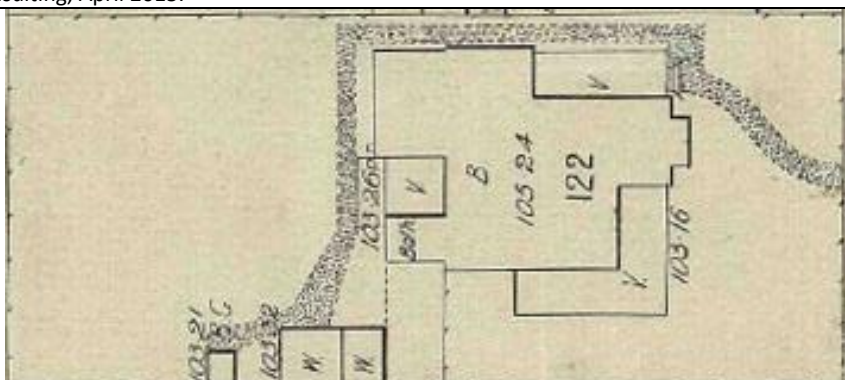




LOCATION INFORMATION			
Name	House, 122 Heytesbury Road		
Place No.	2421		
Address	122 Heytesbury Road (Lot 37 & 38, DP 938) Subiaco		
Other names	House of Henry Daglish (fmr)		
Place Type	Individual Building		
Heritage Area	Union & Redfern Heritage Area		
ASSESSMENT OF SIGNIFICANCE			
Photo (November 2021)			
Construction Date	1906	Architectural Style	Federation Queen Anne
Construction Materials	Walls	Roof	Other
	Face Brick	Corrugated Steel	
Use	Current	Original	Other
	Residential: Single-storey residence	Residential: Single-storey residence	
Historic Theme(s)	Demographic settlement and mobility: Settlements Occupations: Domestic activities		
Historical Notes	<p><i>The following extract has been taken from the heritage assessment of 122 Heytesbury Road, Subiaco, prepared by Greenward Consulting, April 2015.</i></p> <p>Lots 37 and 38, Perth Suburban Lot 256, were purchased by James Horrigan in July 1905. Horrigan, a telegraphist, was the first resident listed for 122 Heytesbury Road in the Western Australian Post Office Directories (1907), which suggests that it was built as his family home around the time of his marriage to Josephine Farrelly in September 1905. Newspaper announcements confirm that it had been occupied prior to the birth of their first child, John, at 122 Heytesbury Road in July 1906. However, Horrigan's work with the post and telegraph service, firstly as a telegraphist and later as a Post Master, soon required him to move to other locations and by 1907 he had been transferred to Roebourne. Until his retirement in 1933, the family lived in accommodation at or near the post offices where he worked, and from c.1908 the house in Heytesbury Road was leased out.</p>		



	<p>The first known, and longest staying, tenant was Henry Daglish. Previous assessments have stated that Daglish lived at 122 Heytesbury Road during his tenure as Mayor of Subiaco (1903-1904 &amp; 1906-1907) and Premier of Western Australia (1904-1905). However further research has found that his address during that period was 61 Heytesbury Road (a site that has now been redeveloped with a modern office building). After moving to 122 Heytesbury Road in c.1908, Daglish (who had been the first Labor Premier of the State) served as an independent and then Liberal member of parliament, and was minister for works in the Frank Wilson ministry in 1910-11. After he was defeated in the 1911 election, Daglish became an estate agent and served as an employers' representative on the State Arbitration Court. During this period the house was also used for social and community events, particularly associated with Henry's political activities and with social causes supported by his wife, Edith.</p> <p>Henry Daglish lived at 122 Heytesbury Road until his death in 1920 and the house continued to be occupied by his widow, and their children Edith Jr, and Henry, until c.1928. Edith Snr, and her daughter then moved to the suburb of Daglish, which had been named after their husband and father in that year. During the final years of James Horrigan's working life (when he was based at Katanning and then Claremont) 122 Heytesbury Road was occupied by an accountant, George Reynold Galbraith. In 1933, the Horrigan family, including James, Josephine and their children John (known as Bryan) and Moya, finally returned to their first family home. Josephine died in 1953 and James in 1965. The house then passed to their unmarried daughter, Moya, who lived here until the 1980s.</p> <p>The primary occupants of the property from its time of construction until c.1980 included:</p> <ul style="list-style-type: none"> <li>• 1906-1907: James Horrigan (telegraphist) and his wife Josephine</li> <li>• 1908-1920: Henry Daglish (politician and estate agent) and his wife, Edith</li> <li>• 1920-1928: Edith Daglish (widow)</li> <li>• 1929-1932: George Reynold Galbraith (accountant)</li> <li>• 1933-1953: James Horrigan (retired) and his wife Josephine</li> <li>• 1953-1965: James Horrigan (retired)</li> <li>• To the 1980s: Moya Horrigan (home duties)</li> </ul>
<i>Physical Description</i>	<p>122 Heytesbury Road is a single storey face brick dwelling with a corrugated steel hip and gable roof designed in the Federation Queen Anne style of architecture. The residence has an asymmetrical form with a projecting bay addressing the street. The pitched roof features two tall face brick chimneys with vertical rendered panelling, projecting cornices, and moulded 'leaf' detailing. The projecting gable has half-timbering with a rough cast rendered infill and features vertical timber louvres to the apex, a turned timber finial, and decorative timber barge boards. A corrugated steel bullnose verandah extends across the recessed portion of the front façade and returns along the western façade. The verandah is supported by pairs of turned timber posts and features a decorative curved timber valance. The external walls are tuckpointed face brick with rendered string coursing at approximately head and sill height. The main entrance is located to the east of the dwelling under a secondary verandah. Timber framed French doors open onto both verandahs. Within the projecting bay is a boxed window bay with three top hinged awning windows across the front face and one to either side. The windows have square highlights and are set under a corrugated steel skillion awning. The window bay has a projecting rendered</p>

	sill with a decorative under-sill panel. The front yard is predominately a grass area with some plantings and palm trees lining the verandah and inner fence line. The place is enclosed to the front by a face brick pier fence with a timber picket infill and a timber picket gate near the eastern boundary. A brick paved driveway extends along the west side of the dwelling enclosed by a double timber picket gate. A mature verge tree partially obscures the dwelling from the street. The place is serviced to the side and rear by a laneway.
<i>Condition</i>	Good
<i>Integrity</i>	High
<i>Authenticity</i>	High
<i>Statement of Significance</i>	<p>The place has cultural heritage significance for the following reasons:</p> <ul style="list-style-type: none"> <li>• For its aesthetic value as a particularly fine example of a well-designed Federation Queen Anne villa of the early twentieth century, designed to a style and scale suited to the professional classes.</li> <li>• For its aesthetic and historic value as a largely intact building that has been well maintained and/or sympathetically restored/extended.</li> <li>• For its historic value as a demonstration of the period in which Subiaco underwent rapid development in the early 20th century.</li> <li>• For its aesthetic contribution to a largely intact streetscape of early twentieth century houses.</li> <li>• For its historical significance as the long-term residence of Henry Daglish (Mayor of Subiaco, 1903-1904 &amp; 1906-1907; and Premier of Western Australia, 1904-1905)</li> </ul>
<i>Level of Significance</i>	<p>Exceptional Significance (Level 1)</p> <p>Considerable Contribution (Union &amp; Redfern Heritage Area)</p>
<i>Heritage Listings and Status</i>	<p>Classified by the National Trust – Classified 3/08/1981</p> <p>Local Heritage Survey – Adopted 28/02/1995</p> <p>Local Heritage Survey – Adopted 24/09/2002</p> <p>Heritage List – Adopted 22/07/2014</p> <p>Union &amp; Redfern Heritage Area –Adopted 21/04/2015</p>
<i>Key References</i>	<ul style="list-style-type: none"> <li>• Heritage Assessment of 108-122 and 109-135 Heytesbury Road, Subiaco, prepared by Greenward Consulting, April 2015.</li> </ul>
<i>Archival Site Plan Courtesy SROWA (August 1923)</i>	

*Additional  
Photograph  
(Verandah  
valance,  
November 2021)*




*Additional  
Photograph  
(Chimney,  
November 2021)*





*Historical  
Photograph  
(2014)*



LOCATION INFORMATION			
Name	Corner Store (fmr) with Attached Residence		
Place No.	25532		
Address	135 Heytesbury Road (Lot 31, DP 3758) Subiaco		
Other names	-		
Place Type	Individual Building		
Heritage Area	Union & Redfern Heritage Area		
ASSESSMENT OF SIGNIFICANCE			
Photo (August 2021)			
Construction Date	c.1922	Architectural Style	Inter-War Free Classical
Construction Materials	Walls	Roof	Other
	Rendered Masonry	Corrugated Steel	
Use	Current	Original	Other
	Residential: Single-storey residence	Mixed: Corner Store & attached residence	
Historic Theme(s)	Demographic settlement and mobility: Settlements Occupations: Domestic activities		
Historical Notes	<p><i>The following extract has been taken from the heritage assessment of 135 Heytesbury Road, Subiaco, prepared by Greenward Consulting, April 2015.</i></p> <p>On 13 March 1883, the Western Australian government announced it would survey a section of the Perth Commonage into suburban lots and that these would then be made available for private sale. Perth Suburban Lot 274 appears to have initially been subdivided as Deposited Plan 2405 with a one-acre lot on the SE corner of Heytesbury and Hensman Roads designated as Lot 1. This had been sold to James Chesters (a local land developer) by March 1904, and was later included as part of a residential subdivision under Deposited Plan 3758 (part of which formed 115-135 Heytesbury Road).</p> <p>Lot 31 of DP 3758 remained undeveloped until after it was transferred to Miss Mary Rankin Ford in October 1920. Mary (then aged 32 years) was living with her mother at 123 Heytesbury Road at the time her brother Thomas died in 1916. It is possible an inheritance of £320 she received may have helped her save towards this investment.</p>		

	<p>The available evidence suggests that the corner store was built on this site in 1922 and it may have been the property referred to in the following advertisement (which appears to have been placed by local builder Francis Robbins in August of that year): <i>BRICKLAYERS wanted. Robbins, corner Heytesbury and Hensman rds., Subiaco.</i></p> <p>From 1923 until 1927 the Post Office Directories listed the occupant of the corner store as Miss Mary Rankin Ford, although she had placed it on the market in as early as 1924: <i>MIXED Business and Freehold for sale, corner, and excellent position, leading suburb. Clean stock, up-to-date premises and fixtures. Apply Corner Heytesbury and Hensman rds., Subiaco.</i></p> <p>It was re-advertised at various times during 1927, but in January 1928 Mary placed an advertisement withdrawing the 'property and store business' from sale. In 1928-1929, the occupant was listed as John Campbell, storekeeper, and the property was formally transferred to him in March 1929. In July 1929, it was on-sold to Albert Henry Thomas Smith and his wife, Frances Ellen Smith - who had previously operated a newsagency in Woolwich Street, West Leederville. Albert (Bert) and Frances, who had married in 1920, remained here until 1949 and for at least part of this time they shared the residence with their three children, Shirley, Audrey and Neil.</p> <p>The property then changed hands six times over the next five years and one of the advertisements placed during that period provided the following information: <i>FOR SALE BY AUCTION. FREEHOLD. VALUABLE BRICK AND TILE SHOP AND DWELLING together with the General Mixed Business, including Plant, Fixtures and Fittings, etc. Sale - Saturday, 5th April, [1952] at 10.30 a.m. ON THE PREMISES: 135 HEYTESBURY RD., SUBIACO (Cor. HENSMAN STREET). Property comp. large Shop, Lounge, Kitchen, 2 Bedrooms, Bathroom (gas heater), Garage, Deep Sew., all cons., and is particularly sound and well kept. Plant includes Counter, Refridge, Scales, Slicer, etc. Stock approximately £350 to be purchased at valuation.</i></p> <p>A later notice relating to this sale stated that it had sold after auction for more than £4,000. In advertisements placed in the late 1940s and early 1950s, 135 Heytesbury Road was variously referred to as a 'Handy Food Store', 'General Mixed Business' and 'Freehold Mixed Business' – which confirms that it was a typical corner store that stocked a wide range of goods for the local community. A comparison of current and historical aerial photographs (the earliest of which is dated 1948) suggest that the place was designed as two intersecting hipped pavilions with a skillion roofed area at the NE corner (possibly part of the original attached residence). The place also had a verandah that wrapped around the corner of building and extended over the footpath (this was clearly in a 1964 aerial photograph, but the area is obscured by trees in later views so it is not clear when it was removed).</p> <p>Major additions were undertaken in c.2006, which retained the former corner shop, but extensively redeveloped the remainder of the site. These works included the removal of the skillion roofed section and major alterations and additions on the rear portion of the site (facing Hensman Road).</p> <p>The primary occupants of the property from its time of construction until c.1950 included:</p> <ul style="list-style-type: none"> <li>• 1923-1927: Mary Rankin Ford (storekeeper/music teacher)</li> </ul>
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	<ul style="list-style-type: none"> <li>1928-1929: John Campbell (storekeeper)</li> <li>1929-1949: Albert Henry Thomas Smith and his wife, Frances Ellen Smith, (storekeepers) Note: In 1930-1933 the Post Office Directories listed the occupant as 'E Smith, grocer', but the only listings in the Electoral Roll of 1931 were for Albert and Frances, suggesting that the initial was incorrect.</li> <li>1949-1950: Charles Austin Frederick Cross (carpenter) and Freda Reha Cross (storekeeper)</li> </ul> <p>Of the following owners it has not been determined who lived at 135 Heytesbury Road:</p> <ul style="list-style-type: none"> <li>1950: Sold to James Frederick Hodge (clerk) and Mary Loretto Hodge (December 1950)</li> <li>1951: Sold to David Claude O'Keefe, salesman (April 1951)</li> <li>1951: Sold to William Charles Simpson, carpenter (December 1951)</li> <li>1952: Sold to Arthur Rothery, grocer, and Rose Ellen Rothery (April 1952)</li> <li>1953: Sold to Margaret Campbell Harvey (December 1953). On-sold by February 1954.</li> </ul>
<i>Physical Description</i>	<p>135 Heytesbury Road is a single storey rendered masonry residence with a hipped corrugated steel roof designed in the Inter-War Free Classical style of architecture. The residence, a former corner store, is located on the corner of Hensman Road and Heytesbury Road sloping down along Hensman Road. The residence is splayed at the corner with a zero setback and a parapet wall with moulded capping and plain string coursing above. The building has a limestone foundation. Timber double doors with a fixed highlight address the building's splayed corner. On either side of the corner there are large fixed timber framed windows with narrow highlights and louvres above. A contemporary entrance is located along Hensman Road up a set of concrete stairs. There is a front courtyard addressing Heytesbury Road enclosed by a rendered masonry fence with timber infill and a timber entry gate. A mature Eucalypt partially obscures the place along Heytesbury Road. The place has a contemporary addition that extends along Hensman Road with laneway access to the rear. There is a courtyard with some planting which is enclosed by a rendered masonry fence with Brushwood infill that steps down along Hensman Road.</p>
<i>Condition</i>	Good
<i>Integrity</i>	Medium
<i>Authenticity</i>	Medium: This aspect of the significance of the place has been diminished by alterations and additions to the building including the removal of the verandah and its adaptation into a private residence.
<i>Statement of Significance</i>	<p>The place has cultural heritage significance for the following reasons:</p> <ul style="list-style-type: none"> <li>For its aesthetic value as a representative example of a traditional, early Inter-War era corner store with an attached residence.</li> <li>For its historical value showcasing the development of corner stores in Subiaco in the early Inter-War period.</li> </ul>
<i>Level of Significance</i>	<p>Some Significance (Level 3)</p> <p>Some Contribution (Union &amp; Redfern Heritage Area)</p>
<i>Heritage Listings and Status</i>	<p>Union &amp; Redfern Heritage Area – Adopted 22/09/2015</p> <p>Local Heritage Survey – Adopted 6/10/2015</p>
<i>Key References</i>	<ul style="list-style-type: none"> <li>Heritage Assessment of 108-122 and 109-135 Heytesbury Road, Subiaco, prepared by Greenward Consulting, April 2015.</li> </ul>

*Archival Site Plan  
Courtesy SROWA  
(June 1927)*




*Additional  
Photograph  
(Contemporary  
addition to the  
rear, August  
2021)*



*Historical  
Photograph  
(January 2014)*





LOCATION INFORMATION			
Name	House, 146 Heytesbury Road		
Place No.	-		
Address	146 Heytesbury Road (Lot 19, DP 350) Subiaco		
Other names	-		
Place Type	Individual Building		
Heritage Area	No		
ASSESSMENT OF SIGNIFICANCE			
Photo (December 2021)			
Construction Date	c.1917	Architectural Style	Federation Bungalow
Construction Materials	Face Brick	Corrugated Steel	
Use	Current	Original	Other
	Residential: Single-storey residence	Residential: Single-storey residence	
Historic Theme(s)	Demographic settlement and mobility: Settlements Occupations: Domestic activities		
Historical Notes	<p>Most of the land south of the railway, including future West Subiaco, was subdivided into four or five acre lots in 1883. Investors purchased most of the lots within two years, but it was not until 1890s that residential subdivisions took place.<sup>1</sup> Perth Lot 257 had been subdivided into 28 lots and Claremont Street by c.1895, creating Lot 19 (future 146 Heytesbury Road).<sup>2</sup> Claremont Street was later renamed Redfern Street. Post Office Directories list only one resident on Heytesbury Road in 1901 to the west of Rokeby Road (being Austin Bastow, the Mayor of Subiaco). This increased gradually to 14 by 1905, but by 1910 there were around 50 houses. Development then continued steady with around 75 houses in 1915, 90 in 1920, 115 in 1925 and 135 (most of the available lots) in 1930.<sup>3</sup></p> <p>A c.1903 plan shows no structures on Heytesbury Road west of Hensman Street.<sup>4</sup> 146 Heytesbury Road first appears in Post Office Directories in 1917, when it was occupied by Mrs Elsa Ilsley.</p>		



	<p>Occupancy changed frequently until the 1930s, including:<sup>5</sup></p> <ul style="list-style-type: none"> <li>• 1919, 1920: Mrs Ellen L. Palmer</li> <li>• 1921: Mrs M.O. Aikenhead</li> <li>• 1922: Charles J. Edwards</li> <li>• 1925: James Smyth</li> <li>• 1927-1930: Lewis A. Harrison</li> </ul> <p>From 1931 to 1939, W.P. Darcy [sic] is listed as resident.<sup>6</sup> William Phillip D’Arcy was the auditor for Subiaco Council for many years.<sup>7</sup> He was an accountant, valuer and land agent. In 1938, he was found guilty of theft and sentenced to 18 months imprisonment in relation to £19 that had belonged to an elderly client.<sup>8</sup> D’Arcy was married and had at least three children.<sup>9</sup> Within days of his trial, 146 Heytesbury Road was advertised for rent as a four-room brick residence with kitchen, bathroom, garage and ‘all conveniences’, for 30 shillings per week.<sup>10</sup></p> <p>From 1940 to the end of Post Office Directories in 1949, Mrs Jessie Deacon is listed as resident.<sup>11</sup> Mr A. Deakin of 146 Heytesbury Road was listed as president of Nedlands RSL in 1949.<sup>12</sup> No other information regarding the Deacon/ Deakin family has been located to date.</p> <p>Real estate websites estimate the house was constructed in 1935.<sup>13</sup> However, this seems unlikely as there was one occupant listed at the place from 1931 to 1939.<sup>14</sup> A sewerage plan from 1955 shows a brick residence. A large projecting bay faces the front (south) in the southwest corner. Alongside it (east) is a deep L-shaped verandah making up the southeast corner of the house. Another deep L-shaped verandah is across the rear of the house, such that there is almost as much total area under verandah as within the main building. This matches a 1948 aerial photograph of the place. The rear verandah and a northwest rear portion of the house depicted in this plan are no longer extant but the portion facing Heytesbury Road remains predominantly as depicted. The rear section was removed c.1980 and replaced with a larger rear addition.<sup>15</sup></p> <p>146 Heytesbury Road changed ownership in 1999 and 2003. It has not been on the market since that time.<sup>16</sup></p>
<i>Physical Description</i>	<p>146 Heytesbury Road is a single storey face brick dwelling with a corrugated steel hip and gable roof displaying characteristics of the Federation Bungalow style of architecture. The residence has an asymmetrical form with a projecting bay addressing the street. The pitched roof has a brick chimney with rendered capping and terracotta chimney pots. The projecting gable has half-timbering with a rough cast rendered infill. A corrugated steel verandah extends along the recessed portion of the front façade and returning along the east facade. The roof extends over the verandah at a lower pitch. The verandah is supported by square tapered timber half posts atop a low rendered masonry balustrade with decorative corner brackets. The external walls are tuck pointed face brick to approximately 2000mm high with a rough rendered finish above. The dwelling has a timber framed entry door with highlights and sidelights. A timber framed French door is located in the recessed portion of the return verandah. Within the projecting bay are three casement windows with a projecting moulded sill and a decorative under-sill panel. Above the window is a timber framed awning with decorative corner brackets. The dwelling is set back from the front boundary with a densely planted front garden and a central brick paved path. The place is enclosed to the front by a limestone fence</p>

	approximately 600mm high with a central timber picket gate. A carport is located in the south east corner of the property enclosed by high timber picket gates. A mature verge tree largely obscures the place from the street.
Condition	Good
Integrity	High
Authenticity	High
Statement of Significance	<p>The place has cultural heritage significance for the following reasons:</p> <ul style="list-style-type: none"> <li>As a representative example of a well designed and detailed bungalow of Subiaco dating from the early twentieth century.</li> <li>For its historic value as a demonstration of the period in which Subiaco underwent rapid development in the early 20th century.</li> </ul>
Level of Significance	Some Significance (Level 3)
Heritage Listings and Status	Local Heritage Survey – Adopted 28/06/2022
Key References	<ol style="list-style-type: none"> <li>Bizzaca, <i>Subiaco Thematic History</i>, 2014, pp.9-16</li> <li>G.W. Harris, 'Plan of Subiaco: shewing all subdivisions &amp; deposited plan no's, Perth WA, c.1895, <a href="https://catalogue.slwa.wa.gov.au/record=b5135227~S2">https://catalogue.slwa.wa.gov.au/record=b5135227~S2</a>, also at AU WA S235- cons3868 354 <a href="https://archive.sro.wa.gov.au/index.php/perth-18-52-suburb-of-subiac-plan-of-subiac-showing-all-subdivisions-dp-nos-scale-6-chains-to-an-inch-tally-no-001855-354">https://archive.sro.wa.gov.au/index.php/perth-18-52-suburb-of-subiac-plan-of-subiac-showing-all-subdivisions-dp-nos-scale-6-chains-to-an-inch-tally-no-001855-354</a></li> <li>Green, 'Notes for West Subiaco Precinct', 2020</li> <li>PWD, 'Perth Sewage Plans', 1897 plan with additions to c.1903, AU WA S399- cons1647 05647 Note: west of approximately 251 Heytesbury Road not shown, probably as there were no structures to show.</li> <li>Wises Post Office Directories, 1900-1949</li> <li>Wises Post Office Directories, 1900-1949</li> <li><i>West Australian</i>, 10 December 1923, p.11, <a href="https://trove.nla.gov.au/newspaper/article/31204110">https://trove.nla.gov.au/newspaper/article/31204110</a> and 19 April 1933, p.12, <a href="https://trove.nla.gov.au/newspaper/article/32469523">https://trove.nla.gov.au/newspaper/article/32469523</a></li> <li><i>West Australian</i>, 20 May 1938, p.18, <a href="https://trove.nla.gov.au/newspaper/article/41687404">https://trove.nla.gov.au/newspaper/article/41687404</a></li> <li><i>Sunday Times</i>, 11 February 1934, p.2, <a href="https://trove.nla.gov.au/newspaper/article/58714119">https://trove.nla.gov.au/newspaper/article/58714119</a></li> <li><i>West Australian</i>, 31 May 1938, p.19, <a href="https://trove.nla.gov.au/newspaper/article/42082489">https://trove.nla.gov.au/newspaper/article/42082489</a></li> <li>Wises Post Office Directories, 1900-1949</li> <li><i>Listening Post</i>, 1 May 1949, p.31, <a href="https://trove.nla.gov.au/newspaper/article/257023493">https://trove.nla.gov.au/newspaper/article/257023493</a></li> <li>Realestate.com.au (website), '146 Heytesbury Road', <a href="https://www.realestate.com.au/property/146-heytesbury-rd-subiac-wa-6008">https://www.realestate.com.au/property/146-heytesbury-rd-subiac-wa-6008</a> accessed 23 November 2021</li> <li>Wises Post Office Directories, 1900-1949</li> <li>SROWA, <i>RetroMaps</i>, <a href="https://mapping.sro.wa.gov.au/#/map">https://mapping.sro.wa.gov.au/#/map</a>; Aerial photographs, 1948-2021, Landgate Mapviewer, <a href="https://map-viewer-plus.app.landgate.wa.gov.au/index.html">https://map-viewer-plus.app.landgate.wa.gov.au/index.html</a></li> <li>Realestate.com.au (website), '146 Heytesbury Road', <a href="https://www.realestate.com.au/property/146-heytesbury-rd-subiac-wa-6008">https://www.realestate.com.au/property/146-heytesbury-rd-subiac-wa-6008</a> accessed 23 November 2021</li> </ol>
Archival Site Plan Courtesy SROWA (March 1955)	




*Additional  
Photograph  
(December 2021)*



*Additional  
Photograph  
(December 2021)*





LOCATION INFORMATION			
Name	Group of Houses, 160-162 Heytesbury Road		
Place No.	-		
Address	160 & 162 Heytesbury Road (Lots 14 & 15, DP 350) Subiaco		
Other names	-		
Place Type	Group of Residences		
Heritage Area	No		
ASSESSMENT OF SIGNIFICANCE			
Photo (December 2021)			
Construction Date	1940	Architectural Style	Inter-War Functionalist
Construction Materials	Walls	Roof	Other
	Masonry	Corrugated Steel; Terracotta Tile	
Use	Current	Original	Other
	Residential: Single-storey residences	Residential: Single-storey residences	
Historic Theme(s)	Demographic settlement and mobility: Settlements Occupations: Domestic activities		
Historical Notes	<p>Most of the land south of the railway, including future West Subiaco, was subdivided into four or five acre lots in 1883. Investors purchased most of the lots within two years, but it was not until the 1890s that residential subdivisions took place.<sup>1</sup> Perth Lot 258 had been subdivided into 28 lots and Claremont Street by c.1895, creating Lots 13 to 15 (future 160 to 164 Heytesbury Road).<sup>2</sup> Claremont Street was later renamed Redfern Street.</p> <p>Post Office Directories list only one resident on Heytesbury Road in 1901 to the west of Rokeby Road (being Austin Bastow, the Mayor of Subiaco). This increased gradually to 14 by 1905, but by 1910 there were around 50 houses. Development then continued steady with around 75 houses in 1915, 90 in 1920, 115 in 1925 and 135 (most of the available lots) in 1930.<sup>3</sup></p> <p>A c.1903 plan shows no structures on Heytesbury Road west of Hensman Road.<sup>4</sup></p>		

	<p><b>160 Heytesbury Road</b></p> <p>The three residential lots on the north side of Heytesbury Road west of Browne Street appear to have been vacant up to 1940. In 1941, E.G. Watson is listed as the first resident of 160 Heytesbury Road. E.G. Watson remained the listed resident until the last Post Office Directory in 1949.<sup>5</sup></p> <p>Although Post Office Directories list E.G. Watson as occupant at 160 Heytesbury Road through the 1940s, death notices record Ruby Vera Augusta Sheldon (1947, wife of Victor Sheldon) and Albert Norman Ingamells (1948) as living at the place at the time of their deaths.<sup>6</sup></p> <p>In 1952, Walter Knott advertised piano tuition at the address.<sup>7</sup> Maurice Walter Knott, student, is listed at 160 Heytesbury Road in 1954 electoral rolls, but was not there in 1949 and had gone by 1958.<sup>8</sup></p> <p>A 1953 aerial photograph shows a residence at 160.<sup>9</sup></p> <p>A sewerage plan from 1955 shows 160 Heytesbury Road as a brick residence, substantially matching the extant building in 2021. Number 160 had additions made in the 1960s and was either completely replaced or further expanded in the early 1990s. Number 160 has a curved verandah at the southeast corner, addressing the corner of Browne Street and Heytesbury Road, with a path linked to a corner pedestrian gate. It also has pedestrian access from Browne Street to a rear entrance on the east side of the rear of the house.<sup>10</sup></p> <p>160 Heytesbury Road was sold in 2020 but does not appear to have changed hands for a considerable time prior to this.<sup>11</sup></p> <p><b>162 Heytesbury Road</b></p> <p>The three residential lots on the north side of Heytesbury Road west of Browne Street appear to have been vacant up to 1940. In 1941, A.M. Statham is listed as the first resident of 162 Heytesbury Road. The place was occupied by Howard V. Voys (1942) then Mrs Swan to the end of listings.<sup>5</sup></p> <p>A 1953 aerial photograph shows a residence at 162 Heytesbury Road.<sup>9</sup></p> <p>A sewerage plan from 1955 shows 162 Heytesbury Road as a brick residence, substantially matching the extant building in 2021. A brick garage shown abutting the laneway may also remain extant. Number 162 is approximately square in structure with verandahs across part of their front (south) elevations, projecting slightly beyond the line of the building.<sup>10</sup></p> <p>162 Heytesbury Road changed hands several times in the 1990s but has been in the same ownership since 1999, sometimes occupied as a rental property.<sup>11</sup></p>
<i>Physical Description</i>	<p><b>160 Heytesbury Road</b></p> <p>160 Heytesbury Road is a single storey rendered masonry dwelling with a corrugated steel hip roof designed in the Inter-War Functionalist style of architecture. The residence is located on the corner of Heytesbury Road and Browne Street. The residence has an asymmetrical form with a projecting wing addressing Heytesbury Road. The roof has a simply detailed rendered and painted brick chimney. A curved flat concrete verandah extends above the recessed entry supported by rendered</p>

	<p>masonry columns with recessed horizontal banding. The external walls are rendered brick with curved corners and recessed horizontal banding extending across the street facing façades. The banding is intermittent and does not extend above windows and doors. The dwelling has four courses of face brick to the base of the wall and an exposed limestone foundation below. The dwelling has a timber framed double door with decorative central glazing panels within the curved entry verandah. A curved window bay is located within the projecting wing featuring three casement windows. The window has a fixed central pane, decorative glazing and a curved flat concrete awning above. A matching casement window is located in the eastern facade addressing Browne Street. The dwelling has an addition to the rear. The front yard is predominately grass with some bushes lining the inside of the fence and concrete path. The dwelling is enclosed by a brick pier fence, under construction as of December 2021. A mature tree located on the corner of Heytesbury Road and Browne Street partially obscures the dwelling. The place is serviced by a rear laneway.</p> <p><b>162 Heytesbury Road</b></p> <p>162 Heytesbury Road is a single storey rendered masonry dwelling with a terracotta tile hip roof designed in the Inter-War Functionalist style of architecture. The residence has an asymmetrical form with a projecting wing addressing the street. The roof has exposed rafters and a rendered masonry chimney with projecting horizontal banding and a pitched terracotta tile capping. A curved flat concrete verandah extends along the recessed portion of the front façade supported by rendered masonry piers with projecting horizontal banding. The verandah is enclosed by a decorative steel balustrade and accessed via a central set of concrete steps. The external walls are rendered brick with curved corners and horizontal banding delineated by a raised render line primarily contained to the corners. The dwelling has four courses of painted brick to the base of the wall and an exposed limestone foundation below. The dwelling has a timber framed double door with decorative central glazed panels. Three casement windows with a fixed central pane and decorative glazing are located within the projecting wing. A curved flat concrete awning is located above, extending off the front verandah. A matching triple casement window is located within the verandah. The front yard is predominately a grass area with a garden bed lining the verandah and paved path. The dwelling is enclosed by a limestone pier fence. A mature verge tree partially obscures the dwelling from the street. The place is serviced by a rear laneway.</p>
<i>Condition</i>	Good
<i>Integrity</i>	High
<i>Authenticity</i>	Medium-High
<i>Statement of Significance</i>	<p>160-162 Heytesbury Road has cultural heritage significance for the following reasons:</p> <ul style="list-style-type: none"> <li>• For their aesthetic value as good representative examples of a well designed Functionalist dwellings of the Inter-War era.</li> <li>• For their aesthetic contribution to the streetscape as examples of the Inter-War Functionalist dwellings constructed during the Inter-War period.</li> </ul>
<i>Level of Significance</i>	Some Significance (Level 3)
<i>Heritage Listings and Status</i>	Local Heritage Survey – Adopted 28/06/2022
<i>Key References</i>	<ol style="list-style-type: none"> <li>1. Bizzaca, <i>Subiaco Thematic History</i>, 2014, pp.9-16</li> <li>2. G.W. Harris, 'Plan of Subiaco: shewing all subdivisions &amp; deposited plan no's, Perth WA, c.1895, <a href="https://catalogue.slwa.wa.gov.au/record=b5135227~S2">https://catalogue.slwa.wa.gov.au/record=b5135227~S2</a>, also at AU WA S235- cons3868 354</li> </ol>



	<p><a href="https://archive.sro.wa.gov.au/index.php/perth-18-52-suburb-of-subiac0-plan-of-subiac0-showing-all-subdivisions-dp-nos-scale-6-chains-to-an-inch-tally-no-001855-354">https://archive.sro.wa.gov.au/index.php/perth-18-52-suburb-of-subiac0-plan-of-subiac0-showing-all-subdivisions-dp-nos-scale-6-chains-to-an-inch-tally-no-001855-354</a></p> <ol style="list-style-type: none"> <li>Green, 'Notes for West Subiaco Precinct', 2020</li> <li>PWD, 'Perth Sewage Plans', 1897 plan with additions to c.1903, AU WA S399- cons1647 05647 Note: west of approximately 251 Heytesbury Road not shown, probably as there were no structures to show.</li> <li>Wises Post Office Directories, 1900-1949</li> <li><i>West Australian</i>, 11 March 1947, p.1, <a href="https://trove.nla.gov.au/newspaper/article/46268745">https://trove.nla.gov.au/newspaper/article/46268745</a> and 16 June 1948, p.1, <a href="https://trove.nla.gov.au/newspaper/article/46915572">https://trove.nla.gov.au/newspaper/article/46915572</a></li> <li><i>West Australian</i>, 2 January 1952, p.20, <a href="https://trove.nla.gov.au/newspaper/article/49012085">https://trove.nla.gov.au/newspaper/article/49012085</a></li> <li>Australian Electoral Rolls, 1903-1980, <a href="https://www.ancestrylibrary.com.au/search/collections/1207/">https://www.ancestrylibrary.com.au/search/collections/1207/</a></li> <li>Aerial photographs, 1948-2021, Landgate Mapviewer, <a href="https://map-viewer-plus.app.landgate.wa.gov.au/index.html">https://map-viewer-plus.app.landgate.wa.gov.au/index.html</a></li> <li>SROWA, <i>RetroMaps</i>, <a href="https://mapping.sro.wa.gov.au/#/map">https://mapping.sro.wa.gov.au/#/map</a>; Aerial photographs, 1948-2021, Landgate Mapviewer, <a href="https://map-viewer-plus.app.landgate.wa.gov.au/index.html">https://map-viewer-plus.app.landgate.wa.gov.au/index.html</a></li> <li>Domain (website), entries for 160, 162 &amp; 164 Heytsebury Road, <a href="https://www.domain.com.au/property-profile/160-heytesbury-road-subiac0-wa-6008">https://www.domain.com.au/property-profile/160-heytesbury-road-subiac0-wa-6008</a>; <a href="https://www.domain.com.au/property-profile/162-heytesbury-road-subiac0-wa-6008">https://www.domain.com.au/property-profile/162-heytesbury-road-subiac0-wa-6008</a>; <a href="https://www.realestate.com.au/property/162-heytesbury-rd-subiac0-wa-6008">https://www.realestate.com.au/property/162-heytesbury-rd-subiac0-wa-6008</a>; realestate.com.au (website), entries for 160, 162 &amp; 164 Heytsebury Road, <a href="https://www.realestate.com.au/property/160-heytesbury-rd-subiac0-wa-6008">https://www.realestate.com.au/property/160-heytesbury-rd-subiac0-wa-6008</a>; <a href="https://www.realestate.com.au/property/162-heytesbury-rd-subiac0-wa-6008">https://www.realestate.com.au/property/162-heytesbury-rd-subiac0-wa-6008</a>; <a href="https://www.realestate.com.au/property/164-heytesbury-rd-subiac0-wa-6008">https://www.realestate.com.au/property/164-heytesbury-rd-subiac0-wa-6008</a>; accessed 24 November 2021</li> </ol>
Archival Site Plan Courtesy SROWA (March 1955)	<p>The archival site plan shows three houses (160, 162, 164) on Heytesbury Road, Subiaco, WA. The plan is dated March 1955 and is courtesy of SROWA. The houses are labeled 164, 162, and 160 from left to right. The plan also shows the street frontage and the adjacent road (81-52 and 85-93). The plan includes details of the houses, such as rooms, gardens, and surrounding boundaries. The plan is a detailed drawing of the houses and their surroundings, showing the layout of the houses, including rooms, gardens, and surrounding boundaries. The plan is a detailed drawing of the houses and their surroundings, showing the layout of the houses, including rooms, gardens, and surrounding boundaries.</p>


*Additional  
Photograph  
(160 Heytesbury  
Road, December  
2021)*



*Additional  
Photograph  
(162 Heytesbury  
Road, December  
2021)*

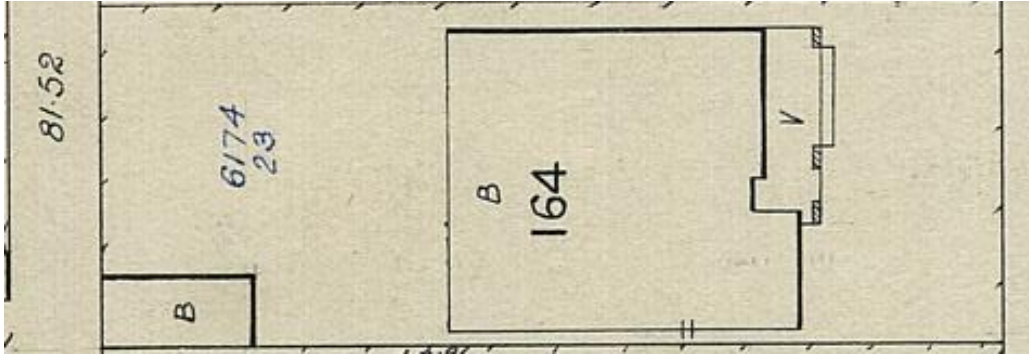






LOCATION INFORMATION			
Name	House 164 Heytesbury Road		
Place No.	-		
Address	164 Heytesbury Road (Lot 13, DP 350) Subiaco		
Other names	-		
Place Type	Individual Building		
Heritage Area	No		
ASSESSMENT OF SIGNIFICANCE			
Photo (December 2021)			
Construction Date	1954	Architectural Style	Post-War Functionalist
Construction Materials	Walls	Roof	Other
	Masonry	Terracotta Tile	
Use	Current	Original	Other
	Residential: Single-storey residences	Residential: Single-storey residences	
Historic Theme(s)	Demographic settlement and mobility: Settlements Occupations: Domestic activities		
Historical Notes	<p>Most of the land south of the railway, including future West Subiaco, was subdivided into four or five acre lots in 1883. Investors purchased most of the lots within two years, but it was not until 1890s that residential subdivisions took place.<sup>1</sup> Perth Lot 258 had been subdivided into 28 lots and Claremont Street by c.1895, creating Lots 13 to 15 (future 160 to 164 Heytesbury Road).<sup>2</sup> Claremont Street was later renamed Redfern Street.</p> <p>Post Office Directories list only one resident on Heytesbury Road in 1901 to the west of Rokeby Road (being Austin Bastow, the Mayor of Subiaco). This increased gradually to 14 by 1905, but by 1910 there were around 50 houses. Development then continued steady with around 75 houses in 1915, 90 in 1920, 115 in 1925 and 135 (most of the available lots) in 1930.<sup>3</sup></p> <p>A c.1903 plan shows no structures on Heytesbury Road west of Hensman Road.<sup>4</sup></p>		



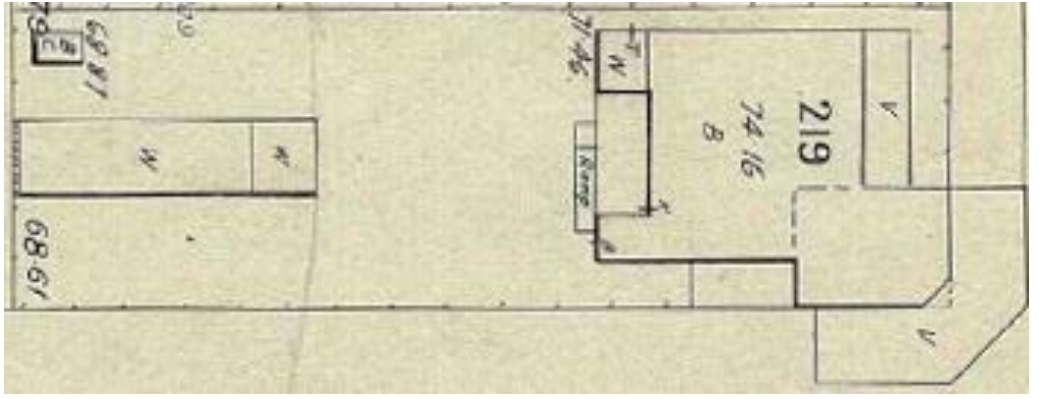

	<p>The three residential lots on the north side of Heytesbury Road west of Browne Street appear to have been vacant up to 1940. 164 Heytesbury Road does not appear in directories up to 1949.<sup>5</sup></p> <p>A 1953 aerial photograph shows a vacant lot at Number 164 however by 1961, a residence is evident.<sup>6</sup></p> <p>A sewerage plan from 1955 shows 164 Heytesbury Road as a brick residence, substantially matching the extant building in 2021. A brick garage shown abutting the laneway may also remain extant with a verandah across part of the front (south) elevation, projecting slightly beyond the line of the building.<sup>7</sup></p> <p>164 Heytesbury Road does not appear to have been put on the market in at least thirty years.<sup>8</sup></p>
<i>Physical Description</i>	<p>164 Heytesbury Road is a single storey masonry dwelling with a terracotta tile hip roof designed in the Post-War style of architecture. The residence has an asymmetrical form with a projecting wing addressing the street. A flat concrete verandah extends along the recessed portion of the front façade supported by face brick piers. The verandah is partially enclosed to the front by a steel balustrade and enclosed to the east by breeze blocks. The external walls are face brick to approximately 1500mm high and rendered above. The dwelling has a recessed entry with a timber framed door. A timber framed French door with sidelights is located within the verandah. Located within the projecting wing is a wide window with a fixed central pane flanked by double hung windows and features a flat concrete awning above. The dwelling has an open front yard that is predominately grass with dense planting along the western boundary and a garden bed lining the verandah. The place is serviced by a rear laneway.</p>
<i>Condition</i>	Good
<i>Integrity</i>	High
<i>Authenticity</i>	High
<i>Statement of Significance</i>	<p>The place has cultural heritage significance for the following reasons:</p> <ul style="list-style-type: none"> <li>• For its aesthetic value as representative examples of a well designed Functionalist dwelling of the Post-War era.</li> <li>• For its aesthetic contribution to the streetscape as an example of a Functionalist dwelling constructed during the Post-War period.</li> </ul>
<i>Level of Significance</i>	Some Significance (Level 3)
<i>Heritage Listings and Status</i>	Local Heritage Survey – Adopted 28/06/2022
<i>Key References</i>	<ol style="list-style-type: none"> <li>1. Bizzaca, <i>Subiaco Thematic History</i>, 2014, pp.9-16</li> <li>2. G.W. Harris, 'Plan of Subiaco: shewing all subdivisions &amp; deposited plan no's, Perth WA, c.1895, <a href="https://catalogue.slwa.wa.gov.au/record=b5135227~S2">https://catalogue.slwa.wa.gov.au/record=b5135227~S2</a>, also at AU WA S235- cons3868 354 <a href="https://archive.sro.wa.gov.au/index.php/perth-18-52-suburb-of-subiac0-plan-of-subiac0-showing-all-subdivisions-dp-nos-scale-6-chains-to-an-inch-tally-no-001855-354">https://archive.sro.wa.gov.au/index.php/perth-18-52-suburb-of-subiac0-plan-of-subiac0-showing-all-subdivisions-dp-nos-scale-6-chains-to-an-inch-tally-no-001855-354</a></li> <li>3. Green, 'Notes for West Subiaco Precinct', 2020</li> <li>4. PWD, 'Perth Sewage Plans', 1897 plan with additions to c.1903, AU WA S399- cons1647 05647 Note: west of approximately 251 Heytesbury Road not shown, probably as there were no structures to show.</li> <li>5. Wises Post Office Directories, 1900-1949</li> <li>6. Aerial photographs, 1948-2021, Landgate Mapviewer, <a href="https://map-viewer-plus.app.landgate.wa.gov.au/index.html">https://map-viewer-plus.app.landgate.wa.gov.au/index.html</a></li> <li>7. SROWA, <i>RetroMaps</i>, <a href="https://mapping.sro.wa.gov.au/#/map">https://mapping.sro.wa.gov.au/#/map</a>; Aerial photographs, 1948-2021, Landgate Mapviewer, <a href="https://map-viewer-plus.app.landgate.wa.gov.au/index.html">https://map-viewer-plus.app.landgate.wa.gov.au/index.html</a></li> </ol>

	<p>8. Domain (website), entries for 160, 162 &amp; 164 Heytsebury Road, <a href="https://www.domain.com.au/property-profile/160-heytesbury-road-subiac-wa-6008">https://www.domain.com.au/property-profile/160-heytesbury-road-subiac-wa-6008</a>; <a href="https://www.domain.com.au/property-profile/162-heytesbury-road-subiac-wa-6008">https://www.domain.com.au/property-profile/162-heytesbury-road-subiac-wa-6008</a>; <a href="https://www.realestate.com.au/property/162-heytesbury-rd-subiac-wa-6008">https://www.realestate.com.au/property/162-heytesbury-rd-subiac-wa-6008</a>; realestate.com.au (website), entries for 160, 162 &amp; 164 Heytsebury Road, <a href="https://www.realestate.com.au/property/160-heytesbury-rd-subiac-wa-6008">https://www.realestate.com.au/property/160-heytesbury-rd-subiac-wa-6008</a>; <a href="https://www.realestate.com.au/property/162-heytesbury-rd-subiac-wa-6008">https://www.realestate.com.au/property/162-heytesbury-rd-subiac-wa-6008</a>; <a href="https://www.realestate.com.au/property/164-heytesbury-rd-subiac-wa-6008">https://www.realestate.com.au/property/164-heytesbury-rd-subiac-wa-6008</a>; accessed 24 November 2021</p>
<p><i>Archival Site Plan Courtesy SROWA (March 1955)</i></p>	
<p><i>Additional Photograph (December 2021)</i></p>	

LOCATION INFORMATION			
Name	Miles and Mansfield, Butchers (fmr)		
Place No.	24370		
Address	219 Heytesbury Road (S/L 3, S/P: 22201) Subiaco		
Other names	Heytesbury Studio		
Place Type	Individual Building		
Heritage Area	No		
ASSESSMENT OF SIGNIFICANCE			
Photo (December 2021)			
Construction Date	c.1922	Architectural Style	Inter-War Free Classical
Construction Materials	Walls	Roof	Other
	Rendered Masonry	Corrugated Steel	
Use	Current	Original	Other
	Residential: Single-storey residence	Mixed: Corner Store & attached residence	
Historic Theme(s)	Demographic settlement and mobility: Settlements Occupations: Domestic activities		
Historical Notes	<p><i>The following extract has been taken from the heritage assessment of 219 Heytesbury Road, Subiaco, prepared by Greenward Consulting, June 2015.</i></p> <p>219 Heytesbury Road was designed as a purpose-built butcher's shop with an attached residence, and opened under the management of Miles and Mansfield in c.1922.</p> <p>A review of the Post Office Directories at five yearly intervals provides the following information about the subsequent occupation and use of the shop until the mid-twentieth century:</p> <ul style="list-style-type: none"><li>1925: Butcher, Edwin Miles Note: The business was advertised for sale in December 1929 to January 1930: <i>BUTCHERING, doing 25 smalls, 1½ bodies, fittings, ice chamber, bicycle, suitable man and boy, cheap, owner going away. Particulars, 219 Heytesbury-rd., Subiaco.</i> (January 1930)</li><li>1930: Butcher, William Vial</li></ul>		



	<ul style="list-style-type: none"> <li>1935, 1940 &amp; 1945: Butcher, Frederick Herman Bohling</li> </ul> <p>Frederick died in 1946, but the business appears to have been continued by other members of the family, including his son, Edward John Bohling (who died in 1952) and grandson, Ronald Bohling, who was still listed as a butcher of this address in the Electoral Roll of 1963.</p> <p>219 Heytesbury Road was adopted on the Local Heritage Survey (2002), with the following level and statement of significance:  <i>Level 2 – Notwithstanding the fact that it has been significantly altered, the place has historic, social and aesthetic significance as an example of a former corner shop in a predominantly residential area.</i>          In 2007, it was also identified as an example of a corner store in <i>The heritage of the suburban store in the City of Subiaco</i>.</p>
<i>Physical Description</i>	<p>219 Heytesbury Road is a single storey painted brick building with a corrugated steel hip roof designed in the Inter-War Free Classical style of architecture. The former store is located on the corner of Heytesbury Road and Derby Road. The building is splayed at the corner with a zero setback and a parapet wall above. The parapet is rendered with a moulded capping and a pair of ball finials flanking the corner. There is a corrugated steel skillion verandah to the corner that returns to the extents of the parapet. The verandah is supported by tapered timber posts with curved corner brackets. A wide timber door with a highlight addresses the building's splayed corner. On either side of the corner there are large fixed timber framed shop front windows with four panes and timber mullions. The external walls are rendered to approximately 1500mm with a brick finish above, both of which have been painted.</p> <p>To the west of the original corner store is an attached residence set back from the front building line. The building predominately extends south along Derby Road with the front façade addressing Heytesbury Road. The roof has a ridge gablet addressing the street and features two face brick chimneys with corbelled brick capping. The residence has a front verandah with a corrugated steel roof extending off the main roof line. The verandah is supported by tapered timber posts with curved corner brackets. The main entry door is located with the verandah and features sidelights and highlights. A bank of three timber casement windows with highlights are located within the verandah. There is a front courtyard addressing Heytesbury Road enclosed by a rendered masonry pier fence with steel infill and a steel gate. There is hedge planting in front and behind the fence line. A mature verge tree largely obscures the residence from the street. The rear of the site along Derby Road is enclosed by a high rendered masonry fence approximately 1800mm high.</p>
<i>Condition</i>	Good
<i>Integrity</i>	High
<i>Authenticity</i>	Medium-High: Although the place has undergone alterations the underlying form remains consistent with the original design.
<i>Statement of Significance</i>	<p>The place has cultural heritage significance for the following reasons:</p> <ul style="list-style-type: none"> <li>For its historic value as one of only five surviving examples of corner stores that were built in Subiaco/Shenton Park in the 1920s (all of which date from c.1921-1922).</li> <li>For its aesthetic value as a good representative example of a traditional, early Inter-War era corner store with an attached residence.</li> </ul>
<i>Level of Significance</i>	Considerable Significance (Level 2)

<i>Heritage Listings and Status</i>	Local Heritage Survey – Adopted 4/02/2003 Heritage List – Adopted 6/10/2015
<i>Key References</i>	<ul style="list-style-type: none"> <li>• <i>Heritage Assessment of Corner Stores in Subiaco</i> prepared for the City of Subiaco by Annette Green of Greenward Consulting, June 2015.</li> </ul>
<i>Archival Site Plan Courtesy SROWA (September 1926)</i>	
<i>Additional Photograph (December 2021)</i>	




*Additional  
Photograph  
(December 2021)*



*Historical  
Photograph  
(June 2014)*



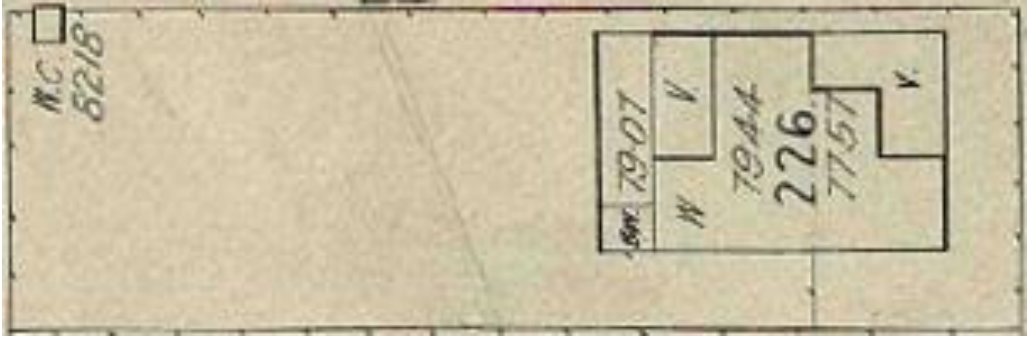



LOCATION INFORMATION			
Name	House, 226 Heytesbury Road		
Place No.	24170		
Address	226 Heytesbury Road (Lot 44, DP 428) Subiaco		
Other names	-		
Place Type	Individual Building		
Heritage Area	No		
ASSESSMENT OF SIGNIFICANCE			
Photo (December 2021)			
Construction Date	c.1905	Architectural Style	Federation Bungalow
Construction Materials	Walls	Roof	Other
	Timber Weatherboard	Corrugated Steel	
Use	Current	Original	Other
	Residential: Two-storey residence	Residential: Single-storey residence	
Historic Theme(s)	Demographic settlement and mobility: Settlements Occupations: Domestic activities		
Historical Notes	<p>The triangle of land bounded by Hamersley, Derby, Heytesbury and Railway Roads was subdivided for sale around 1896, marketed as Redfern Estate No.2 by the Intercolonial Investment Company Ltd. It comprised 93 lots, of which about one third remained unsold in 1896, particularly along Nicholson Road and in the triangle formed by Bronte and Redfern Streets and the laneway. Lot 45, the future 226 Heytesbury Road, was unsold at this time.<sup>1</sup></p> <p>A c.1903 plan shows a vacant lot at 226 Heytesbury Rd.<sup>2</sup> Post office directories list only one resident on Heytesbury Road in 1901 to the west of Rokeby Road (being Austin Bastow, the Mayor of Subiaco). This increased gradually to 14 by 1905, but by 1910 there were around 50 houses. Development then continued steady with around 75 houses in 1915, 90 in 1920, 115 in 1925 and 135 (most of the available lots) in 1930.<sup>3</sup></p>		

	<p>The first occupant of what became 226 Heytesbury Road appears to have been James T. Wilkinson, tuck-pointer. James Thomas Wilkinson (c.1865-1906) married Mary Ann Baker (c.1866-1944) in Perth in c.1897. They had at least three children: Alma Theresa (born 1898); Harry James (c.1901) and George Thomas (1903). Wilkinson died in 1906, aged 41. He is officially recorded as Thomas James Wilkinson.<sup>4</sup></p> <p>Although 226 Heytesbury Road was vacant for a short while after James/ Thomas' death, by 1910 Mrs Mary Wilkinson is recorded living at the place. She remained here until around the time of her death in 1944. In 1912, Mary was listed in the first Register of Midwives in WA, one of the few paid jobs considered suitable for women at the time.<sup>5</sup></p> <p>A sewerage plan from 1927 shows a timber residence with a corner verandah addressing both Heytesbury Road and the laneway, which matches the extant building in 2021.<sup>6</sup> Substantial additions were made in the latter 1980s, which included removing a rear portion of the original house.<sup>7</sup></p>
<i>Physical Description</i>	<p>226 Heytesbury Road is a single storey timber weatherboard dwelling with a corrugated steel hip and gable roof displaying characteristics of the Federation Bungalow style of architecture. The residence has an asymmetrical form with a projecting bay addressing the street. The pitched roof has a ridge gablet addressing the street and a face brick chimney with brick corbelling. The gable end is clad with fibre cement sheeting and features a turned timber finial above. A corrugated steel verandah extends off the main roof line and returns around the eastern corner. The verandah is supported by timber posts with corner brackets. A timber framed entry door features highlights and sidelights. The projecting wing has a bay window addressing the street. The dwelling has a two-storey weatherboard addition to the rear with a detached lofted garage in the northern corner of the property at the intersection of the rear laneways. The dwelling is set close to the front boundary enclosed by a timber picket fence approximately 2000mm high with a timber lattice gate. The front fence is covered in ivy and along with a mature eucalypt and other verge trees, the dwelling is largely obscured from the street. The place is serviced to the side and rear by a laneway.</p>
<i>Condition</i>	Good
<i>Integrity</i>	High
<i>Authenticity</i>	Medium: This aspect of the significance of the place has been diminished by alterations and additions to the rear.
<i>Statement of Significance</i>	<p>The place has cultural heritage significance for the following reasons:</p> <ul style="list-style-type: none"> <li>For its aesthetic value as a representative example of a well designed Federation era weatherboard cottage.</li> <li>For its historic value as a demonstration of the period in which Subiaco underwent rapid development in the early 20th century.</li> </ul>
<i>Level of Significance</i>	Some Significance (Level 3)
<i>Heritage Listings and Status</i>	Local Heritage Survey – Adopted 4/02/2003
<i>Key References</i>	<ol style="list-style-type: none"> <li>Intercolonial Investment, Land and building Co, 'Redfern Estate', real estate flyer, c.1896, <a href="https://catalogue.slwa.wa.gov.au/record=b4690516~S2">https://catalogue.slwa.wa.gov.au/record=b4690516~S2</a> and 'Redfern Estate No.2', real estate flyer, c.1896, <a href="https://catalogue.slwa.wa.gov.au/record=b4660192~S2">https://catalogue.slwa.wa.gov.au/record=b4660192~S2</a></li> <li>PWD, 'Perth Sewage Plans', 1897 plan with additions to c.1903, AU WA S399- cons1647 05647</li> <li>Green, 'Notes for West Subiaco Precinct', 2020</li> <li>Green, 'Notes for West Subiaco Precinct', 2020; Department of Justice – Births, Deaths &amp; Marriages, 'Online Index Search Tool', <a href="https://bdm.justice.wa.gov.au/apps/pioneersindex/default.aspx">https://bdm.justice.wa.gov.au/apps/pioneersindex/default.aspx</a>; Note:</li> </ol>



## Heritage Place Record– House, 226 Heytesbury Road

	<p>BDM online does not list the birth of Harry James Wilkinson, which online family genealogy sources include.</p> <ol style="list-style-type: none"><li>Green, 'Notes for West Subiaco Precinct', 2020; Wises Post Office Directories, 1905-1910</li><li>SROWA, <i>RetroMaps</i>, <a href="https://mapping.sro.wa.gov.au/#/map">https://mapping.sro.wa.gov.au/#/map</a></li><li>Aerial photographs, 1953-2021, Landgate Mapviewer, <a href="https://map-viewer-plus.app.landgate.wa.gov.au/index.html">https://map-viewer-plus.app.landgate.wa.gov.au/index.html</a></li></ol>
<p><i>Archival Site Plan Courtesy SROWA (June 1927)</i></p>	
<p><i>Additional Photograph (December 2021)</i></p>	



*Additional  
Photograph  
(December 2021)*




*Additional  
Photograph  
(December 2021)*



*Historical  
Photograph  
(June 2014)*





LOCATION INFORMATION			
Name	Gertrude Liddicoat's Store (fmr)		
Place No.	25970		
Address	240 Heytesbury Road (Lot 101, DP 73572) Subiaco		
Other names	-		
Place Type	Individual Building		
Heritage Area	No		
ASSESSMENT OF SIGNIFICANCE			
Photo (December 2021)			
Construction Date	c.1935	Architectural Style	Inter-War Stripped Classical
Construction Materials	Walls	Roof	Other
	Rendered Brick	Corrugated Steel	
Use	Current	Original	Other
	Residential: Single-storey residence	Commercial: Greengrocer	
Historic Theme(s)	Demographic settlement and mobility: Settlements Occupations: Commercial Services industries		
Historical Notes	<p><i>The following extract has been taken from the heritage assessment of 240 Heytesbury Road, Subiaco, prepared by Greenward Consulting, June 2015.</i></p> <p>An entry for 240 Heytesbury Road first appeared in the Post Office Directories in 1935, when it was described as “new shop, vacant”.</p> <p>In 1936, the property was listed as a mixed business under the management of G. Liddicoat. At the same time Gertrude Liddicoat was listed as operating a greengrocer's store at 114 Hensman Road. Newspaper notices confirm that she was building a modern architect designed shop at 114 Hensman Road in early 1937 (since demolished), and it is therefore possible that she had occupied 240 Heytesbury Road as temporary premises.</p> <p>In September 1937, Mrs Liddicoat placed a newspaper notice stating that her business at 240 Heytesbury Road had been sold. It was then occupied as a mixed</p>		



	<p>business by Edith May and Frederick John Craig, who were still listed as the proprietors at the time of the last Post Office Directory in 1949.</p> <p>In the Electoral Roll of 1954, Ernest Barfield Taylor was listed as a storekeeper at this address and he remained here until the early 1970s.</p> <p>240 Heytesbury Road was identified on the draft Local Government Heritage Inventory (2002), with the following level and statement of significance:</p> <p><i>Level 2 – The place has considerable aesthetic significance as a good example of the architectural style typical of the area and period. It has historic significance reflecting the development and settlement of the area.</i></p> <p>In 2007, it was also identified as an example of a corner store in <i>The heritage of the suburban store in the City of Subiaco</i>.</p>
<i>Physical Description</i>	<p>240 Heytesbury Road is a single storey rendered brick residence with a concealed corrugated steel hip roof designed in the Inter-War Stripped Classical style of architecture. The former store has a symmetrical form with a zero setback. The front façade has a gabled parapet with a recessed string coursing to either side. The parapet conceals a hipped corrugated steel roof. A cantilevered boxed awning projects over the footpath connecting back to the parapet. The front façade features a central double timber door with glazed panelling, painted orange. The door is flanked by large fixed shopfront windows with a continuous row of highlights above. A recessed courtyard is located to the east of the front façade. The recessed façade has a face brick finish with a face brick parapet above. The courtyard is enclosed by a contemporary steel picket fence with a steel gate located along the eastern boundary. The courtyard features a medium sized tree with planting in front of the fence line. A mature verge tree largely obscures the courtyard from the street. The residence has a paved parking space within the front verge.</p>
<i>Condition</i>	Good
<i>Integrity</i>	High
<i>Authenticity</i>	Medium-High: Despite some modifications, it is a good representative example of its type.
<i>Statement of Significance</i>	<p>The place has cultural heritage significance for the following reasons:</p> <ul style="list-style-type: none"> <li>• For its aesthetic value as a good representative example of a late Inter-War shop with an attached residence, set within a residential streetscape.</li> <li>• For its historical value as one of only two surviving examples of corner stores that were built in Subiaco/Shenton Park in the 1930s.</li> </ul>
<i>Level of Significance</i>	Considerable Significance (Level 2)
<i>Heritage Listings and Status</i>	<p>Heritage List – Adopted 13/10/2015</p> <p>Local Heritage Survey – Adopted 13/10/2015</p>
<i>Key References</i>	<ul style="list-style-type: none"> <li>• <i>Heritage Assessment of Corner Stores in Subiaco</i>, prepared by Annette Green, Greenward Consulting, June 2015</li> </ul>

*Archival Site Plan  
Courtesy SROWA  
(June 1927)*



*Additional  
Photograph  
(Eastern side,  
December 2021)*




*Additional  
Photograph  
(Western side,  
December 2021)*



*Historical  
Photograph  
(January 2014)*







LOCATION INFORMATION			
Name	House, 20 Lawler Street		
Place No.	5451		
Address	20 Lawler Street (Lot 26, DP 325) Subiaco		
Other names	'Woodynook'		
Place Type	Individual Building		
Heritage Area	-		
ASSESSMENT OF SIGNIFICANCE			
Photo (November 2021)			
Construction Date	c.1914	Architectural Style	Federation Bungalow
Construction Materials	Walls Timber Weatherboard	Roof Corrugated Steel	Other
Use	Current Residential: Two-Storey residence	Original Residential: Single-Storey residence	Other
Historic Theme(s)	Demographic settlement and mobility: Settlements Occupations: Domestic activities		
Historical Notes	<p>The land around Lawler Street was the earliest residential settlement within West Subiaco. By 1898, ten residences are listed in the street. By 1901, post office directories list about sixty residences within West Subiaco Precinct, of which 21 were listed in Lawler Street and twenty in immediately adjacent streets.<sup>1</sup> There were around 35 houses in Lawler Street 1910, 45 in 1915, 50 in 1920 and 55 (almost all the available lots) in 1925.<sup>2</sup></p> <p>A c.1903 plan appears to show a vacant lot at 20 Lawler St.<sup>3</sup> Post Office Directories first list a residence in this location in 1914. It was known as 18 Lawler Street until c.1917. The first listed occupant is Ludwig J. Groth (Groth Bros, builders). Groth is listed at the place in 1914 and 1915. It is likely he constructed the house himself during this time. By 1916, other occupants are listed, but Groth retained ownership.<sup>4</sup> One of nineteen Subiaco residents who died during the influenza epidemic in 1919 was Maud Victoria Frayne, of 20 Lawler Street. She died at Blackboy Hill Hospital, aged 38, leaving at least two children.<sup>5</sup></p>		

	<p>In 1945, 20 Lawler Street was advertised for sale as part of Johann Ludwig Groth's estate.</p> <p><i>No 20 Lawler-st, Subiaco. Ptn Perth Suburban Lot 234, Lot 26, Plan 325 ... IMPROVEMENTS: W/Board Residence, 4 rooms, pantry, bathroom, front and enclosed back verandahs, w/house, sewerred. el; close school and transport.</i><sup>6</sup></p> <p>At the time of his death, in September 1944, it was reported:</p> <p><i>The late Mr Groth, who was 75 years of age, was born at Little Bendigo near Ballarat (Victoria), and came to Western Australia in the year 1897, when he set up business in Perth as a building contractor, which proved most successful. He then took up land in the Bruce Rock district and by thorough business methods developed this into a most valuable property.</i><sup>7</sup></p> <p>Despite the sale of the residence, the occupant did not change. Reginald McIlwraith was listed as resident at the house by at least 1936 and remained in 1949. Reginald James Donovan McIlwraith, engine driver, married Diane Isabel Madge Moore in 1925. By 1954, the McIlwraiths had moved to Manning, where they continued to live into the 1980s.<sup>8</sup></p> <p>A sewerage plan from 1955 shows a timber residence with front verandah across the full width, which matches the extant building in 2021.<sup>9</sup> The house was extended to the rear in the early 1990s.<sup>10</sup></p>
<b>Physical Description</b>	<p>20 Lawler Street is a two-storey timber weatherboard residence with a corrugated steel hip roof displaying characteristics of the Federation Bungalow style of architecture. The residence has a symmetrical form set well back from the street with a steeply pitched roof with ridge gables. A face brick chimney is located along the western side of the dwelling. A corrugated steel skillion verandah extends along the front facade. The verandah is supported by turned timber posts with corner brackets and a simply detailed valance. A timber framed entry door with a highlight and sidelights is centred in the south elevation addressing the street. The windows are predominantly timber framed casements with fixed highlights. The place has a two-storey addition to the rear set well back from the front building line. A brick paved driveway extends along the eastern side of the property leading to an attached carport. The place is enclosed by a painted timber picket fence that is approximately 1500mm high with a central timber picket gate and framed pergola. The residence is largely obscured by dense vegetation and mature trees to the front yard.</p>
<b>Condition</b>	Good
<b>Integrity</b>	High
<b>Authenticity</b>	Medium: This aspect of the significance of the place has been diminished by alterations and additions to the rear.
<b>Statement of Significance</b>	<p>The place has cultural heritage significance for the following reasons:</p> <ul style="list-style-type: none"> <li>For its aesthetic value as a representative example of a well designed Federation era weatherboard cottage.</li> <li>For its historic value as a demonstration of the period in which Subiaco underwent rapid development in the early 20th century.</li> </ul>
<b>Level of Significance</b>	Some Significance (Level 3)
<b>Heritage Listings and Status</b>	Local Heritage Survey – Adopted 4/02/2003
<b>Key References</b>	<ol style="list-style-type: none"> <li>Wises Post Office Directories, 1897-1901</li> <li>Green, 'Notes for West Subiaco Precinct', 2020</li> </ol>




	<ol style="list-style-type: none"> <li>3. PWD, 'Perth Sewage Plans', 1897 plan with additions to c.1903, AU WA S399- cons1647 05647 Green, 'Notes for West Subiaco Precinct', 2020; Wises Post Office Directories, 1913-1916</li> <li>4. Green, 'Brief Chronological Outline', 2020, p.63</li> <li>5. <i>Bruce Rock Post and Corrigin and Narrambeen Guardian</i> 21 September 1944 p.2, quoted in Green, 'Notes for West Subiaco Precinct', 2020</li> <li>6. <i>The West Australian</i> 10 July 1945 p.1, quoted in Green, 'Notes for West Subiaco Precinct', 2020</li> <li>7. Department of Justice – Births, Deaths &amp; Marriages, 'Online Index Search Tool', <a href="https://bdm.justice.wa.gov.au/apps/pioneersindex/default.aspx">https://bdm.justice.wa.gov.au/apps/pioneersindex/default.aspx</a>; Australian Electoral Rolls, 1903-1980, <a href="https://www.ancestrylibrary.com.au/search/collections/1207/">https://www.ancestrylibrary.com.au/search/collections/1207/</a>; Wises Post Office Directories, 1934-1949</li> <li>8. SROWA, <i>RetroMaps</i>, <a href="https://mapping.sro.wa.gov.au/#/map">https://mapping.sro.wa.gov.au/#/map</a></li> <li>9. Aerial photographs, 1953-2021, Landgate Mapviewer, <a href="https://map-viewer-plus.app.landgate.wa.gov.au/index.html">https://map-viewer-plus.app.landgate.wa.gov.au/index.html</a></li> </ol>
Archival Site Plan Courtesy SROWA (June 1927)	
Additional Photograph (Rear two-storey extension, November 2021)	



*Historical  
Photograph  
(December 2014)*

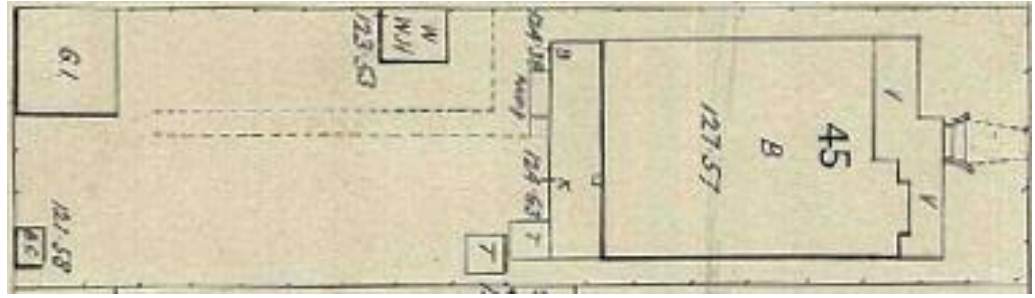


LOCATION INFORMATION			
Name	House, 45 Lawler Street		
Place No.	5453		
Address	45 Lawler Street (Lot 52, DP 325) Subiaco		
Other names	-		
Place Type	Individual Building		
Heritage Area	No		
ASSESSMENT OF SIGNIFICANCE			
Photo (November 2021)			
Construction Date	c.1912	Architectural Style	Federation Queen Anne
Construction Materials	Walls Brick	Roof Corrugated Steel	Other
Use	Current Residential: Single-storey residence	Original Residential: Single-storey residence	Other
Historic Theme(s)	Demographic settlement and mobility: Settlements Occupations: Domestic activities		
Historical Notes	<p>The land around Lawler Street was the earliest residential settlement within West Subiaco. By 1898, ten residences are listed in the street. By 1901, post office directories list about sixty residences within West Subiaco Precinct, of which 21 were listed in Lawler Street and twenty in immediately adjacent streets.<sup>1</sup> There were around 35 houses in Lawler Street 1910, 45 in 1915, 50 in 1920 and 55 (almost all the available lots) in 1925.<sup>2</sup> A c.1903 plan shows a vacant lot at 45 Lawler St.<sup>3</sup> 45 Lawler Street first appears in the PO Directories in 1912. David Weatherall (manager T &amp; G Mutual Life Assurance Co) was identified as the primary occupant until 1916. The first long-term occupants were the Anstey family, who had settled here by 1924.<sup>4</sup></p> <p>Alfred Charles Anstey (miller and shareholder in the Boronia Flour Mills) married Annie Sarah (also Sarah Annie) Ford in Jolimont in 1903. The couple had at least 7 children: Launa Coral (born 1903), Myrtle Annie (1905), Muriel E. (1907), Ivor Alfred Ford (1910), Ruby Emma (1912), Roy William Albert (c.1914) and Lawrence H. (1918).<sup>5</sup></p>		

	<p>Alfred Anstey died in a railway fatality in June 1932, aged 63. Annie was still listed at 45 Lawler Street in the Electoral Rolls of 1963 when she died, aged 85. Several of her adult children are also listed as resident at the house in the 1930s and 1940s.<sup>6</sup></p> <p>A sewerage plan from 1955 shows a brick residence with steps up to a front verandah that wraps around the projecting front bay of the house. This matches the extant building in 2021.<sup>7</sup> No substantial additions are evident on aerial photographs.<sup>8</sup></p>
<i>Physical Description</i>	<p>45 Lawler Street is a single storey brick dwelling with a corrugated steel hip and gable roof displaying characteristics of the Federation Queen Anne style of architecture. The residence is located on the corner of Lawler Street and Douglas Avenue. The residence has an asymmetrical form with a projecting bay addressing Lawler Street. The steeply pitched roof has two ridge gables and two brick and rendered chimneys. The projecting bay has a half-timbered gable with rough cast rendered infill. A corrugated steel bullnose verandah extends along the front facade. The verandah is supported by turned timber half posts atop a rendered masonry balustrade with corner timber brackets and a simply detailed timber valance. The verandah has a concrete base accessed by a central set of low concrete and brick stairs. The dwelling has face brick walls exposed along the western facade and painted to the front and rear facades. The front façade features rendered string coursing at sill and head height. A timber framed entry door is painted yellow and features highlights and sidelights. The windows are predominantly timber framed casements with double hung windows to the side and rear elevations. The rear of the dwelling features a corrugated steel skillion verandah supported by turned timber posts. The place is enclosed to the front by a painted timber picket fence that is approximately 1200mm high with a central timber picket gate. A corrugated steel panel fence approximately 1800mm high extends along Douglas Avenue. The front yard contains modest plantings with some mature verge trees along Lawler Street and Douglas Avenue. The place is serviced by a rear laneway.</p>
<i>Condition</i>	Good
<i>Integrity</i>	High
<i>Authenticity</i>	Medium-High
<i>Statement of Significance</i>	<p>The place has cultural heritage significance for the following reasons:</p> <ul style="list-style-type: none"> <li>• As a good representative example of the application of materials and detailing which were derived from the Federation Queen Anne style, but which were applied in a more restrained manner that suited the budgets and expectations of the middle classes in Subiaco during the early twentieth century.</li> <li>• For its historic value as a demonstration of the period in which Subiaco underwent rapid development in the early 20th century.</li> </ul>
<i>Level of Significance</i>	Some Significance (Level 3)
<i>Heritage Listings and Status</i>	<p>Local Heritage Survey – Adopted 28/02/1995</p> <p>Local Heritage Survey – Adopted 4/02/2003</p>
<i>Key References</i>	<ol style="list-style-type: none"> <li>1. Wises Post Office Directories, 1897-1901</li> <li>2. Green, 'Notes for West Subiaco Precinct', 2020</li> <li>3. PWD, 'Perth Sewage Plans', 1897 plan with additions to c.1903, AU WA S399- cons1647 05647</li> <li>4. Green, 'Notes for West Subiaco Precinct', 2020</li> <li>5. Green, 'Notes for West Subiaco Precinct', 2020; Department of Justice – Births, Deaths &amp; Marriages, 'Online Index Search Tool', <a href="https://bdm.justice.wa.gov.au/apps/pioneersindex/default.aspx">https://bdm.justice.wa.gov.au/apps/pioneersindex/default.aspx</a></li> <li>6. Green, 'Notes for West Subiaco Precinct', 2020; Metropolitan Cemeteries Board, Name Search, <a href="https://www2.mcb.wa.gov.au/NameSearch/results.php">https://www2.mcb.wa.gov.au/NameSearch/results.php</a>; Australian Electoral Rolls, 1903-1980, <a href="https://www.ancestrylibrary.com.au/search/collections/1207/">https://www.ancestrylibrary.com.au/search/collections/1207/</a></li> <li>7. SROWA, <i>RetroMaps</i>, <a href="https://mapping.sro.wa.gov.au/#/map">https://mapping.sro.wa.gov.au/#/map</a></li> <li>8. Aerial photographs, 1953-2021, Landgate Mapviewer, <a href="https://map-viewer-plus.app.landgate.wa.gov.au/index.html">https://map-viewer-plus.app.landgate.wa.gov.au/index.html</a></li> </ol>



*Archival Site Plan  
Courtesy SROWA  
(June 1927)*



*Additional  
Photograph  
(Front verandah,  
November 2021)*




*Additional  
Photograph  
(November 2021)*



*Historical  
Photograph  
(June 2014)*

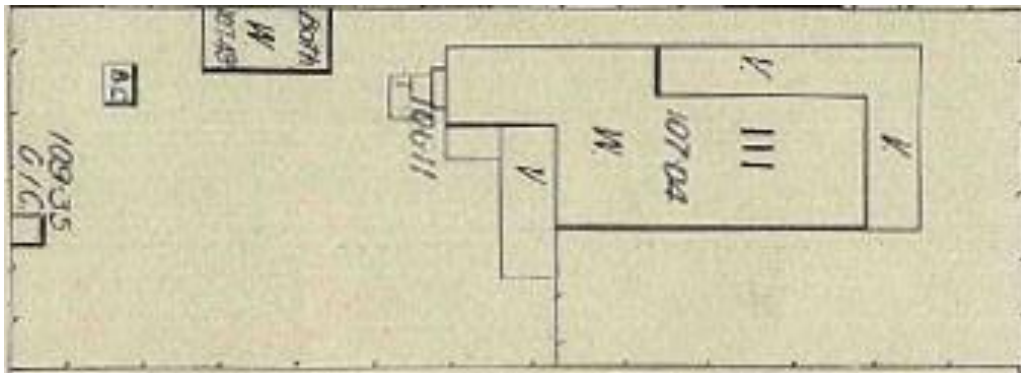





LOCATION INFORMATION			
Name	House, 111 Lawler Street		
Place No.	5458		
Address	111 Lawler Street (Lot 18, DP 1817 & Lot 311, DP 27093) Subiaco		
Other names	Challistoun		
Place Type	Individual Building		
Heritage Area	No		
ASSESSMENT OF SIGNIFICANCE			
Photo (November 2021)			
Construction Date	c.1903	Architectural Style	Federation Bungalow
Construction Materials	Walls	Roof	Other
	Timber Weatherboard	Corrugated Steel	
Use	Current	Original	Other
	Residential: Single-storey residence	Residential: Single-storey residence	
Historic Theme(s)	Demographic settlement and mobility: Settlements Occupations: Domestic activities		
Historical Notes	<p>The land around Lawler Street was the earliest residential settlement within West Subiaco. By 1898, ten residences are listed in the street. By 1901, post office directories list about sixty residences within West Subiaco Precinct, of which 21 were listed in Lawler Street and twenty in immediately adjacent streets.<sup>1</sup> There were around 35 houses in Lawler Street 1910, 45 in 1915, 50 in 1920 and 55 (almost all the available lots) in 1925.<sup>2</sup></p> <p>Members of the Randall family are listed at Lawler Street in the Post Office Directories by 1899. In 1902, when entries were first organised by house location, the Randall family were listed in the immediate vicinity of what was later known as 111 Lawler Street.<sup>3</sup> A c.1903 plan shows a residence at 111 Lawler St that matches later sewerage plans and appears to match the extant building.<sup>4</sup></p> <p>Information available online suggests that Alice Kendall (c.1871-1937) and Edward James Randall (carpenter) (c.1870-1955) were married in Victoria in c.1893 and that</p>		




	<p>this couple had at least 2 daughters. Members of this family lived at 111 Lawler Street until c.1910, before moving to 103 Lawler Street (c.1911) and then 107 Lawler Street (c.1912-1929).<sup>5</sup></p> <p>From 1914 to 1921, Mrs E.M. Hayes Smith, nurse, was listed as occupant at 11 Lawler Street.<sup>6</sup> During this time, the property was referred to as 'Challistoun'.<sup>7</sup> It is possible this was some sort of private hospital, such as a maternity or convalescence home. The first long-term occupant of 111 Lawler Street was Winfred Burrows. She settled here with her husband, George in c.1930. George died in 1939, aged 66. He was noted at his death as a retired railway officer who had been station master at York for many years. Winifred was still listed at this address in the Electoral Rolls of 1958. She died the same year, aged 87.<sup>8</sup></p> <p>A sewerage plan from 1955 shows a long, narrow timber residence with verandah across the front and extending halfway down the west side, which matches the extant building in 2021.<sup>9</sup> No substantial additions are evident on aerial photographs, although the configuration of rear verandahs/ sleepout/ etc may have been changed.<sup>10</sup></p>
<i>Physical Description</i>	<p>111 Lawler Street is a single storey timber weatherboard cottage with a corrugated steel hip roof displaying characteristics of the Federation Bungalow style of architecture. The narrow cottage has a steep hipped roof featuring a face brick chimney with rendered string course detailing. A corrugated steel bullnose return verandah extends along the front façade and down along the western facade. The verandah is supported by turned timber posts that have been painted yellow. A timber framed entry door features highlights and a sidelight with a matching door at the end of the return verandah. A set of French doors is located within the verandah along the western façade. A wide timber double hung window with double hung sidelights is located in the front elevation. The cottage has an open front yard with some garden beds and modest plantings. The cottage is located on a wide lot set well back from the eastern boundary with a section of grass and a brick paved driveway servicing the cottage. The place is also serviced by a rear laneway.</p>
<i>Condition</i>	Good- Fair
<i>Integrity</i>	High
<i>Authenticity</i>	High
<i>Statement of Significance</i>	<p>The place has cultural heritage significance for the following reasons:</p> <ul style="list-style-type: none"> <li>• For its aesthetic value as a representative example of a well designed Federation era weatherboard cottage with high levels of authenticity.</li> <li>• For its historic value as a demonstration of the period in which Subiaco underwent rapid development in the early 20th century.</li> <li>• For its aesthetic contribution to a largely intact streetscape of early twentieth century houses.</li> </ul>
<i>Level of Significance</i>	Some Significance (Level 3)
<i>Heritage Listings and Status</i>	Local Heritage Survey – Adopted 4/02/2003
<i>Key References</i>	<ol style="list-style-type: none"> <li>1. Wises Post Office Directories, 1897-1901</li> <li>2. Green, 'Notes for West Subiaco Precinct', 2020</li> <li>3. Green, 'Notes for West Subiaco Precinct', 2020</li> <li>4. PWD, 'Perth Sewage Plans', 1897 plan with additions to c.1903, AU WA S399- cons1647 05647</li> <li>5. Green, 'Notes for West Subiaco Precinct', 2020</li> <li>6. Wises Post Office Directories, 1913-1922</li> </ol>

	<p>7. Green, 'Notes for West Subiaco Precinct', 2020; <i>West Australian</i>, 23 April 1914, p.8, <a href="https://trove.nla.gov.au/newspaper/article/26903534">https://trove.nla.gov.au/newspaper/article/26903534</a></p> <p>8. Green, 'Notes for West Subiaco Precinct', 2020; Metropolitan Cemeteries Board, Name Search, <a href="https://www2.mcb.wa.gov.au/NameSearch/results.php">https://www2.mcb.wa.gov.au/NameSearch/results.php</a>; <i>York Leader &amp; Quairading &amp; Dargin Herald</i>, 3 February 1939, p.2, <a href="https://trove.nla.gov.au/newspaper/article/260566667">https://trove.nla.gov.au/newspaper/article/260566667</a></p> <p>9. SROWA, <i>RetroMaps</i>, <a href="https://mapping.sro.wa.gov.au/#/map">https://mapping.sro.wa.gov.au/#/map</a></p> <p>10. Aerial photographs, 1953-2021, Landgate Mapviewer, <a href="https://map-viewer-plus.app.landgate.wa.gov.au/index.html">https://map-viewer-plus.app.landgate.wa.gov.au/index.html</a></p>
Archival Site Plan Courtesy SROWA (January 1926)	
Additional Photograph (Side verandah, November 2021)	

*Historical  
Photograph  
(June 2014)*



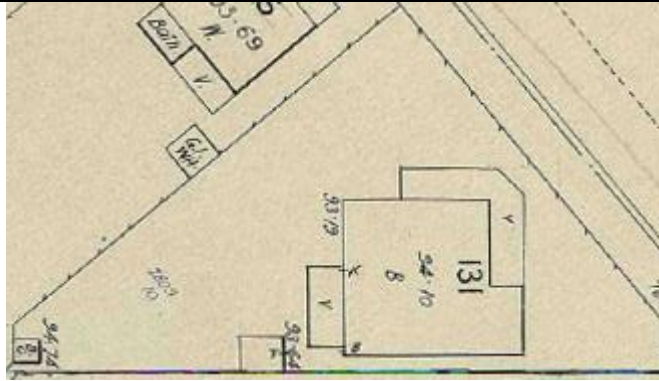


LOCATION INFORMATION			
Name	House, 131 Lawler Street		
Place No.	24190		
Address	131 Lawler Street (Lot 11, DP 1817) Subiaco		
Other names	-		
Place Type	Individual Building		
Heritage Area	No		
ASSESSMENT OF SIGNIFICANCE			
Photo (November 2021)			
Construction Date	c.1919	Architectural Style	Federation Queen Anne
Construction Materials	Walls	Roof	Other
	Timber Weatherboard	Corrugated Steel	
Use	Current	Original	Other
	Residential: Single-storey residence	Residential: Single-storey residence	
Historic Theme(s)	Demographic settlement and mobility: Settlements Occupations: Domestic activities		
Historical Notes	<p>The land around Lawler Street was the earliest residential settlement within West Subiaco. By 1898, ten residences are listed in the street. By 1901, post office directories list about sixty residences within West Subiaco Precinct, of which 21 were listed in Lawler Street and twenty in immediately adjacent streets.<sup>1</sup> There were around 35 houses in Lawler Street 1910, 45 in 1915, 50 in 1920 and 55 (almost all the available lots) in 1925.<sup>2</sup> A c.1903 plan shows a vacant lot at 131 Lawler St.<sup>3</sup></p> <p>This house was first listed in the PO Directories in 1919 and George Newell was identified as the primary occupant until 1920. The first long-term occupants were the Christie family, who had settled here by September 1920 (when they announced the birth of a daughter).<sup>4</sup> James Christie (salesman) and Lewis (also Lewes) McLeod were married in Perth in 1919.<sup>5</sup> James died in 1971, aged 79, and Lewis in 1979, aged 83. Both lived at Subiaco at the time of their deaths. Electoral rolls from the 1970s suggest they were at 131 Lawler Street to the end of their lives.<sup>6</sup></p>		

	A sewerage plan from 1955 shows a brick residence aligned with Lawler Street, therefore at 45 degrees to Railway Parade. A verandah wraps the corner nearest Railway Parade, with a truncated corner, which matches the extant building in 2021. <sup>7</sup> There appear to have been some changes made to the rear of the house in the 1980s, although the place maintained approximately the same footprint. <sup>8</sup>
<i>Physical Description</i>	131 Lawler Street is a single storey face brick dwelling with a corrugated steel hip and gable roof displaying characteristics of the Federation Queen Anne style of architecture. The residence is located on the corner of Lawler Street and Railway Road on a triangular lot. The residence has an asymmetrical form with a projecting bay addressing the corner. The hipped roof has two ridge gablets and face brick and rough rendered chimney. The projecting bay has a panelled infill with a turned timber finial above. A corrugated steel verandah continues off the main roof pitch. The verandah is supported by square timber posts with decorative timber brackets and a timber panelling. The walls are tuckpointed brick with a timber weatherboard extension to the western façade. The front façade has a timber framed entry door with a highlight and timber framed casement windows with multi-paned glazing. The openings set within the verandah feature brick voussoirs above. The windows within the gable bay have a timber framed awning above. The front yard is predominately a grass area with some gardens and hedges along the inner fence line. The place is enclosed by a solid limestone pier wall approximately 2000mm high largely obscuring the residence. A steel gate addresses the corner with a secondary larger steel gate to the rear of the property accessed off Railway Road. The place is serviced by a rear laneway.
<i>Condition</i>	Good
<i>Integrity</i>	High
<i>Authenticity</i>	High
<i>Statement of Significance</i>	<p>The place has cultural heritage significance for the following reasons:</p> <ul style="list-style-type: none"> <li>As a representative example of the application of materials and detailing which were derived from the Federation Queen Anne style, but which were applied in a more restrained manner that suited the budgets and expectations of the middle classes in Subiaco during the early twentieth century.</li> <li>For its historic value as a demonstration of the period in which Subiaco underwent rapid development in the early 20th century.</li> </ul>
<i>Level of Significance</i>	Some Significance (Level 3)
<i>Heritage Listings and Status</i>	Local Heritage Survey – Adopted 4/02/2003
<i>Key References</i>	<ol style="list-style-type: none"> <li>Wises Post Office Directories, 1897-1901</li> <li>Green, 'Notes for West Subiaco Precinct', 2020</li> <li>PWD, 'Perth Sewage Plans', 1897 plan with additions to c.1903, AU WA S399- cons1647 05647</li> <li>Green, 'Notes for West Subiaco Precinct', 2020</li> <li>Green, 'Notes for West Subiaco Precinct', 2020</li> <li>Metropolitan Cemeteries Board, Name Search, <a href="https://www2.mcb.wa.gov.au/NameSearch/results.php">https://www2.mcb.wa.gov.au/NameSearch/results.php</a>; Australian Electoral Rolls, 1903-1980, <a href="https://www.ancestrylibrary.com.au/search/collections/1207/">https://www.ancestrylibrary.com.au/search/collections/1207/</a></li> <li>SROWA, RetroMaps, <a href="https://mapping.sro.wa.gov.au/#/map">https://mapping.sro.wa.gov.au/#/map</a></li> <li>Aerial photographs, 1953-2021, Landgate Mapviewer, <a href="https://map-viewer-plus.app.landgate.wa.gov.au/index.html">https://map-viewer-plus.app.landgate.wa.gov.au/index.html</a></li> </ol>



*Archival Site Plan  
Courtesy SROWA  
(September 1923)*



*Additional  
Photograph  
(Front gate,  
November 2021)*



*Additional  
Photograph  
(Rear of property,  
November 2021)*






*Historical  
Photograph  
(June 2014)*



LOCATION INFORMATION			
Name	House, 44 Nicholson Road		
Place No.	9182		
Address	44 Nicholson Road (Lot 34, DP 2352) Subiaco		
Other names	-		
Place Type	Individual Building		
Heritage Area	No		
ASSESSMENT OF SIGNIFICANCE			
Photo (December 2021)			
Construction Date	c.1904	Architectural Style	Federation Queen Anne
Construction Materials	Walls	Roof	Other
	Timber Weatherboard	Corrugated Steel	
Use	Current	Original	Other
	Residential: Single-storey residence	Residential: Single-storey residence	
Historic Theme(s)	Demographic settlement and mobility: Settlements Occupations: Domestic activities		
Historical Notes	<p>This portion of Nicholson Road was one of few areas in West Subiaco not shown subdivided for residential lots on a c.1897 plan.<sup>1</sup> A c.1903 plan shows no structures along the north side of Nicholson Road between Coolgardie Street and Rokeby Road. Almost all the approximately 15 structures facing Nicholson Road at this time were on the south side.<sup>2</sup> Although by 1907 Nicholson Road was described as the ‘new main road to Fremantle’, it was very slow to be developed.<sup>3</sup></p> <p>By 1910 there were 19 houses (plus the hotel) listed in the Post Office Directories on the south side of Nicholson Road and 22 houses on the north. Four of these properties had attached shops (2 on either side of the street). By 1920 there were 37 houses along the south side (plus the hotel and a drill hall) and 54 to the north (plus a maternity home). By 1940 this had increased to around 70 houses along the southern side and 100 along the northern.<sup>4</sup></p>		

	<p>Early Post Office Directory listings for Nicholson Road do not give house numbers or even which side of the street residents lived. However, it appears a new residence was added in the location later identified as 44 Nicholson Road in c.1904.<sup>5</sup> From 1905, Daniel Cleal, carpenter, is listed at this address. Available online information suggests Daniel Cleal (c.1867-1960) married Ada Florence McDonald (c.1862-1941) in Victoria in c.1897 and they had one child, Ralph James, born at Subiaco in 1901. Ada and Daniel remained at 44 Nicholson Road until c.1924, after which they moved to Nedlands.<sup>6</sup></p> <p>From 1925 to 1947, the occupant of 44 Nicholson Road is recorded as Charles Carey Britten.<sup>7</sup> Charles Carey Britten married Beatrice Anderson before the couple arrived in Western Australia. They had at least three children: Edmond Anderson (born 1901, at Coolgardie), Alfreda Fanny Britten (1902, Coolgardie) and Beatrice Bethel Britten (1905, Bonnnieville). However, Charles and Beatrice appear to have separated, as in 1922 Charles married Edith F. Hawkins at East Coolgardie. Charles died in 1947, aged 47, while living at Subiaco.<sup>8</sup> He had run a 'coat and frock' business in the Trinity Buildings in Perth.<sup>9</sup></p> <p>By 1949, Edith Britten had left 44 Nicholson Road, which was then occupied by Lionel Hanson and his wife Myrtle. The Hansons did not stay long, as by 1954 they lived in Mount Pleasant.<sup>10</sup></p> <p>A sewerage plan from 1926 shows a timber residence with verandah across half the front width and a projecting front bay, which matches the extant building in 2021.<sup>11</sup> The house was extended to the rear in 2004.<sup>12</sup></p>
<i>Physical Description</i>	<p>44 Nicholson Road is a single storey timber weatherboard dwelling with a corrugated steel hip and gable roof designed in the Federation Queen Anne style of architecture. The residence has an asymmetrical form with a projecting bay addressing the street. The pitched roof has two rendered and detailed brick chimneys. The projecting gable has timber weatherboard cladding with a decorative bargeboard and a decorative bay window. The bay window has a triple gable roof with moulded detailing, decorative bargeboards and curved timber eave brackets. A corrugated steel bullnose verandah extends along the recessed portion of the front façade supported by turned timber posts with a decorative timber valance. The verandah is accessed via a set of concrete steps. The external walls are clad with timber weatherboards that have a segmented profile along the front elevation to imitate stonework. The entry door is timber framed with highlights and sidelights. Three timber framed casement windows are located within the verandah. Within the projecting bay are three timber-framed double hung windows with fixed highlights. The front yard is predominately a grass area with trees and plantings lining the verandah and side fences with a brick paved path. The place is enclosed by a decorative timber picket fence approximately 900mm high with a timber picket gate in the south east corner. The place is serviced by a rear laneway.</p>
<i>Condition</i>	Good
<i>Integrity</i>	High
<i>Authenticity</i>	High
<i>Statement of Significance</i>	<p>The place has cultural heritage significance for the following reasons:</p> <ul style="list-style-type: none"> <li>• For its aesthetic value as an excellent and rare example of a Federation Queen Anne cottage.</li> <li>• For its aesthetic value as a highly decorative timber weatherboard cottage with wall cladding that is ruled to resemble stone, and its decorative timber detailing.</li> </ul>



	<ul style="list-style-type: none"> <li>For its historic value as a demonstration of the period in which Subiaco underwent rapid development in the early 20th century.</li> </ul>
<i>Level of Significance</i>	Considerable Significance (Level 2)
<i>Heritage Listings and Status</i>	Local Heritage Survey – Adopted 28/02/1995 Local Heritage Survey – Adopted 4/02/2003
<i>Key References</i>	<ol style="list-style-type: none"> <li>G.W. Harris, 'Plan of Subiaco: shewing all subdivisions &amp; deposited plan no's, Perth WA, c.1895, <a href="https://catalogue.slwa.wa.gov.au/record=b5135227~S2">https://catalogue.slwa.wa.gov.au/record=b5135227~S2</a>, also at AU WA S235- cons3868 354 <a href="https://archive.sro.wa.gov.au/index.php/perth-18-52-suburb-of-subiaco-plan-of-subiaco-showing-all-subdivisions-dp-nos-scale-6-chains-to-an-inch-tally-no-001855-354">https://archive.sro.wa.gov.au/index.php/perth-18-52-suburb-of-subiaco-plan-of-subiaco-showing-all-subdivisions-dp-nos-scale-6-chains-to-an-inch-tally-no-001855-354</a></li> <li>PWD, 'Perth Sewage Plans', 1897 plan with additions to c.1903, AU WA S399- cons1647 05647</li> <li>Green, 'Brief Chronological Outline', 2020, p.43</li> <li>Green, 'Notes for West Subiaco Precinct', 2020</li> <li>Wises Post Office Directories, 1901-1910</li> <li>Green, 'Notes for West Subiaco Precinct', 2020; Department of Justice – Births, Deaths &amp; Marriages, 'Online Index Search Tool', <a href="https://bdm.justice.wa.gov.au/apps/pioneersindex/default.aspx">https://bdm.justice.wa.gov.au/apps/pioneersindex/default.aspx</a></li> <li>Wises Post Office Directories, 1924-1949</li> <li>Department of Justice – Births, Deaths &amp; Marriages, 'Online Index Search Tool', <a href="https://bdm.justice.wa.gov.au/apps/pioneersindex/default.aspx">https://bdm.justice.wa.gov.au/apps/pioneersindex/default.aspx</a>; Metropolitan Cemeteries Board, Name Search, <a href="https://www2.mcb.wa.gov.au/NameSearch/results.php">https://www2.mcb.wa.gov.au/NameSearch/results.php</a></li> <li><i>Daily News</i>, 26 April 1947, p.17, <a href="https://trove.nla.gov.au/newspaper/article/78209398">https://trove.nla.gov.au/newspaper/article/78209398</a>; <i>Daily News</i>, 16 May 1947, p.15, <a href="https://trove.nla.gov.au/newspaper/article/78240235">https://trove.nla.gov.au/newspaper/article/78240235</a></li> <li>Department of Justice – Births, Deaths &amp; Marriages, 'Online Index Search Tool', <a href="https://bdm.justice.wa.gov.au/apps/pioneersindex/default.aspx">https://bdm.justice.wa.gov.au/apps/pioneersindex/default.aspx</a>; Australian Electoral Rolls, 1903-1980, <a href="https://www.ancestrylibrary.com.au/search/collections/1207/">https://www.ancestrylibrary.com.au/search/collections/1207/</a>; Wises Post Office Directories, 1947-1949</li> <li>SROWA, <i>RetroMaps</i>, <a href="https://mapping.sro.wa.gov.au/#/map">https://mapping.sro.wa.gov.au/#/map</a></li> <li>Aerial photographs, 1953-2021, Landgate Mapviewer, <a href="https://map-viewer-plus.app.landgate.wa.gov.au/index.html">https://map-viewer-plus.app.landgate.wa.gov.au/index.html</a></li> </ol>
<i>Archival Site Plan Courtesy SROWA (September 1926)</i>	

*Additional  
Photograph  
(December 2021)*




*Additional  
Photograph  
(December 2021)*



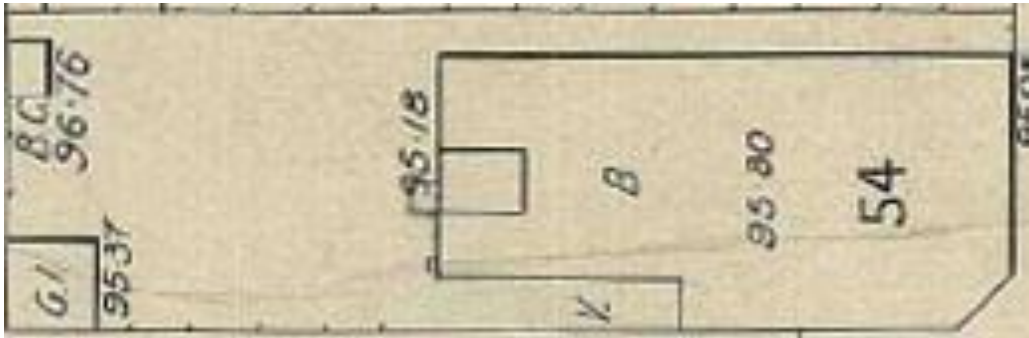
*Historical  
Photograph  
(June 2014)*





LOCATION INFORMATION			
Name	Annabelle's Antiques		
Place No.	-		
Address	54 Nicholson Road (Lot 22, DP 974) Subiaco (formerly 52 & 54 Nicholson Road)		
Other names	'Annabelles' Edmund Read's Newsagency (fmr)		
Place Type	Individual Building		
Heritage Area	No		
ASSESSMENT OF SIGNIFICANCE			
Photo (December 2021)			
Construction Date	1905	Architectural Style	Federation Free Classical
Construction Materials	Walls	Roof	Other
	Rendered Masonry	Corrugated Steel	
Use	Current	Original	Other
	Commerical: Antique Store	Commerical: Newsagency	
Historic Theme(s)	Occupations: Commercial services industries Occupations: Intellectual activities, arts & crafts		
Historical Notes	<p><i>The following extract has been taken from the heritage assessment of 54 Nicholson Road, Subiaco, prepared by Greenward Consulting, June 2015.</i></p> <p>This is one of the oldest surviving corner stores in the City of Subiaco, having been established as a newsagency and stationery shop by 1906.</p> <p>A review of the Post Office Directories at five yearly intervals provides the following information about the occupation and use of the shop until the mid-twentieth century:</p> <ul style="list-style-type: none"><li>• 1906: Newsagent &amp; stationer, Edmund W. Read</li><li>• 1910: 52 – Bootmaker, Henry P. Stacey (1<sup>st</sup> listed in 1907) 54 – Newsagent &amp; stationer, Edmund W. Read</li><li>• 1915: 52 – Dressmaker, Miss A. Goldring 54 – Newsagent, Charles J. Mitchell</li></ul> <p>In 1919, the shop at #52 was advertised for rent:</p>		

	<p><i>LOCK-UP SHOP, counter, shelving, electric light, good opening for ham and beef, dairy, produce, shoemaker, tailor, dressmaker, etc., rent 10s. 52 Nicholson-rd., Subiaco.</i></p> <ul style="list-style-type: none"> <li>• 1920:52 – Store, F. A. Fagan 54 – Newsagent, James H. Dennis</li> <li>• 1925:52 – Confectioner &amp; cool drinks, Mrs M. Clark 54 – Newsagent, F.F.A. Jeskie</li> <li>• 1930:52 – Mixed business, William H. Carter 54 – Newsagent, William Watt</li> </ul> <p>At that time the business owned by William Clarence Golding Watt was listed as one of three newsagencies in Subiaco:</p> <p><i>Three newsagencies are conveniently situated. In Nicholson-road is W. Watt's newsagency and the Coghlan-road Newsagency serves the other end of the district. In the main shopping area of Rokeby-road Road is situated Merritt's newsagency.</i></p> <ul style="list-style-type: none"> <li>• 1935: 52 – Mixed business, Mrs E.M. Perry 54 – Newsagent, William Watt</li> <li>• In 1936 the owner of the property (as opposed to the owners of the two businesses) was recorded in a newspaper report as Mr W.A. Vellacott of Riverdale.</li> <li>• 1940: 52 – Mixed business, Mrs E.M. Perry 54 – Newsagent, William Watt</li> </ul> <p>Mrs Perry offered the mixed business at 52 Nicholson Road for sale in 1944:</p> <p><i>PROFITABLE Mixed Business, small lock-up shop, present owner retiring after 12 years, health reasons. Apply 52 Nicholson-rd, Subiaco. No agents.</i></p> <ul style="list-style-type: none"> <li>• 1945: 52 – Mixed business, Mrs E.M. Perry 54 – Newsagent, William Watt</li> <li>• 1949: 52 – Vivienne Ladies Hairdresser 54 – Newsagent, William Watt</li> </ul> <p>No.54 was still operating as a newsagency in 1953 (the year in which William Watt died, aged 48 years):</p> <p><i>AUTHORISED Newsagency, lease available, 6 or 12 months, compact round. Experienced man preferred. Apply in writing to Manager, c/o Watt's Newsagency, 54 Nicholson-rd., Subiaco.</i></p> <p>The readily available evidence (including a glimpse of the verandah in a newspaper photograph dated March 1936) indicates that the present-day awning was previously a raked verandah set on timber posts. The height at which the verandah met the wall was lower than present, springing from the projecting brick course.</p> <p>The door to the second shop (No.52) has been removed, but the spacing of the window mullions suggests that this was located on the western side of the shopfront. The corner store (No.54) had windows overlooking both streets. The second smaller shop (No.52) had a large display window overlooking Nicholson Road.</p> <p>The residence to the rear was extended to the north with a two-storey addition added in the late 1990s. The relationship between the original house and shop is still clearly evident.</p>
<i>Physical Description</i>	<p>54 Nicholson Road is a single storey rendered brick building with a corrugated steel hip roof designed in the Federation Free Classical style of architecture. The store is</p>

	<p>located on the corner of Nicholson Road and Coolgardie Street. The building is splayed at the corner with a zero setback and a parapet wall above. The parapet is rendered with flat pilasters, moulded capping and ball finials across the top. The end two finials are comprised of traditional stucco urns with decorative fruit detailing. The splayed corner features a sign that reads 'Annabelle's Antiques &amp; Collectables'. There is a corrugated steel skillion awning to the corner that returns along Coolgardie Street. The awning is supported below by decorative steel brackets. A timber framed door with a stained-glass highlight addresses the building's splayed corner. On either side of the corner there are large fixed timber framed shop front windows with stained-glass highlights. The external walls are rendered to lintel height with a rendered string course banding and painted brick finish above. Adjacent to the front door is a plaque that reads 'Annabelles'.</p> <p>Attached to the rear of the shop is a residence which extends along Coolgardie Street. The residence has a recessed entry along the western elevation with a corrugated steel skillion verandah supported by turned timber posts with a decorative lace valance. The verandah is enclosed with a timber lattice and a decorative timber gate with matching lace detailing. The attached residence has a two-storey painted brick addition extending to the north. The rear of the property is enclosed by a limestone fence approximately 2000mm high overgrown with dense ivy. Mature jacaranda trees are planted along Nicholson Road and continue along Coolgardie Street largely obscuring the place from the street. The place is serviced by a rear laneway.</p>
<i>Condition</i>	Good
<i>Integrity</i>	High
<i>Authenticity</i>	Medium-High
<i>Statement of Significance</i>	<p>The place has cultural heritage significance for the following reasons:</p> <ul style="list-style-type: none"> <li>• For its historical value as one of five surviving examples of pre-World War One corner stores in the City of Subiaco (constructed c.1903-1913).</li> <li>• Although it has undergone some modifications, the place remains as good representative example of a traditional, early twentieth century corner store with an attached residence.</li> <li>• As evidence of the provision of retail services which, at a time well before supermarkets, motor cars and household refrigerators, provided important access to day-to-day essentials such as bread, milk, general groceries, fruit and vegetables.</li> </ul>
<i>Level of Significance</i>	Considerable Significance (Level 2)
<i>Heritage Listings and Status</i>	Local Heritage Survey – Adopted 24/11/2015
<i>Key References</i>	<ul style="list-style-type: none"> <li>• <i>Heritage assessment of Corner Stores in Subiaco</i> Prepared by Annette Green, Greenward Consulting for the City of Subiaco, June 2015.</li> </ul>
<i>Archival Site Plan Courtesy SROWA (September 1926)</i>	 <p>The archival site plan shows a rectangular building footprint with a smaller rectangular extension on the left side. The plan is labeled with dimensions and numbers: '80' and '96.16' on the left, '95.18' on the top, '95.80' on the right, and '54' on the bottom right. The letters 'B' and 'K' are also present on the plan.</p>



*Additional  
Photograph  
(December 2021)*



*Additional  
Photograph  
(December 2021)*





*Additional  
Photograph  
(December 2021)*



*Additional  
Photograph  
(Rear two-storey  
residence,  
December 2021)*



*Historical  
Photograph  
(January 2014)*



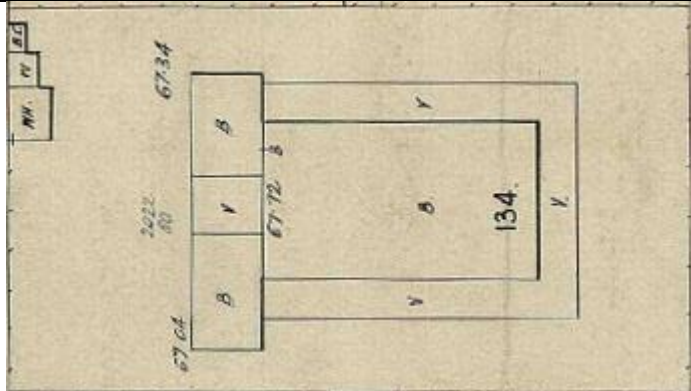



LOCATION INFORMATION			
Name	Convent of Sisters of Mercy		
Place No.	5460		
Address	134 Nicholson Road (Lot 98, DP 2542) (Lot 99 DP 2542) Subiaco		
Other names	Shiloh Maternity Hospital (c.1917-1927) St Vincent Private Hospital (c.1927-1932) Homeleigh Flats (c.1933-1937)		
Place Type	Individual Building		
Heritage Area	No		
ASSESSMENT OF SIGNIFICANCE			
Photo (September 2021)			
Construction Date	1917	Architectural Style	Federation Queen Anne
Construction Materials	Walls Rendered Masonry	Roof Concrete Tiles	Other Corrugated Steel (fmr)
Use	Current Residential: Single Storey	Original Hospital	Other Religious Convent
Historic Theme(s)	Other: Hospital Social & Civic Activities: Religion Occupations: Domestic activities		
Historical Notes	<p><i>The following extract has been taken from the heritage assessment of 134 Nicholson Road, Subiaco, prepared by Greenward Consulting, October 2014.</i></p> <p>By September 1915, Mrs Alice Duncan Cairnes (widow) had established a small private maternity hospital in her home at 128 Nicholson Road. Eighteen months later, in March 1917, she joined forces with another nurse, Miss Elizabeth (Bessie) McCallum, and purchased Lots 98 and 99 of Plan 2542 (134 Nicholson Road) with the intention of developing a purpose-built maternity hospital. In December of that year, they advertised their new premises as follows:</p> <p><i>TO meet growing requirements, Nurses Cairnes and McCallum have moved to premises specially built for the reception of ladies. Private rooms, care, and cleanliness. Shiloh Maternity Hospital, Nicholson-rd., Subiaco. Tel. 2733.</i></p>		

	<p>The available evidence suggests that this was the second purpose-built, private maternity home in Subiaco – following the premises built and opened by Minnie Lloyd in Coolgardie Street in 1909.</p> <p>The hospital appears to have been well patronized, with numerous family notices referring to births at Shiloh and/or 134 Nicholson Road over the next few years. By the end of 1925 Nurses Cairnes and McCallum were both in their 60s and this may have influenced their decision to hand management of the hospital over to another experienced midwife (although they did not relinquish ownership). After this they both returned to live at 128 Nicholson Road where Bessie McCallum died in 1941 (aged 81 years) and where Alice Cairns remained until shortly before her death in 1950 (aged 85 years).</p> <p>In January 1925, management of the hospital was taken over by Nurse Thornton:  <i>NURSE THORNTON wishes to notify ladies that she has removed to Shiloh, 134 Nicholson-rd., Subiaco, where she offers Superior Accommodation at moderate fees.</i>  and  <i>NURSE THORNTON'S PRIVATE HOSPITAL, "Shiloh," 134 Nicholson-rd.. Subiaco. Superior Accommodation, private rooms for each patient. Terms moderate. 'Phone 2733 (Aug 1925)</i></p> <p>Sarah Matilda Thornton (widow) had established Nurse Thornton's Private Hospital in a villa residence at 59 Hamersley Road, Subiaco, in 1921. Curiously she retained ownership of that property, which continued under the management other nurses, when she moved to Shiloh.</p> <p>Two years later, at the beginning of 1927, there was another change of management:  <i>MISS A. SEABORN (late of the late Miss Philips' Hospital) begs to announce that she has opened a PRIVATE HOSPITAL (Midwifery and General) at Shiloh, 134 Nicholson-road. SUBIACO</i></p> <p>The place was subsequently referred to as St Vincent Private Hospital, under the management of Nurses Amy Seaborn and Mary Ellen Smith. They continued to manage the place until the end of 1932, at which time its use as a hospital came to an end, with advertisements being placed for the sale of beds, an operating table, bassinets and commodes.</p> <p>In January 1933, advertisements began to appear for rooms to let, indicating that 134 Nicholson Road had been adapted as flats (a common use for large residences in Subiaco at that time):  <i>To Let, Up-to-Date Self-Contained Flats, of 3 large rooms, spacious verandahs, handy to tram, Perth-Fremantle 'bus passes door, plenty of car space; 27/6 per week, light included. Apply 134 Nicholson-road, Subiaco.</i></p> <p>During this period the Post Office Directories listed the place as "Homeleigh Flats". Mary Ellen Smith and Amy Seaborn continued to live here for a few years, but Nurse Seaborn had moved on to establish a new maternity home in Victoria Park by 1936. In 1935, Alice Cairnes became the sole owner of the property and two years later, in June 1937, it was advertised for sale:  <i>EMINENTLY SUITABLE FOR PRIVATE HOSPITAL OR FLATS  SITUATED 134 NICHOLSON-ROAD, SUBIACO.</i></p>
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	<p><i>A. N. GEERE and NEWNHAM, in conjunction with Messrs. MONTGOMERY, ANDERSON and CO, have been instructed to SELL:</i></p> <p><i>Portions of Perth Suburban Lot 273 and being lots 98 and 99 on Plan 2542, the whole of the land in Vol 1045 Fol 869, having a frontage to Nicholson-road of 121.2 links (80ft.), by a depth of 212.8 links (140ft.) to r.o.w. The IMPROVEMENTS consist of an exceptionally well constructed Brick Residence with iron roof, comprising 10 rooms, 2 bathrooms, pantry, kitchen, kitchenette, large enclosed sleep-out, laundry, spacious verandahs on three sides, gas, electric light, etc. Sewered. The property is in good order and condition.</i></p> <p>The new owners were the Sisters of Mercy. Some of these teaching Sisters had been serving at the nearby St Aloysius' School in Henry Street, Rosalie, since c.1912, travelling each day from Victoria Square, Perth. In c.1937 they adapted 134 Nicholson Roads as a convent, and the place has continued to be used for this purpose until the present day (although the relationship with the St Aloysius' School ended when it closed in 1972). At some time during this period the original corrugated iron roof was replaced with dark grey tiles.</p>
<i>Physical Description</i>	<p>134 Nicholson Road is a single storey painted brick residence with a hip and gable concrete tile roof displaying characteristics of the Federation Queen Anne style of architecture. The residence has a symmetrical form that appears to be the shape of a 'T'. There are several rendered masonry chimneys with terracotta pots. The front gable is half timbered with roughcast rendered infill and louvered ventilation. There is a cross at the apex of the gable. The place has a verandah to the front that returns along the east and west elevations. The verandah is supported by square timber posts with simple corner brackets. The verandah has a timber balustrade with a lattice infill. There is a corrugated steel awning extension to the western verandah with exposed timber rafters. The windows are double hung with security mesh attached. The front yard is grassed with some flower beds and small trees. The place is enclosed by a painted brick fence that is approximately 1800mm high. There is a decorative steel gate to the western end of the fence and a wide timber picket gate to the east. A carport with a flat corrugated steel roof is attached to the eastern side of the residence. A mature verge tree obscures the residence from the street. The place is serviced by a rear laneway.</p>
<i>Condition</i>	Good
<i>Integrity</i>	Medium
<i>Authenticity</i>	Medium
<i>Statement of Significance</i>	<p>The place has cultural heritage significance for the following reasons:</p> <ul style="list-style-type: none"> <li>• The place is one of several private hospitals established in Subiaco in the period c.1910 to 1940, illustrating the importance of the relatively central location. 'healthy' environment and proximity to public transport that the suburb offered.</li> <li>• The place is a relatively rare example of a purpose-built, private, maternity hospital dating from the early twentieth century.</li> <li>• The place helps to illustrate the development of private maternity hospitals in Subiaco (and more broadly in Perth) – particularly when considered in association with Nurse Lloyds Maternity Hospital (fmr) and Kensington Private Maternity Hospital (fmr). This includes the manner in which the place helps to illustrate the transition from home births and small lying in facilities (typically provided as a room in the home of a mid-wife) to a more professional level of care;</li> <li>• The domestic style of the place provided a simple, home-like environment for its clients.</li> </ul>



	<ul style="list-style-type: none"> <li>The place has direct historical associations with a number of local women who established themselves in business as the owners and/or managers of a private hospital in an era when nursing was one of the relatively few 'respectable' professions commonly available to women. This includes Alice Cairnes, Bessie McCallum, Sarah Thornton, Amy Seaborn and Mary Ellen Smith.</li> <li>The place has social significance for the families of those who were born at 134 Nicholson Road in the period 1917 to 1932.</li> <li>The place has social and historical significance for the local Catholic community of its use as a convent for the Sisters of Mercy (having been used for this purpose for approximately 77 years, as at 2014). This includes the relationship of the place with the former St Aloysius' School in Henry Street, Shenton Park (until the closure of that school in 1972).</li> </ul>
<i>Level of Significance</i>	Considerable Significance (Level 2)
<i>Heritage Listings and Status</i>	Local Heritage Survey – Adopted 28/02/1995 Local Heritage Survey – Adopted 4/02/2003 Heritage List – Adopted 16/12/2014
<i>Key References</i>	<ul style="list-style-type: none"> <li>Heritage Assessment, Convent of the Sisters of Mercy, 134 Nicholson Road, Subiaco, prepared by Greenward Consulting, October 2014</li> </ul>
<i>Archival Site Plan Courtesy SROWA (June 1927)</i>	
<i>Additional Photograph (September 2021)</i>	

*Historical  
Photograph  
(2014)*

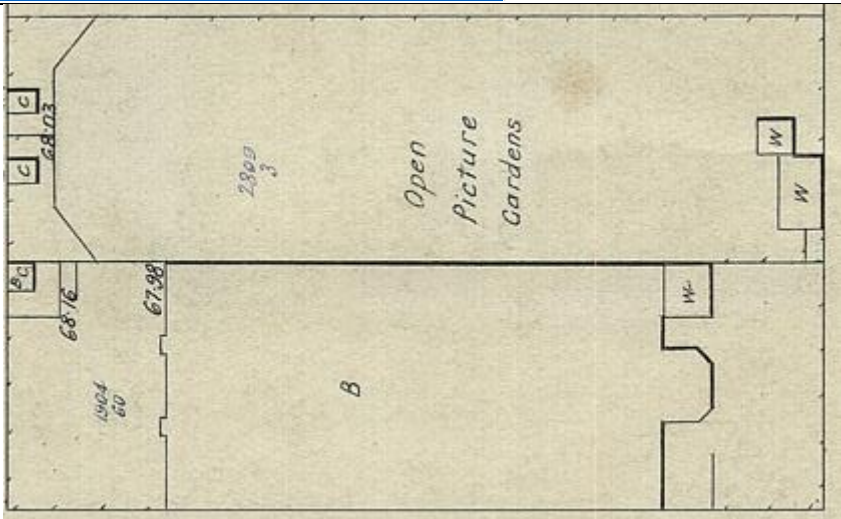


LOCATION INFORMATION			
Name	Shenton Picture Gardens (fmr)		
Place No.	4582		
Address	212 Nicholson Road (Lot 2, DP 27235) Subiaco		
Other names	'Hatfield House'		
Place Type	Individual Building		
Heritage Area	No		
ASSESSMENT OF SIGNIFICANCE			
Photo (December 2021)			
Construction Date	1923	Architectural Style	Inter-War
Construction Materials	Walls Rendered Masonry	Roof Corrugated Steel	Other
Use	Current Mixed Use: Commercial & Residential	Original Picture Gardens	Other Supermarket
Historic Theme(s)	Social & Civic Activities: Sport, recreation & entertainment Occupations: Domestic activities		
Historical Notes	<p>Formerly Shenton Picture Gardens from 1923, which was very popular during the Second World War. It was converted into a supermarket in the 1960s. It is now mixed commercial use and residential apartments.</p> <p>A c.1903 plan shows a vacant lot at 212 Nicholson Rd. Almost all the approximately 15 structures facing Nicholson Road at this time were on the south side.<sup>1</sup> Although by 1907 Nicholson Road was described as the 'new main road to Fremantle', it was very slow to be developed.<sup>2</sup></p> <p>By 1910 there were 19 houses (plus the hotel) listed in the Post Office Directories on the south side of Nicholson Road and 22 houses on the north. Four of these properties had attached shops (2 on either side of the street). By 1920 there were 37 houses along the south side (plus the hotel and a drill hall) and 54 to the north (plus a maternity home). By 1940 this had increased to around 70 houses along the southern side and 100 along the northern.<sup>3</sup></p>		



	<p>Films were being advertised at Shenton Picture Gardens, Nicholson Road by early 1923.<sup>4</sup> Shenton Picture Gardens first appears in the Post Office Directories in this year, prior to which the Nicholson Road lots on the east side of Derby Road appear to have been unoccupied.<sup>5</sup> Although listed as a Picture Gardens into the early 1940s, and advertised as an open-air cinema, the site also had a hall by at least 1927. It was referred to as both Shenton Park Theatre and Shenton Picture Gardens. From 1944, the Post Office Directory listing changed to Shenton Theatre.<sup>6</sup></p> <p>From 1935, the Post Office Directory listing for the theatre also named an individual running a 'mixed business'. For two years this was Mrs V.F. Spence, before changing to Mrs J Steer, who remained for over a decade. She was sometimes listed as 'confectioner', suggesting the 'mixed business' was a sweets shop associated with the cinema. As electoral rolls do not list Mrs J Spence at 212 Nicholson Road, it is unlikely there was an onsite residence. In 1949, the business owner was listed as Mrs Pottier.<sup>7</sup> Aerial photographs suggest a large cinema/ hall faced Nicholson Road and had zero setback from either Nicholson or Derby Road property boundaries, with an awning/ verandah wrapping the corner and overhanging the footpath. The picture gardens were located immediately east of this hall and was approximately the same size as it. The gardens remained in 1953 but may have been removed by the early 1960s. The building is believed to have been converted into a supermarket in the 1960s. A 1965 aerial photograph shows the former picture gardens in use as a carpark. The theatre appears unchanged externally through to the late 1980s. By 1995, major redevelopment had taken place (or was possibly still continuing in 1995), bring the building to its current form as a mixed use commercial and residential building. This matches the footprint and roofline of the earlier building, including the gabled main roof with a flat-roofed portion at the Nicholson Road end. An addition was also made east across the Nicholson Road end of the former picture gardens. The former picture gardens area became parking for the main building.<sup>8</sup></p> <p>Photographs from 1968 and 1972 show the building apparently without side windows or entrances. There appear to have been high windows along the rear (north) elevation.<sup>9</sup></p>
<i>Physical Description</i>	212 Nicholson Road is a two-storey rendered brick mixed use building with a concealed corrugated steel roof. The building is located on the corner of Nicholson Road and Derby Road. The building is splayed at the corner with a zero setback and a parapet wall above. A cantilevered boxed awning extends around the splayed corner connecting back to the parapet. The external walls are rough rendered with face brick surrounds to windows and doorway openings. The external wall along Derby Road functions as a parapet with the inside wall set back from the outside face creating a cavity space. The eastern wall features double hung windows to the first floor and recessed entryways to the ground floor, enclosed by steel gates. The splayed corner features large shopfront windows with fixed glazing and a row of timber framed bifold doors addressing Nicholson Road. The site of the former picture gardens currently functions as a parking lot. The building is serviced to the rear by a laneway.
<i>Condition</i>	Good
<i>Integrity</i>	Low
<i>Authenticity</i>	Low
<i>Statement of Significance</i>	The place has cultural heritage significance for the following reasons:

## Heritage Place Record– Shenton Picture Gardens (fmr)

	<ul style="list-style-type: none"> <li>Notwithstanding the fact that it is significantly altered, the place has historic and social significance as the former Shenton Picture Gardens from 1923 and a supermarket serving the Shenton Park area from the 1960s.</li> <li>The place has aesthetic significance as an example of a building that has been adapted to a new use and is a landmark in the local area.</li> </ul>
<i>Level of Significance</i>	Little Significance (Level 4)
<i>Heritage Listings and Status</i>	Local Heritage Survey – Adopted 28/02/1995 Local Heritage Survey – Adopted 4/02/2003
<i>Key References</i>	<ol style="list-style-type: none"> <li>PWD, 'Perth Sewage Plans', 1897 plan with additions to c.1903, AU WA S399- cons1647 05647</li> <li>Green, 'Brief Chronological Outline', 2020, p.43</li> <li>Green, 'Notes for West Subiaco Precinct', 2020</li> <li>Green, 'Notes for West Subiaco Precinct', 2020</li> <li>Wises Post Office Directories, 1920-1949</li> <li><i>West Australian</i>, 4 March 1932, p.6, <a href="https://trove.nla.gov.au/newspaper/article/32635593">https://trove.nla.gov.au/newspaper/article/32635593</a>; <i>Sunday Times</i>, 31 July 1927, p.18, <a href="https://trove.nla.gov.au/newspaper/article/58330327">https://trove.nla.gov.au/newspaper/article/58330327</a>; Trove searches for 'Shenton Theatre' 1920s-1940s</li> <li>Wises Post Office Directories, 1920-1949; Australian Electoral Rolls, 1903-1980, <a href="https://www.ancestrylibrary.com.au/search/collections/1207/">https://www.ancestrylibrary.com.au/search/collections/1207/</a></li> <li>Aerial photographs, 1953-2021, Landgate Mapviewer, <a href="https://map-viewer-plus.app.landgate.wa.gov.au/index.html">https://map-viewer-plus.app.landgate.wa.gov.au/index.html</a></li> <li>Aerial Surveys Australia, 'Aerial photograph of Army drill hall, Nicholson Road', 7 June 1968, SLWA BA1475/10711 (online 261901PD <a href="https://catalogue.slwa.wa.gov.au/record=b2426042~S2">https://catalogue.slwa.wa.gov.au/record=b2426042~S2</a>) and 'Aerial photograph of Shenton Park Hotel', 24 April 1972, BA1475/AP72/1327 (online 264292PD <a href="https://catalogue.slwa.wa.gov.au/record=b2435100~S2">https://catalogue.slwa.wa.gov.au/record=b2435100~S2</a>)</li> </ol>
<i>Archival Site Plan Courtesy SROWA (September 1926)</i>	

*Additional  
Photograph  
(December 2021)*




*Additional  
Photograph  
(December 2021)*





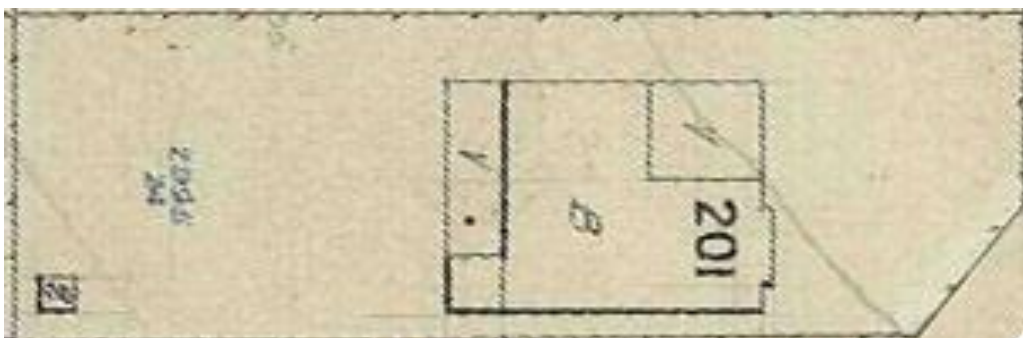
*Historical  
Photograph  
(June 2014)*



LOCATION INFORMATION			
Name	Commercial Building with Attached Residence		
Place No.	25916		
Address	201 Railway Road (Lot 64, DP 826) Subiaco		
Other names	-		
Place Type	Attached Building		
Heritage Area	No		
ASSESSMENT OF SIGNIFICANCE			
Photo (November 2021)			
Construction Date	1927, 1934 (shop front)	Architectural Style	Inter-War Californian Bungalow; Inter-War Stripped Classical
Construction Materials	Walls	Roof	Other
	Rendered Masonry	Terracotta Tile	
Use	Current	Original	Other
	Commercial: Attached buildings	Residential: Single-Storey residence	Mixed Use: Commercial & Residential
Historic Theme(s)	Occupations: Domestic activities Occupations: Commercial Services industries		
Historical Notes	<p><i>The following extract has been taken from the heritage assessment of 201 Railway Road, Subiaco, prepared by Hocking Heritage Studio, October 2016.</i></p> <p>During the early years of settlement of the Swan River Colony the majority of the Subiaco area formed part of the Perth Commonage. The original 5 acre lots for Subiaco were part of the wider Perth settlement surveyed in 1883 being designated as Perth Suburban Lots (PSL). The Subiaco Municipal Council was created in 1897 and the area developed rapidly in the late nineteenth and early twentieth century with a strong and active community and pride in its identity as a 'working class suburb'. The land on which this residence was built was originally part of PSL 262 subdivided for residential lots in 1893. Its subdivision reflected the demand for housing experienced in the suburbs bordering the City of Perth and particularly the railway line.</p>		

	<p>This portion of Subiaco was more distant from the more settled town centre and was not significantly developed until the opening of the Daglish railway station in 1925. The suburb of Daglish on the northern side of the railway line logically led to greater development on the southern side of the line.</p> <p>The lot on which this residence was built was transferred to local builders, Totterdell Brothers Limited in June 1927. The Totterdell brothers, Daniel, Samuel and Joseph started their company in 1904 and worked extensively throughout the state. Joseph Totterdell entered State Parliament as member for West Perth. He went on to be Lord Mayor of Perth in the 1950s and knighted in 1953. The residence was built as a speculative venture by the Totterdell Brothers. It was occupied in 1928 by motor salesman, Thomas Bartlett Tazewell (c1905-1983) and his wife Ada Louisa (c1905-1984). Between 1933 and 1934, the residence was occupied by boilermaker, Norman Arthur Keyson (c1906-1985) and his new bride, Kathleen Heyons (1902-1999) who he had married in 1933. On 29 May 1934, the property was transferred to Thomas Bartlett Tazewell and then immediately to Ruth Rosalie McCleery (c1888-1978). According to the Post Office directories this was when the shop premises were added to the front of the residence. Ruth McCleery and her husband John Malcolm McCleery (c1888-1991) lived at the property on the opposite corner of Hamersley Road and Railway Road, 193 Railway Road.</p> <p>The location of the properties on the corner of Hamersley and Railway Road and opposite the Daglish Train Station made them good locations for small businesses as there would have been frequent foot traffic past the shop from the railway station. The McCleery's operated their business from the premises for over four decades. Initially as a grocery store and later just designated as a store. The premises opposite, at 193 Railway Road, continued also to operate as a mixed business under different management. The shop was obviously a prominent location for the community as it was an agency for the Commonwealth Bank during the 1940s and in 1953, the shop was used as a polling place for the local government elections. On Ruth's death in 1978, John continued to live at the residence and operate the shop. John McCleery died in 1991 and the property was transferred to family member, David McCleery and in 1992, to Joyce McCleery.</p> <p>In 1998, the property was transferred to Sean Patrick Murphy and Martina Brigid Murphy who lived at the property. In 2003, the property was transferred to Deborah Lee Friedmann and Sivan Kandiah. In 2014, the property was transferred to the current owners who applied to change the use of the property to consulting rooms. This change of use was approved and was accompanied by approvals for minor changes to the rear of the building to allow increased parking.</p>
<i>Physical Description</i>	<p>201 Railway Road is a commercial premises comprising two attached buildings on the corner of Railway Road and Hamersley Road. The front building is a later addition with a rendered masonry construction and a concealed terracotta tile roof designed in a simply detailed Inter-War Stripped Classical style of architecture. The building has a symmetrical form addressing Railway Road with a zero setback. The front façade has a gabled parapet with a recessed string coursing to either side. The parapet conceals a hipped terracotta tile roof. A cantilevered boxed awning projects over the footpath connecting back to the parapet. The front façade features a recessed entry way with a timber framed glazed door flanked by large fixed windows. The windows sit above a masonry plinth with a vertical panelled cladding.</p>



	Attached to the rear of the site is the original residential portion of the property. The building has a face brick and rendered construction with a terracotta tile hip and gable roof designed in the Inter-War California Bungalow style of architecture. The building is set back from the front building with the majority of the front façade obscured by the later addition. The building has an asymmetrical form with a projecting gable bay addressing the street. The gable bay remains exposed and features a half-timbering to the apex. The external wall has a rough cast rendered finish with the central third comprising of tuckpointed face brick. Below the gable is a projecting rectangular window bay with a triple casement window. The window has a projecting rendered sill with a timber framed tiled awning above. The sides and rear of the former residence are face brick with a second half-timbered gable to the south facade. The front entry courtyard features a palm tree and is enclosed by a face brick pier fence with diagonal steel infill and a steel gate. A brick paved driveway extends along the south side of the property and leads to a parking lot in the rear.
<i>Condition</i>	Good
<i>Integrity</i>	Medium
<i>Authenticity</i>	Medium
<i>Statement of Significance</i>	<p>The place has cultural heritage significance for the following reasons:</p> <ul style="list-style-type: none"> <li>• The place is representative of a corner shop and premises serving the immediate community built in the Inter-War period.</li> <li>• The place is rare as an example of a corner store still in operation with attached residential premises.</li> <li>• The place has aesthetic value as a simple expression of Inter-War styling executed in brick for commercial and residential functions.</li> <li>• The place is a landmark in the streetscape for its continuity of commercial function since 1934.</li> <li>• The place has historic value for its association with the growth of the district in the Inter-War period as demonstrated by the increase of services to residents.</li> <li>• The place has social value for its association with the provision of services to the community from 1934.</li> </ul>
<i>Level of Significance</i>	Considerable Significance (Level 2)
<i>Heritage Listings and Status</i>	Local Heritage Survey – Adopted 25/07/2017 Heritage List – Adopted 25/07/2017
<i>Key References</i>	<ul style="list-style-type: none"> <li>• Heritage assessment of 201 Railway Road, Subiaco prepared by Hocking Heritage Studio October 2016.</li> </ul>
<i>Archival Site Plan Courtesy SROWA (June 1927)</i>	

*Additional  
Photograph  
(Original  
residence,  
November 2021)*



*Additional  
Photograph  
(Rear of property,  
November 2021)*



*Historical  
Photograph  
(October 2016)*

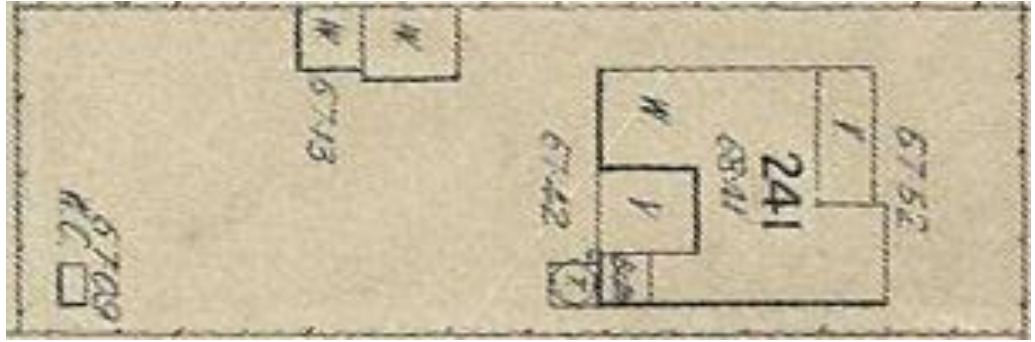




LOCATION INFORMATION			
Name	House, 241 Railway Road		
Place No.	24233		
Address	241 Railway Road (Lot 4, DP 428) Subiaco (formerly 183 Railway Road)		
Other names	-		
Place Type	Individual Building		
Heritage Area	No		
ASSESSMENT OF SIGNIFICANCE			
Photo (December 2021)			
Construction Date	1911	Architectural Style	Federation Bungalow
Construction Materials	Walls	Roof	Other
	Timber Weatherboard	Corrugated Steel	
Use	Current	Original	Other
	Residential: Single-storey residence	Residential: Single-storey residence	
Historic Theme(s)	Occupations: Domestic activities		
Historical Notes	<p>The area bounded by Hamersley, Derby, Heytesbury and Railway Roads was marketed in 1896 as Redfern Estate No.2 by the Intercolonial Investment Company Ltd. It comprised 93 lots, of which about one third remained unsold, particularly along Nicholson Road and in the triangle formed by Bronte and Redfern Streets and the laneway. Lot 4, the future 241 Railway Road, was marked as sold.<sup>1</sup></p> <p>Railway Road through West Subiaco developed slowly. Post office directories list only seven residents between Nicholson and Bagot Roads by 1905. In 1910, there were around 13 houses in this area, increasing to 20 in 1920. The opening of the Daglish Railway Station in 1924 encouraged further residential and retail development and by 1930 there were around 40 buildings, increasing to around 50 by 1940.<sup>2</sup></p> <p>241 Railway Road was first listed in Post Office Directories in 1911, when it had the address 183 Railway Road (changed c.1925). It was occupied by Thomas Boyes (c.1855-1939), engineer, and his wife Robina (nee Bennett) (c.1859-1953) from c.1911 to 1920.<sup>3</sup></p>		

	<p>After changing occupants several times through the 1920s, from 1928 the place is listed as occupied by Albert William (Bert) Pearce, electrician, and his wife May. The couple do not appear to have had any children. Albert died in 1949, aged 62. May was still listed at the address on the electoral roll for 1980.<sup>4</sup></p> <p>A sewerage plan from 1927 shows a timber residence with verandah across half the front width, which matches the extant building in 2021.<sup>5</sup> The house was extended to the rear in the 1980s.<sup>6</sup></p>
<i>Physical Description</i>	<p>241 Railway Road is a single storey timber weatherboard cottage with a corrugated steel hip and gable roof displaying characteristics of the Federation Bungalow style of architecture. The residence has an asymmetrical form with a projecting bay addressing the street. The roof has a face brick chimney set behind the ridge line. The gable end is clad with weatherboards to the apex and features a decorative bargeboard and a turned timber finial. A corrugated steel bullnose verandah extends along the recessed portion of the front facade. The verandah is supported by turned timber posts with decorative corner brackets. The eaves are lined with curved timber eave brackets. A second gable is located along the southwest elevation and features an arched timber louvred vent. A timber framed entry door features highlights and sidelights. Three double-hung windows, with a central sash flanked by narrow sashes are located within the verandah and projecting bay. The window within the projecting bay features a timber framed skillion awning with turned timber brackets. The front yard is partially enclosed by a face brick fence approximately 1800mm high with some grass and plantings located behind. A low hedge is located in front of the verandah with a brick paved driveway extending along the west side of the property.</p>
<i>Condition</i>	Good
<i>Integrity</i>	High
<i>Authenticity</i>	High
<i>Statement of Significance</i>	<p>The place has cultural heritage significance for the following reasons:</p> <ul style="list-style-type: none"> <li>• For its aesthetic value as a representative example of a well designed Federation era weatherboard cottage.</li> <li>• For its historic value as a demonstration of the period in which Subiaco underwent rapid development in the early 20th century.</li> </ul>
<i>Level of Significance</i>	Some Significance (Level 3)
<i>Heritage Listings and Status</i>	Local Heritage Survey – Adopted 4/02/2003
<i>Key References</i>	<ol style="list-style-type: none"> <li>1. Intercolonial Investment, Land and building Co, 'Redfern Estate No.2', real estate flyer, c.1896, <a href="https://catalogue.slwa.wa.gov.au/record=b4660192~S2">https://catalogue.slwa.wa.gov.au/record=b4660192~S2</a></li> <li>2. Green, 'Notes for West Subiaco Precinct', 2020</li> <li>3. Green, 'Notes for West Subiaco Precinct', 2020</li> <li>4. Green, 'Notes for West Subiaco Precinct', 2020; <i>West Australian</i>, 2 July 1949, p.1, <a href="https://trove.nla.gov.au/newspaper/article/47734448">https://trove.nla.gov.au/newspaper/article/47734448</a></li> <li>5. SROWA, <i>RetroMaps</i>, <a href="https://mapping.sro.wa.gov.au/#/map">https://mapping.sro.wa.gov.au/#/map</a></li> <li>6. Aerial photographs, 1953-2021, Landgate Mapviewer, <a href="https://map-viewer-plus.app.landgate.wa.gov.au/index.html">https://map-viewer-plus.app.landgate.wa.gov.au/index.html</a></li> </ol>

*Archival Site Plan  
Courtesy SROWA  
(June 1927)*



*Additional  
Photograph  
(December 2021)*




*Additional  
Photograph  
(December 2021)*

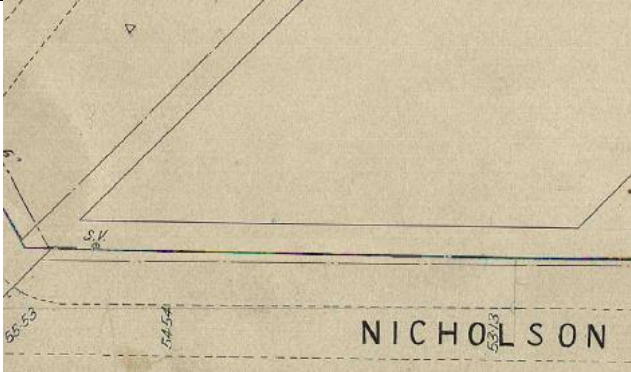




*Historical  
Photograph  
(August 2014)*



LOCATION INFORMATION			
Name	Arthur Ligertwood's Store (fmr)		
Place No.	25537		
Address	299 Railway Road (Lot 1, DP 346) Subiaco		
Other names	Linton & Kay Galleries		
Place Type	Individual Building		
Heritage Area	No		
ASSESSMENT OF SIGNIFICANCE			
Photo (December 2021)			
Construction Date	1948	Architectural Style	Post-War
Construction Materials	Walls Rendered Masonry	Roof Terracotta Tile	Other
Use	Current Commercial: Gallery	Original Commercial: Store	Other
Historic Theme(s)	Occupations: Commercial Services industries		
Historical Notes	<p><i>The following extract has been taken from the heritage assessment of 299 Railway Road, Subiaco, prepared by Greenward Consulting, June 2015.</i></p> <p>There was no listing for 299 Railway Road in the last Post Office Directory, published in 1949. However, the heritage of the suburban store in the City of Subiaco states that the shop was built in 1948 and that one of the known storekeepers was 'Ligertwood'. Reference to the Electoral Rolls has confirmed that Arthur Joseph Ligertwood was a storekeeper during the 1950s and 1960s (living next to the shop, at 297 Railway Road).</p> <p>The readily available sources provide little information about this place, but it is possible that the fittings were upgraded at an early date, based on the following advertisement that was placed in late 1950:</p> <p>SHOP Counter, 8ft., any reasonable offer, Ligertwood. cor. Nicholson and Railway rds., Subiaco.</p>		

	<p>Historical aerial photographs show that the north-eastern section of the building (along the Railway Road frontage) was altered and extended in c.1982.</p> <p>Aerial photographs suggest that between 1985 and 1989, the building was further expanded with a brick extension added to the eastern wall of the north east wing.</p> <p>In 1998, Linton &amp; Kay Galleries established a contemporary art gallery in the building utilising the large corner shop front windows to display featured artworks from Western Australian and Inter-state artists. The gallery continues to operate as of January 2022.</p>
<i>Physical Description</i>	<p>299 Railway Road is a single storey brick building with a terracotta tile hip roof designed in the Post-War era. The store is located on the corner of Railway Road and Nicholson Road. The building is splayed at the corner with a zero setback and a stepped parapet above. The splayed corner features a sign that reads 'Linton &amp; Kay Galleries'. A cantilevered boxed awning extends around the splayed corner connecting back to the parapet. The awning features a decorative pressed tin ceiling. The external walls are painted brick with a parapet extending along Railway Road. Large fixed display windows address and flank the building's splayed corner. The entrance is relocated to the rear of the building within the 1980's extension. A steel sculpture is located within the recessed entry courtyard. A bitumen paved parking lot is located to the east accessible off Railway Road and Nicholson Road.</p>
<i>Condition</i>	Good
<i>Integrity</i>	Medium
<i>Authenticity</i>	Medium
<i>Statement of Significance</i>	<p>The place has cultural heritage significance for the following reasons:</p> <ul style="list-style-type: none"> <li>The place is a relatively late example of a corner store, developed at a time when increasing car ownership and the ongoing development of larger general stores in primary shopping centres was beginning to decrease the viability of this type of business.</li> <li>The place has historical value as an example of the continued development of corner stores in the early post World War two era.</li> </ul>
<i>Level of Significance</i>	Some Significance (Level 3)
<i>Heritage Listings and Status</i>	Local Heritage Survey – Adopted 6/10/2015
<i>Key References</i>	<ul style="list-style-type: none"> <li>Heritage Assessment of Corner Stores in Subiaco, prepared for the City of Subiaco by Annette Green of Greenward Consulting, June 2015.</li> </ul>
<i>Archival Site Plan Courtesy SROWA (June 1927)</i>	



*Additional  
Photograph  
(December 2021)*




*Additional  
Photograph  
(December 2021)*



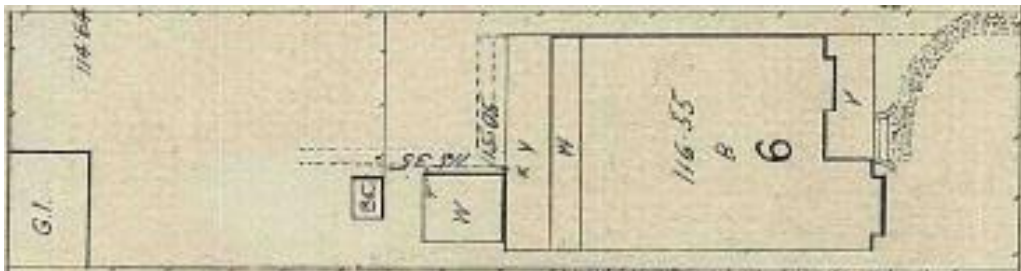
*Historical  
Photograph  
(January 2014)*



LOCATION INFORMATION			
Name	House, 6 Rawson Street		
Place No.	5466		
Address	6 Rawson Road (Lot 12, DP 2524) Subiaco		
Other names	-		
Place Type	Individual Building		
Heritage Area	Union & Redfern Heritage Area		
ASSESSMENT OF SIGNIFICANCE			
Photo (December 2021)			
Construction Date	1907	Architectural Style	Federation Queen Anne
Construction Materials	Walls	Roof	Other
	Brick	Corrugated Steel	
Use	Current	Original	Other
	Residential: Single-storey residence	Residential: Single-storey residence	
Historic Theme(s)	Demographic Settlement & Mobility: Land allocation & subdivision Occupations: Domestic activities		
Historical Notes	<p><i>The following extract has been taken from the heritage assessment of 6 Rawson Street, Subiaco, prepared by Hocking Heritage Studio, June 2013.</i></p> <p>In June 1903, Sydney accountants William James Douglas and Frank Dyson purchased PSL 254 and portion of PSL 253. The land was subdivided into 36 lots and in August 1903, the pair divided the ownership of the lots evenly. Each owned half of the properties facing Rawson Street, Hamersley Road and Heytesbury Road. The lots were sold from 1904 onwards and the first home on Rawson Street, the subject area, was built by 1904. From the available evidence Douglas and Dyson never visited the properties in Subiaco and the sale of the land was managed by local land agents, Ebernezer Allen &amp; Co. The house was constructed in 1907 for Gordon W. Cumming (builder). It is not proven but it is interesting to note that in the same year that this house was constructed, Cumming was fined for erecting a building in Subiaco without first obtaining a licence to do so. The fine was 3s and 22s costs or seven days in prison. This house was subsequently sold to Edwin A. Whittaker (Whittaker Bros) in 1909 and he and his estate retained ownership of the property until at least 1949.</p>		



	<p>Edward and Harriet Hazel occupied the property until 1917. It was then leased to Chris Luth (Town Clerk) who resided there until his death in 1932.</p> <p>The primary occupants of the property from its time of construction until c.1949 included:</p> <ul style="list-style-type: none"> <li>• 1908-1909: Gordon W.J. Cumming</li> <li>• 1910-1917: Edward Hazel</li> <li>• 1918-1932: Christopher Luth</li> <li>• 1933-1934: Frank J.F. Atkins</li> <li>• 1935-1937: Frank Albert</li> <li>• 1938-1944: H. Shorter</li> <li>• 1945-1946: Noel C. Taylor</li> <li>• 1947-1949: Miss Emma Kimber</li> </ul> <p>Associations:</p> <ul style="list-style-type: none"> <li>• Christoph Asmus Ludwig Luth (1870-1933) was born in Ballarat Victoria of German ancestry. He relocated to Western Australia in the 1890s and gained a position in the Subiaco Municipal Council as an accountant in 1903. In 1911, he was appointed town clerk and he maintained that position until his death in 1933. His knowledge of municipal law was stated as an asset to the council. Christoph and his wife Jessie had one daughter Clare and the family lived in several homes in Rawson Street. Luth was an active member of the Subiaco community participating in lawn bowls, cricket, football and during the depression period he assisted with the work of the unemployment relief organisations.</li> <li>• Edwin Alfred Whittaker (1862-1940). In 1896, brothers Edwin Alfred and Arthur George Whittaker established their timber and hardware business in Subiaco. The business was very successful and the name continues in a related industry today although no longer a family business. Whittakers supplied building materials and housing plans and the boom in building in the district in the early 1900s was one of the reasons for the ongoing success of the firm. As a suburb primarily for working people often the homes in Subiaco were built by their owners and added to as funds permitted. Large sections of Subiaco were dominated by small timber cottages built in stages by the owners with materials from Whittakers. It is likely that the Whittaker Brothers invested in real estate in their local community.</li> </ul>
<i>Physical Description</i>	<p>6 Rawson Street is a single storey painted brick dwelling with a corrugated steel hip and gable roof displaying characteristics of the Federation Queen Anne style of architecture. The residence has an asymmetrical form with a projecting bay addressing the street. The pitched roof has two ridge gablets and two painted brick chimneys with rendered cornicing and painted chimney pots. The projecting gable has half-timbering with a rough cast rendered infill, decorative square panels and a turned timber finial. A second gable bay is located above the verandah with matching timber details, square panelling and finial. Each gable has a shallow window bay below. A corrugated steel bullnose verandah extends along the recessed portion of the front facade supported by turned timber posts. The external walls are painted brick with rendered string coursing at sill height and approximately 2000mm. The dwelling has a timber framed entry door with highlights and sidelights. Two double hung timber framed windows are located within the verandah's window bay with a moulded sill and a decorative under sill panels. Within the projecting bay is a multi-segmented arched window with leaded glazing and three double-hung window with a central sash flanked by narrow sashes. The window has an arch rendered header,</p>

	<p>which continues off the main string coursing, and a moulded sill with a decorative under sill panel. The front yard is predominately paved with some trees and plantings lining the fence and verandah. The dwelling is enclosed to the front by a rendered masonry pier fence with fleur de lis steel infill and a steel gate. A hedge is located along the front fence line while a verge tree partially obscures the dwelling from the street. The place is serviced by a rear laneway.</p>
<i>Condition</i>	Good
<i>Integrity</i>	High
<i>Authenticity</i>	High
<i>Statement of Significance</i>	<p>The place has cultural heritage significance for the following reasons:</p> <ul style="list-style-type: none"> <li>• As a good representative example of the application of materials and detailing which were derived from the Federation Queen Anne style, but which were applied in a more restrained manner that suited the budgets and expectations of the middle classes in Subiaco during the early twentieth century.</li> <li>• For its historic value as a demonstration of the period in which Subiaco underwent rapid development in the early 20th century.</li> <li>• For its aesthetic contribution to a largely intact streetscape of early twentieth century houses.</li> </ul>
<i>Level of Significance</i>	<p>Some Significance (Level 3) Considerable Contribution (Union &amp; Redfern Heritage Area)</p>
<i>Heritage Listings and Status</i>	<p>Local Heritage Survey – Adopted 28/02/1995 Local Heritage Survey – Adopted 4/02/2003 Union &amp; Redfern Heritage Area – Adopted 17/12/2013</p>
<i>Key References</i>	<ul style="list-style-type: none"> <li>• <i>Assessment of the Rawson Street Heritage Area</i>, prepared by Hocking Heritage Studio June 2013</li> </ul>
<i>Archival Site Plan Courtesy SROWA (March 1955)</i>	

*Additional  
Photograph  
(December 2021)*




*Additional  
Photograph  
(December 2021)*





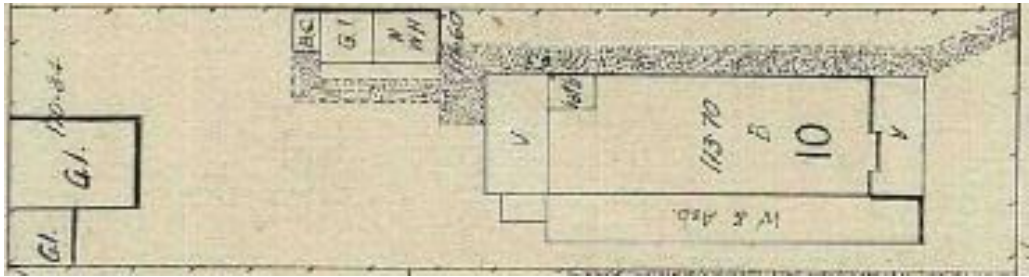


*Historical  
Photograph  
(June 2014)*




LOCATION INFORMATION			
Name	Octavia		
Place No.	5472		
Address	10 Rawson Street (Lot 14, DP 2524) Subiaco		
Other names			
Place Type	Individual Building		
Heritage Area	Union & Redfern Heritage Area		
ASSESSMENT OF SIGNIFICANCE			
Photo (December 2021)			
Construction Date	1905	Architectural Style	Federation Bungalow
Construction Materials	Walls Face Brick	Roof Corrugated Steel	Other
Use	Current Residential: Single-storey residence	Original Residential: Single-storey residence	Other
Historic Theme(s)	Demographic Settlement & Mobility: Land allocation & subdivision Occupations: Domestic activities		
Historical Notes	<p><i>The following extract has been taken from the heritage assessment of 10 Rawson Street, Subiaco, prepared by Hocking Heritage Studio, June 2013.</i></p> <p>In June 1903, Sydney accountants William James Douglas and Frank Dyson purchased PSL 254 and portion of PSL 253. The land was subdivided into 36 lots and in August 1903, the pair divided the ownership of the lots evenly. Each owned half of the properties facing Rawson Street, Hamersley Road and Heytesbury Road. The lots were sold from 1904 onwards and the first home on Rawson Street, the subject area, was built by 1904. From the available evidence Douglas and Dyson never visited the properties in Subiaco and the sale of the land was managed by local land agents, Ebernezer Allen &amp; Co. This house was constructed in 1905 for Octavius Percy James (1872-1939) a printer who at one time worked for The West Australian and named the house 'Octavia'. James had married for the second time to Alice Langden in 1903 and they had a child Octavius in the same year. Samuel Fever (traveller) owned and occupied the dwelling from 1913-1918. Other owners and occupants included: Charles Ibbotson – Brass Polisher (1919-1924); Mary Nicholson (1924-1926); A.</p>		

	<p>Alymore (1927); David Baird (1928) and Ethel Haines (1929-1949). Mr Charles William Haines an electrical fitter for the WAGR died in 1930 aged 67. He was originally from Victoria but travelled throughout Australia with his wife Amelia and their family of seven children. Amelia died in South Australia in 1925, which may have prompted the move to Western Australia by the family. Following the death of Charles Haines in 1930 his daughters, Ethel a teacher, and Dorothy Haines lived on at 10 Rawson Street.</p> <p>The primary occupants of the property from its time of construction until c.1949 included:</p> <ul style="list-style-type: none"> <li>• 1905-1912: Octavius P. James</li> <li>• 1913-1918: Samuel Fever</li> <li>• 1919-1923: Charles Ibbotson</li> <li>• 1924-1925: Mrs Mary Nicholson</li> <li>• 1926: Mrs Mary Seals</li> <li>• 1927: Arthur Alymore</li> <li>• 1928: David W. Braid</li> <li>• 1929: Underwood</li> <li>• 1930: Charles Haines</li> <li>• 1931-1933: Reginald Edward Thompson</li> <li>• 1934-1949: Miss Ethel Haines</li> </ul>
<i>Physical Description</i>	<p>10 Rawson Street is a single storey face brick dwelling with a corrugated steel hip and gable roof displaying characteristics of the Federation Bungalow style of architecture. The residence has an asymmetrical form with a shallow gabled window bay addressing the street. The roof has a face brick and rendered chimney with terracotta chimney pots. The front window bay is located within the verandah and has a small gable with decorative bargeboards and a turned timber finial. A corrugated steel bullnose verandah extends along the front façade returning along the western elevation. The verandah is supported by square timber posts with decorative corner brackets. The external walls are tuckpointed face brick with a rendered string course at approximately 1800mm. The dwelling has a timber framed entry door with stained-glass panels, highlights and sidelights. Timber louvred doors are located within the shallow window bay. The dwelling has a narrow front yard that is predominately a grass area with hedging behind the front fence line. The dwelling is enclosed to the front by a contemporary timber picket fence with a timber picket gate. A mature verge tree partially obscures the dwelling from the street. The place is serviced by a rear laneway.</p>
<i>Condition</i>	Good
<i>Integrity</i>	High
<i>Authenticity</i>	High
<i>Statement of Significance</i>	<p>The place has cultural heritage significance for the following reasons:</p> <ul style="list-style-type: none"> <li>• As a good representative example of a well designed and detailed bungalow of Subiaco dating from the early twentieth century.</li> <li>• For its historic value as a demonstration of the period in which Subiaco underwent rapid development in the early 20th century.</li> <li>• For its aesthetic contribution to a largely intact streetscape of early twentieth century houses.</li> </ul>
<i>Level of Significance</i>	<p>Some Significance (Level 3)</p> <p>Some Contribution (Union &amp; Redfern Heritage Area)</p>
<i>Heritage Listings and Status</i>	<p>Local Heritage Survey – Adopted 28/02/1995</p> <p>Local Heritage Survey – Adopted 4/02/2003</p>



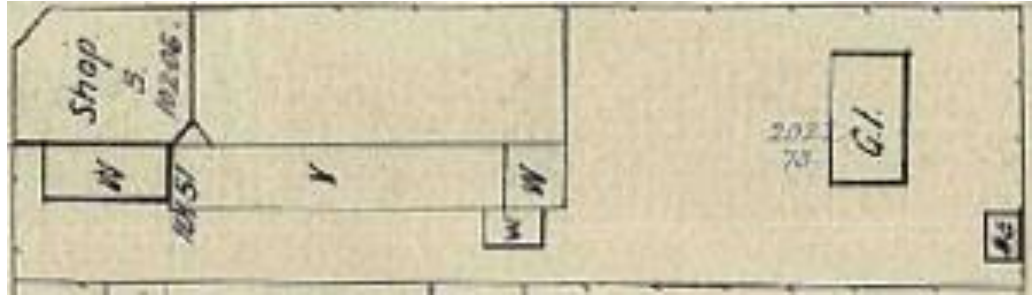
	Union & Redfern Heritage Area – Adopted 17/12/2013
Key References	<ul style="list-style-type: none"> <li>Assessment of the Rawson Street Heritage Area, prepared by Hocking Heritage Studio June 2013</li> </ul>
Archival Site Plan Courtesy SROWA (March 1955)	
Additional Photograph (December 2021)	
Historical Photograph (July 2014)	

LOCATION INFORMATION			
Name	Mrs Smith's Store (fmr)		
Place No.	25971		
Address	19 Redfern Street (Lot 10, DP 938) Subiaco (formerly 80 Hensman Road, Subiaco)		
Other names	Colin Moore Architect		
Place Type	Individual Building		
Heritage Area	No		
ASSESSMENT OF SIGNIFICANCE			
Photo (August 2021)			
Construction Date	c.1920	Architectural Style	Inter-War Free Classical
Construction Materials	Walls	Roof	Other
	Rendered Masonry	Corrugated Steel	
Use	Current	Original	Other
	Architectural Office	Commercial: Corner Store	Residential: Single-storey residence
Historic Theme(s)	Occupations: Commercial Services industries		
Historical Notes	<p><i>The following extract has been taken from the heritage assessment of 19 Redfern Street, Subiaco, prepared by Greenward Consulting, June 2015.</i></p> <p>A building was first listed for this site in the Post Office Directory in 1921, at which time its address was given as 80 Hensman Road. This entry identified the place as a store, under the management of Mrs A. Smith.</p> <p>A review of the Post Office Directories at five yearly intervals provides the following information about the subsequent occupation and use of the shop until the mid-twentieth century:</p> <ul style="list-style-type: none"><li>• 1925: Mixed business, Bernard Atkin</li><li>• 1930: Mixed business, Louis J. Meatchem</li><li>• 1935: Thrift Stores Grocers, Louis J. Meatchem</li><li>• 1940 &amp; 1945: Grocer, M.J. Kerr</li><li>• 1949: Mixed business, Harry T. Giles</li></ul> <p>19 Redfern Street was identified on the Local Heritage Survey (2002), with the following level and statement of significance:</p>		

	<p><i>Level 2 – Notwithstanding the fact that it has been significantly altered, the place has historic, social and aesthetic significance as an example of a former corner shop in a predominantly residential area. As such the place contributes to the diversity and character of the area.</i></p> <p>In 2007, it was also identified as an example of a corner store in <i>The heritage of the suburban store in the City of Subiaco</i>. This report provided the following additional information:</p> <p><i>Margaret-James Wallace remembers growing up in the shop, which was run by her parents. She described the residence as in a “very poor state”, and that her parents sold out, in the face of supermarket competition, in 1959.</i></p> <p>In 2021, the building is utilised as an architectural office for Colin Moore Architect.</p>
<b>Physical Description</b>	<p>19 Redfern Street is a single storey painted brick building with a hipped corrugated steel roof designed in the Inter-War Free Classical style of architecture. The former store is located on the corner of Hensman Road and Redfern Street. The building is splayed at the corner with a zero setback and a parapet wall above. The parapet is rendered with a semicircular arch to the corner and moulded capping. There is a bullnose verandah to the corner that returns to the extents of the parapet. The verandah is supported by timber posts with corner brackets. Timber double doors with a highlight address the building’s splayed corner. There is a secondary timber entry door along Redfern Street both of which are painted red. On either side of the corner there are large fixed timber framed windows. Double hung timber windows extend along Redfern Street with brick voussoirs above and steel bars in front. The place has an addition that extends to the rear of the building along Redfern Street. The addition is clad with timber weatherboards and has a corrugated steel gable roof. There is a courtyard along Redfern Street that is enclosed by a timber picket fence that is approximately 1800mm high. Several mature trees line the verge along Redfern Street.</p>
<b>Condition</b>	Good
<b>Integrity</b>	Medium
<b>Authenticity</b>	Medium
<b>Statement of Significance</b>	<p>The place has cultural heritage significance for the following reasons:</p> <ul style="list-style-type: none"> <li>• For its historical value as one of only five surviving examples of corner stores that were built in Subiaco/Shenton Park in the 1920s (all of which date from c.1921-1922).</li> <li>• Notwithstanding the fact that it has been significantly altered, the place has historic, social and aesthetic significance as an example of a former corner shop in a predominantly residential area. As such the place contributes to the diversity and character of the area.</li> <li>• For its aesthetic contribution to a largely intact streetscape of early twentieth century houses.</li> </ul>
<b>Level of Significance</b>	Considerable Significance (Level 2)
<b>Heritage Listings and Status</b>	<p>Local Heritage Survey – Adopted 2002</p> <p>Local Heritage Survey – Adopted 13/10/2015</p> <p>Heritage List – Adopted 13/10/2015</p>
<b>Key References</b>	<ul style="list-style-type: none"> <li>• <i>Heritage assessment of Corner Stores in Subiaco</i>, prepared by Annette Green, Greenward Consulting, June 2015</li> </ul>



*Archival Site Plan  
Courtesy SROWA  
(August 1923)*




*Additional  
Photograph  
(Contemporary  
extension to the  
rear, August  
2021)*



*Historical  
Photograph  
(January 2014)*



LOCATION INFORMATION			
Name	House, 39 Union Street		
Place No.	24311		
Address	39 Union Street (Lot 11, DP 2828) Subiaco		
Other names	Fernleigh		
Place Type	Individual Building		
Heritage Area	No		
ASSESSMENT OF SIGNIFICANCE			
Photo (December 2021)			
Construction Date	c.1916	Architectural Style	Federation Queen Anne
Construction Materials	Walls	Roof	Other
	Face Brick	Corrugated Steel	
Use	Current	Original	Other
	Residential: Single-storey residence	Residential: Single-storey residence	
Historic Theme(s)	Demographic Settlement and Mobility: Settlement Occupations: Domestic activities		
Historical Notes	<p>A plan from c.1897 shows Union Street already subdivided into residential lots.<sup>1</sup> A c.1903 plan shows three small structures on lots on the east side of Union Street and one more permanent residence, at the northeast corner of Heytesbury Road, but the west side of the street was vacant, including the future 39 Union Street.<sup>2</sup></p> <p>By 1912, there were around seven houses in Union Street. This increased to 17 by 1915, 30 by 1920 and 34 (all the available lots) by 1925.<sup>3</sup></p> <p>39 Union Street first appears in Post Office Directories in 1916, when it is listed as occupied by Herbert J. Caporn, who remained at the place to the end of the 1940s.<sup>4</sup> Esther Emily Louisa Underwood (c.1877-1950) married Herbert Henry John Caporn (c.1878-1951) in Perth in 1900. They appear to have had one child, Gladys Eliza (born 1901, later known as Deed).<sup>5</sup> Esther Caporn died in 1950, aged 73. Herbert died the following year, aged 72.<sup>6</sup> Both died at the home of their daughter (Mrs Kelly) in Shenton Park.<sup>7</sup> As there are no Kellys listed at 39 Union Street on the 1954 Electoral Rolls, the residence appears to have passed out of the family after Herbert died.<sup>8</sup></p>		

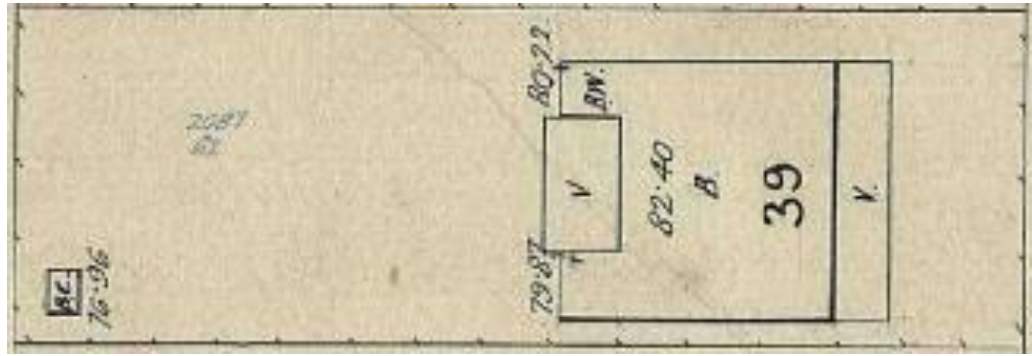


## Heritage Place Record—House, 39 Union Street

	A sewerage plan from 1927 shows a brick residence with front verandah across the full width, which matches the extant building in 2021. <sup>9</sup> The house was extended to the rear in the mid-1980s. <sup>10</sup>
<i>Physical Description</i>	39 Union Street is a single storey face brick dwelling with a corrugated steel hip and gable roof displaying characteristics of the Federation Queen Anne style of architecture. The residence has a symmetrical form with two gables addressing the street. The pitched roof has two ridge gables and two face brick chimneys with decorative rendered capping. The front gables have half-timbered panelling with a rough cast rendered infill and decorative bargeboards. A corrugated steel bullnose verandah extends along the front façade set below the eave line. The verandah is supported by square timber posts with a timber valance and decorative corner brackets. The external walls are tuckpointed face brick with a rendered string course at sill height. The central timber entry door has a decorative screen door with stained-glass highlights and sidelights. Beneath each gable is a pair of timber framed double-hung windows with a projecting moulded sill and decorative under-sill panel. Adjacent to the front door is a name plaque with the title 'FERNLEIGH'. The front yard is well maintained with rows of hedges, roses and small trees. The place is enclosed to the front by a timber picket fence with a central timber framed pergola. A carport is located to the front with matching valance and gablet detailing. A mature jacaranda is located to the verge largely obscuring the dwelling from the street.
<i>Condition</i>	Good
<i>Integrity</i>	High
<i>Authenticity</i>	High
<i>Statement of Significance</i>	<p>The place has cultural heritage significance for the following reasons:</p> <ul style="list-style-type: none"> <li>As a representative example of the application of materials and detailing which were derived from the Federation Queen Anne style, but which were applied in a more restrained manner that suited the budgets and expectations of the middle classes in Subiaco during the early twentieth century.</li> <li>For its historic value as a demonstration of the period in which Subiaco underwent rapid development in the early 20th century.</li> </ul>
<i>Level of Significance</i>	Some Significance (Level 3)
<i>Heritage Listings and Status</i>	Local Heritage Survey— Adopted 4/02/2003
<i>Key References</i>	<ol style="list-style-type: none"> <li>G.W. Harris, 'Plan of Subiaco: shewing all subdivisions &amp; deposited plan no's, Perth WA, c.1895, <a href="https://catalogue.slwa.wa.gov.au/record=b5135227~S2">https://catalogue.slwa.wa.gov.au/record=b5135227~S2</a>, also at AU WA S235- cons3868 354 <a href="https://archive.sro.wa.gov.au/index.php/perth-18-52-suburb-of-subiac0-plan-of-subiac0-showing-all-subdivisions-dp-nos-scale-6-chains-to-an-inch-tally-no-001855-354">https://archive.sro.wa.gov.au/index.php/perth-18-52-suburb-of-subiac0-plan-of-subiac0-showing-all-subdivisions-dp-nos-scale-6-chains-to-an-inch-tally-no-001855-354</a></li> <li>PWD, 'Perth Sewage Plans', 1897 plan with additions to c.1903, AU WA S399- cons1647 05647</li> <li>Green, 'Notes for West Subiaco Precinct', 2020</li> <li>Wises Post Office Directories, 1910-1949</li> <li>Department of Justice — Births, Deaths &amp; Marriages, 'Online Index Search Tool', <a href="https://bdm.justice.wa.gov.au/apps/pioneersindex/default.aspx">https://bdm.justice.wa.gov.au/apps/pioneersindex/default.aspx</a>; <i>West Australian</i>, 12 July 1950, p.30 <a href="https://trove.nla.gov.au/newspaper/article/47874096">https://trove.nla.gov.au/newspaper/article/47874096</a></li> <li>Metropolitan Cemeteries Board, Name Search, <a href="https://www2.mcb.wa.gov.au/NameSearch/results.php">https://www2.mcb.wa.gov.au/NameSearch/results.php</a></li> <li>Green, 'Notes for West Subiaco Precinct', 2020</li> <li>Australian Electoral Rolls, 1903-1980, <a href="https://www.ancestrylibrary.com.au/search/collections/1207/">https://www.ancestrylibrary.com.au/search/collections/1207/</a></li> <li>SROWA, <i>RetroMaps</i>, <a href="https://mapping.sro.wa.gov.au/#/map">https://mapping.sro.wa.gov.au/#/map</a></li> <li>Aerial photographs, 1953-2021, Landgate Mapviewer, <a href="https://map-viewer-plus.app.landgate.wa.gov.au/index.html">https://map-viewer-plus.app.landgate.wa.gov.au/index.html</a></li> </ol>



*Archival Site Plan  
Courtesy SROWA  
(June 1927)*



*Additional  
Photograph  
(December 2021)*



*Additional  
Photograph  
(December 2021)*



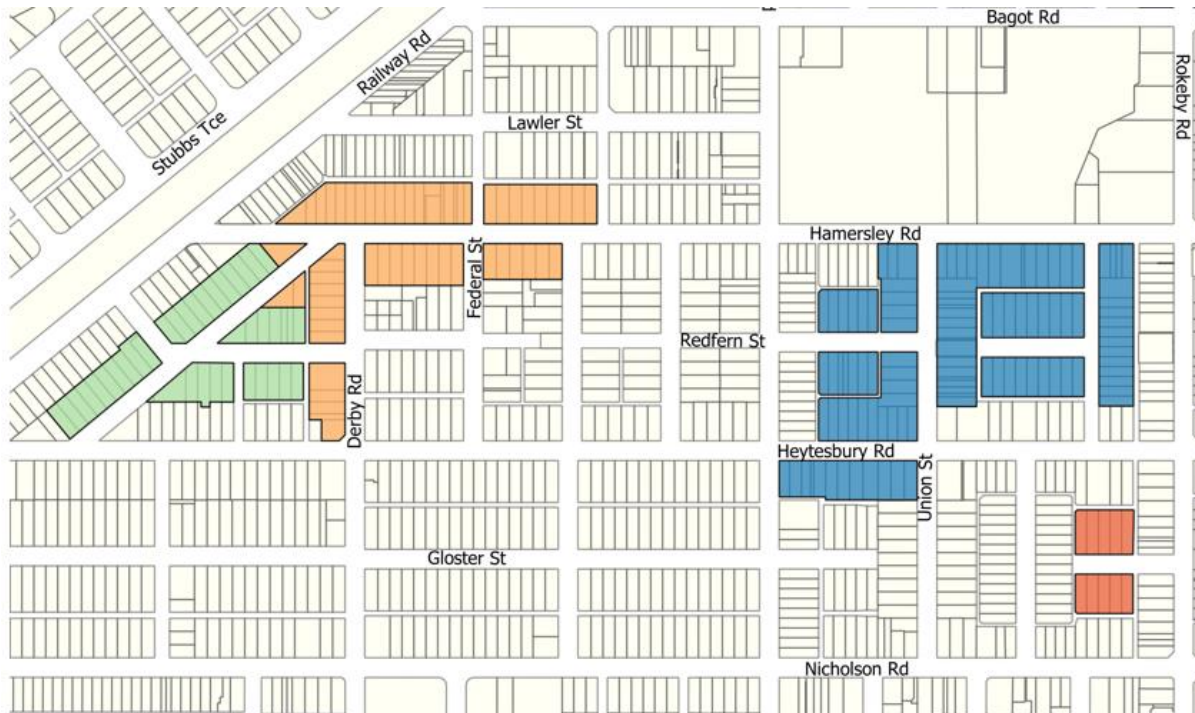
*Historical  
Photograph  
(June 2014)*





## 8.0 HERITAGE AREAS

The following map illustrates the Heritage Areas located within the West Subiaco Precinct:



### City of Subiaco

#### West Subiaco Precinct Heritage Areas

- Duke Street Heritage Area
- Hamersley Road Group Heritage Area
- Sadlier & Redfern Heritage Area
- Union & Redfern Heritage Area

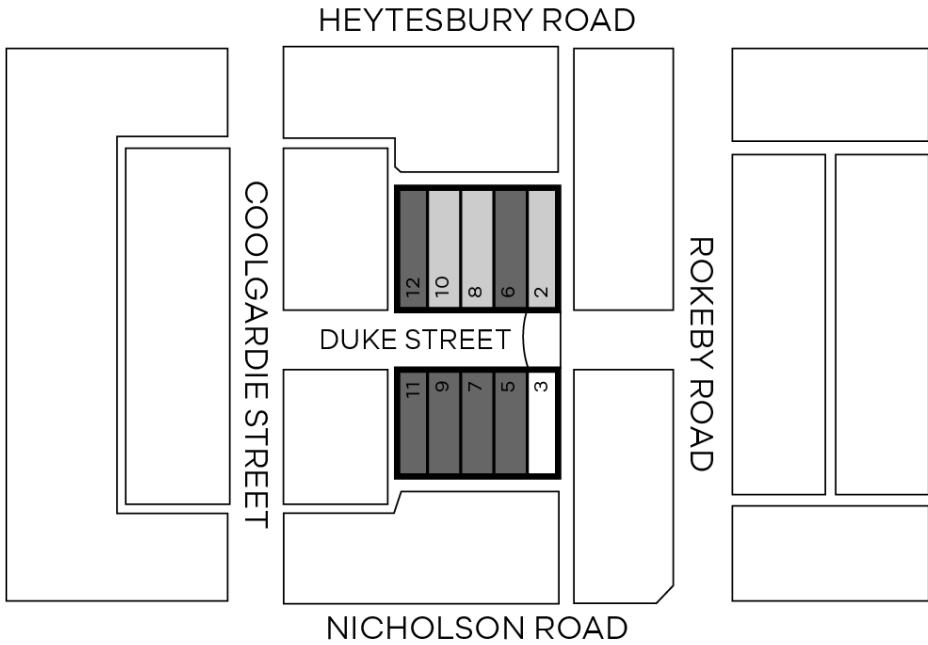


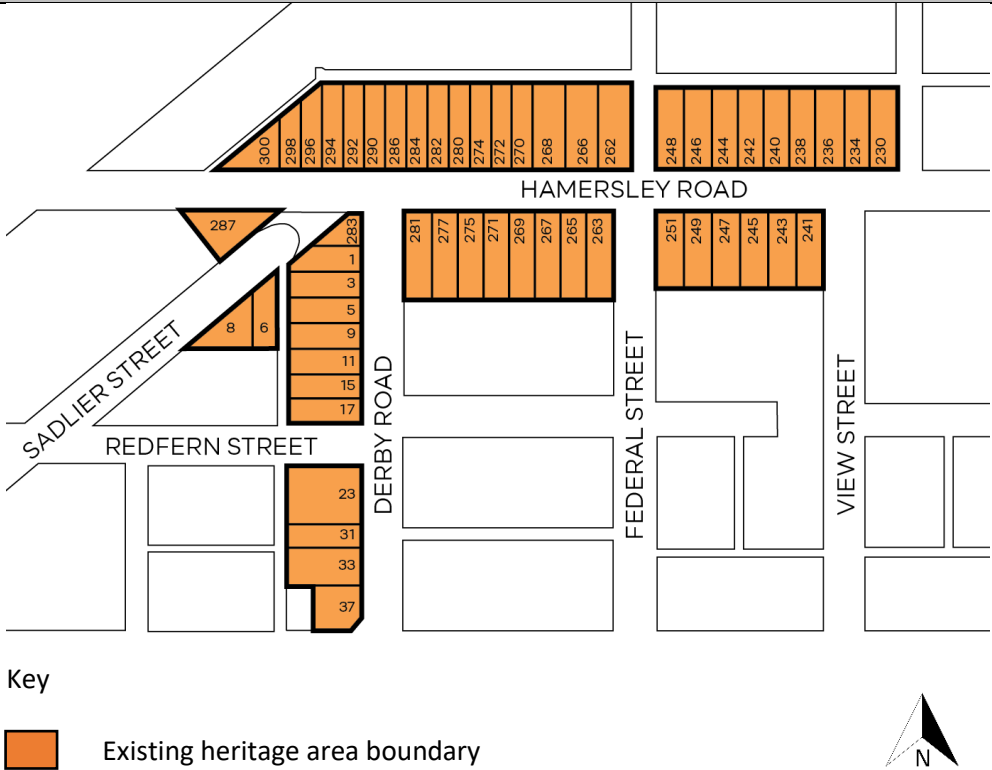
LOCATION INFORMATION	
<b>Name</b>	Duke Street Heritage Area
<b>Place Number</b>	25376
<b>Location</b>	2-12 Duke Street, Subiaco (North side) 3-11 Duke Street, Subiaco (South side)
<b>Place Type</b>	Precinct or Streetscape
ASSESSMENT OF SIGNIFICANCE	
<b>Map of Area</b>	<p>Key</p> <p>Existing heritage area boundary</p>
<b>Historical Themes</b>	<p>Federation &amp; Late Gold Boom Period (1890s-1910s): Land allocation &amp; subdivision; depression &amp; boom; consolidation; local famous and infamous people.</p> <p>A Time of Uncertainty (World War One, Inter-War &amp; World War Two) (1910s-1940s): Consolidation; depression &amp; boom; local famous &amp; infamous people.</p>
<b>Historical Notes</b>	<p><i>The following extract has been taken from the Heritage Assessment of 2-26 Duke Street, Subiaco, prepared by Greenward Consulting, October 2014.</i></p> <p>During the early years of settlement most of the Subiaco area formed part of the Perth Commonage. In 1879, land was set aside for the Fremantle to Guildford Railway line which was officially opened in March 1881. Two years later the Western Australian government announced it would survey a section of the Perth Commonage into suburban lots and that these would be made available for private sale. The land in question incorporated the majority of Subiaco and part of Shenton Park (originally West Subiaco) and was laid out as 5 acre lots on a grid pattern - designated as Perth Suburban Lots (PSL).</p> <p>The Subiaco Municipal Council was created in 1895; Metropolitan Water Works Board services were extended to Subiaco in 1898/1899; and the Perth Electric Tramways Company's line was built through to the corner of Rokeby and Broome Roads in 1899 and up Rokeby Road to Kings Park by January 1900. Loans made available through the granting of municipal status also allowed the funding of road construction and the laying of footpaths, which by 1903 comprised about 20 kilometres. From here, improvements like street trees and parks occurred under</p>

	<p>the influence of Alexander Rankin, who was the first Town Clerk and Engineer for the Subiaco Council.</p> <p>A Certificate of Title for Perth Suburban Lot 277 and part Perth Suburban Lot 276 (totalling 5 acres and 18 perches) was issued in the name of The Intercolonial Investment Land and Building Company Ltd on 18 September 1901. This area, which had existing frontages to Rokeby Road, Heytesbury Road and Nicholson Road, was laid out as a new subdivision, with a total of 34 allotments, including ten building allotments facing Duke Street (Lots 13 to 17 and 18 to 22 of Plan 2352).</p> <p>The first lots within the subdivision were sold on 20 July 1901 (Lots 27-29 facing Rokeby Road). The first lots along Duke Street were sold to Frederick Samuel Herbert Tipping, who purchased Lot 15 (#8) on 30 May 1902 and Lot 16 (#10) in July of that year. Tipping also built the first house, being listed in the Subiaco Rates Books at 8 Duke Street in 1903 (suggesting that the house was built shortly after he purchased the land).</p> <p>In March and August 1902, advertisements were placed in The West Australian for “Duke Street, 39 x 149 ft, close to tram, £48, terms”. In early 1903, other advertisements were placed for lots in Duke Street at £60 to £75 per lot, reflecting the increased interest in local development. The last lots to be sold were Lots 21 &amp; 22 (Nos 3 &amp; 5 Duke Street), which were formally transferred to Ada Josephine Hodginson in 1906 – although she must have been paying this off progressively as the Subiaco Rates Books had listed her as the owner from 1903. The majority of the sites were developed immediately (in the period 1902-1905), but one was retained as a vacant development site until c.1914, while another two were occupied as double blocks until the early Inter-War era.</p> <p>The sites were developed by a mixture of owner/occupiers and investors, but in a consistent manner with relatively modest houses suitable for people such as small business owners, clerks and tradesmen. Unlike the more elevated areas to the east of Rokeby Road, or major thoroughfares (such as the nearby Hamersley and Heytesbury Road) this small side street did not attract any development of larger villas.</p> <p>Subiaco grew rapidly in the first decades of the twentieth century, with a strong and active community and pride in its identity as a ‘working class suburb’. Duke Street provides a microcosm of this development.</p>
<b>Physical Description</b>	<p>Duke Street Heritage Area extends the entirety of Duke Street between Coolgardie Street and Rokeby Road. In the late twentieth century the nature of Duke Street as a local access road was reinforced by the closure of the street at the laneway running along the back of the Rokeby Road allotments.</p> <p>Duke Street comprises predominately Federation era dwellings with some Inter-War era dwellings and a 1980s dwelling (3 Duke Street). The streetscape is predominately single storey construction with some two storey additions along the north side.</p> <p>The north side of the street is predominately asymmetrical form while the south side are largely symmetrical with central front door and a continuous front verandah.</p>

	<p>The roofs are a combination of hips and gables with varied amounts of detailing, including louvered gablets and tall chimneys. The roofing is predominately corrugated steel sheeting with some terracotta tiles to the south. Projecting gables with half-timbering and rough cast rendered infill are a dominant feature.</p> <p>The external walls are predominately brick ranging between rendered, painted and tuckpointed. The historical analysis suggests that during the mid-late 20<sup>th</sup> century alterations occurred to many of the original face brick facades. Number 2 Duke Street is the only timber weatherboard cottage which extends along the side laneway.</p> <p>Street works undertaken during the late 20<sup>th</sup> century included the development of a wide grassed area between #s 2 and 3 Duke Street, and the reinforcement of the verge planting to create a small parklike setting. Mature street trees now include a cluster of 4 palms at the road closure, 2 palms on the wide tapering verge in front of #12, plus several peppermint trees (<i>Agonis flexuosa</i>), and bottebrush (<i>Callistemon</i> sp). More recent infill planting of eucalypts and other species, together with well developed front gardens has created a streetscape in which the houses nestle within an informal landscape.</p>
<b>Condition</b>	Good: Based on a streetscape survey, the buildings in the study area appear to be generally well maintained and in good condition. Within the public realm, the verges are also generally well maintained.
<b>Integrity</b>	High: All the places remain as residential.
<b>Authenticity</b>	<p>Moderate to High: All of the houses have undergone some degree of adaptation and/or extension to meet modern living standards. Typical changes include rear extensions, alterations to verandahs, new fencing, painting/rendering face brickwork and re-roofing. However, the original houses (as viewed from the street) have, overall, retained a medium to high level of authenticity.</p> <p>The highest level of intervention is to 8 Duke Street which has had its main façade rendered as well as having undergone significant alterations to the roofscape as part of second storey additions.</p>
<b>Statement of Significance</b>	<p>The Duke Street Heritage Area demonstrates cultural heritage significance for the following reasons:</p> <ul style="list-style-type: none"> <li>• Duke Street has a distinctive urban character that has been primarily created by the local road closure and public landscaping of the late twentieth century.</li> <li>• Within this setting the heritage character is derived from the modest, single storey suburban houses dating from the Federation and early Inter-War era (c.1902-1924). Only one of these houses has been replaced (#3, c.1980s) and the defined period and nature of development has resulted in a complimentary palette of materials and design idioms.</li> <li>• The subdivision of this area was undertaken by the Intercolonial Investment Land and Building Company of Sydney. This represents part of a much wider role that this company took in the development of Subiaco in the 1890s and early 1900s.</li> <li>• The collection of houses in the study area helps to demonstrate the scale and standard of houses built and occupied by people such as small business owners, clerks and tradesmen in the early twentieth century.</li> <li>• The study area was generally the place of residence for people who left only a small mark on the written records. However, it also accommodated at least</li> </ul>



	<p>two men who were prominent in the local community or were otherwise public identities of the early to mid-twentieth century.</p> <ul style="list-style-type: none"> <li>The study area includes a good representative collection of modest early twentieth century brick and timber housing developed in close proximity to the Rokeby Road tramway.</li> </ul>
Levels of Contribution	 <p>Key</p> <ul style="list-style-type: none"> <li>Considerable Contribution</li> <li>Some Contribution</li> <li>Little/ No Contribution</li> </ul> <p><b>Considerable Contribution:</b> Places that have generally retained clear evidence of their traditional external detailing/character and/or have important historical associations.</p> <p><b>Some Contribution:</b> Places that have undergone more substantial external alterations over time, but their underlying character still remains consistent with the heritage streetscape. Places of Some Significance also retain sufficient evidence to provide a basis for future restoration, if and when the opportunity arises.</p> <p><b>Little/ No Contribution:</b> Places that have been altered to such an extent the original design intent of the place is no longer discernible and original fabric/design elements have been lost or a place that was constructed after the primary period of construction.</p>
Other listings and status	Heritage Area designated under Part 3 Clause 9 of the Deemed Provisions of the <i>Planning and Development (Local Planning Schemes) Regulations 2015</i> .
Key References	<ul style="list-style-type: none"> <li>Greenward Consulting, <i>Heritage Assessment of 2-26 Duke Street, Subiaco</i> (prepared for the City of Subiaco, October 2014)</li> <li>City of Subiaco, <i>Local Planning Policy 3.10: Duke Street Heritage Area</i> (February 2021)</li> </ul>

LOCATION INFORMATION	
Name	Hamersley Road Group Heritage Area
Place Number	26335
Location	230-248 & 262-300 Hamersley Road, Subiaco (North side) 241-251, 263-281, 283 & 287 Hamersley Road, Subiaco (South side) 1-17 & 23-37 Derby Road, Subiaco (West side) 6 & 8 Sadlier Street, Subiaco
Place Type	Precinct or Streetscape
ASSESSMENT OF SIGNIFICANCE	
Map of Area	 <p>Key</p> <p>Existing heritage area boundary</p>
Historical Themes	<p>Federation &amp; Late Gold Boom Period (1890s – 1910s): Rapid Expansion; Residential development and Subdivision; Domestic Activities; Street construction and improvements; Government policy, legislation and services.</p> <p>A Time of Uncertainty (World War One, Inter-War &amp; World War Two) (1910s - 1940s): Steady growth; Residential development &amp; subdivision; Motor cars; Street planting.</p>
Historical Notes	<p><i>The following extract has been taken from the Heritage Assessment of the Expanded Hamersley Road Group Heritage Area &amp; Sadlier and Redfern Street Heritage Area, prepared by Greenward Consulting, October 2018.</i></p> <p><b>Early development of Subiaco</b></p> <p>During the early years of European settlement most of the Subiaco area formed part of the Perth Commonage. In 1879 land was set aside for the Fremantle to Guildford Railway, which was officially opened in March 1881. Two years later the Western Australian government announced it would survey a section of the Perth Commonage into suburban lots and that these would be made available for private sale. The land in question incorporated the majority of Subiaco and was laid out as 5 acre lots on a grid pattern - designated as Perth Suburban Lots.</p>

	<p>Initial development was very slow and it was the discovery of gold in Coolgardie and Kalgoorlie in 1892 and 1893 respectively, which provided the most significant impetus for the transformation of the area. As recorded in the <i>Thematic History and Framework of Subiaco</i>:</p> <p><i>The substantial growth of the period is reflected in population statistics with numbers leaping from about 100 people in 1895 to approximately 1300 people by mid 1896.</i></p> <p>And</p> <p><i>By 1897, there were 388 houses recorded in the area with all but 49 of these located in the vicinity of Rokeby and Broome Roads. The modest timber cottages and semi-detached residences for workers, tradespersons, etc were concentrated north of Bagot Road. The more substantial brick villas belonging to professional men and their families were on larger lots to the south and south-east and along Thomas Street. As laid out in the 1883 survey, small land holdings such as those at Rosalea Estate (later Rosalie) were located even further south. Rosalea and Jolimont took on a more scattered, village-like appearance, which was in contrast to the steady building-up of streetscapes to the north.</i></p> <p>The Subiaco Municipal Council was created in 1895; Metropolitan Water Works Board services were extended to Subiaco in 1898/1899; and the Perth Electric Tramways Company's line was built through to the corner of Rokeby and Broome Roads in 1899 and up Rokeby Road to Kings Park by January 1900. Loans made available through the granting of municipal status also allowed the funding of road construction and the laying of footpaths, which by 1903 comprised about 20 kilometres. From here, improvements like street trees and parks occurred under the influence of Alexander Rankin, who was the first Town Clerk and Engineer for the Subiaco Council.</p> <p>The area was initially viewed as a working class suburb:  <i>.... the 1890s saw many new landowners erect their usually timber homes in stages as resources permitted. It was at this time the notion of Subiaco being 'working class' emerged and became an integral part of its identity.</i></p> <p>However, as Subiaco was steadily developed, it established a mixed character, with predominantly workers housing on the lower lying areas near the railway and a mix of workers houses and gentleman's villas on the more elevated land near Kings Park.</p> <p><i>The district originally was mainly a working man's suburb, but the advantage it held out to the city worker precluded its ever being a one-class town, and it was invaded by business and professional men, civil servants, and others, who desired to be in close proximity to their daily work.</i></p> <p><b>Early development of the Study Area (c.1900-1914)</b>  The study area is located across parts of Perth Suburban Lot 232 (along northern side of Hamersley Road); PSL 261 (western side of Derby Road) and PSL 262 (north-western side of Sadlier Street).</p>
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The first development within the study area took place along the northern side of Hamersley Road, where 4 houses appear to have been constructed by c.1902. PSL 261 and 262 had been subdivided into residential lots by the mid-late 1890s (Deposited Plans 428 and 862), with frontages to Derby Road, Redfern Street, and Bronte Street (later renamed Sadlier Street). However, dwellings were not constructed in these parts of the study area until after 1910.

#### 1-37 Derby Road

Prior to WWI only 2 houses were built within this part of the Study Area, being numbers 11 & 15 (constructed c.1912-1913).

#### 282-300 Hamersley Road & 283-287 Hamersley Road

A plan dated c.1902 shows 4 buildings in the general vicinity of numbers 286, 290, 294 & 296 Hamersley Road. Street numbers were first included for Hamersley Road in the 1908 WA Post Office Directory, which identified residents at numbers 286, 290, 292, 294 & 296. No further houses were constructed here until the mid-1920s.

#### 6 & 8 Sadlier Street

A plan prepared in the mid-late 1890s confirms that Bronte Street (now known as Sadlier Street) was lined by early residential subdivisions of Perth Suburban Lots 261, 262 and 263. However, despite this early subdivision pattern, it was not until 1912 that the first resident was listed for Bronte Street in the WA Post Office Directories, and this was the only house to be listed here until 1922. Based on an analysis of entries in the Post Office Directories of the period, this appears to have been located at #9 (since redeveloped).

#### ***Inter-War development (c.1915-1940)***

Early development in the locality around the western end of Hamersley Road was uneven. By 1920 some nearby areas were almost fully developed, including Federal Street and the western ends of both Bagot Road and Lawler Street. However, to the south of Lawler Street a considerable number of lots still remained vacant in the early post-WWI years. For example, in the Post Office Directory of 1920 only 1 house was listed along Bronte (Sadlier) Street (since demolished) (with 23 residential lots still undeveloped); 4 houses had been built along the western side of Derby Road, between Hamersley and Heytesbury Roads (with 9 lots still undeveloped); while along the section of Hamersley Road to the west of Federal Street there were 6 houses on the on the southern side and 10 houses on the northern side (leaving 25 lots undeveloped).


Over the next decade development surged in this area, supported in part by the Premier's approval of the construction of a new railway station in the vicinity of Lawler Street, which was announced in October 1922, and the opening of the Daglish Railway Station in 1924. Together with the development of the purely residential suburb of Daglish from the late 1920s, this also encouraged the establishment of a small retail precinct on Railway Road, which served the growing local community:

*Two shops were opened opposite the new station in the mid 1920s and by 1940 five of nine premises on and adjoining the block between Hamersley Road and Redfern Street were occupied as shops (including two grocers, two mixed*

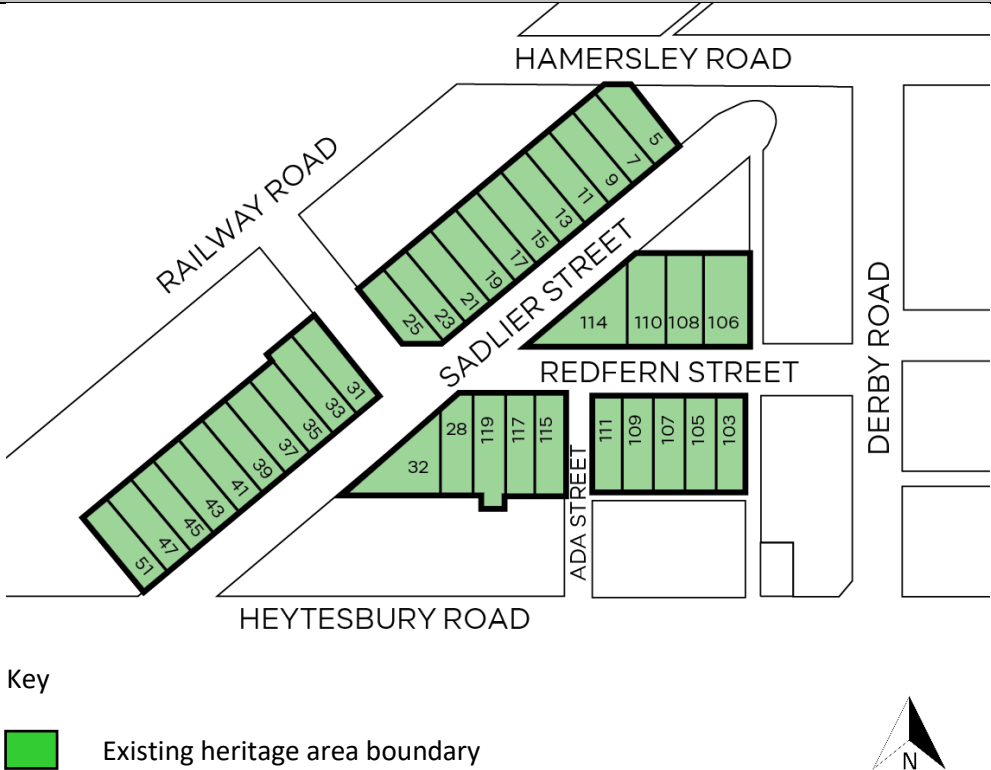
	<p><i>businesses and a ladies hairdresser). Another pair of shops was subsequently developed in front one of the residential sites (on the corner of Redfern Street). While not purely a retail precinct, this developed as an important local shopping strip in the Inter-War and early post World War Two eras.</i></p> <p>By 1930 the study area, together with the adjacent Hamersley Road Group Heritage Area &amp; the Sadlier and Redfern Street Heritage Area, was almost fully developed, and only 3 of the current properties in this overall area are known to have been constructed in 1930-1940 (being the double fronted shop at 298-298a Hamersley Road and houses at 282 Hamersley Road and 47 Sadlier Street.</p> <p><u>1-37 Derby Road</u> Two further houses were constructed in this area in c.1915-1916 (numbers 23, &amp; 37), with the remainder of the lots being developed during the 1920s.</p> <p><u>282-300 Hamersley Road &amp; 283-287 Hamersley Road</u> Three more houses were constructed in this part of the study area the mid-1920s (#s 283, 287 and 300); a double-fronted shop was built in c.1934 (#298/298a); while the last of the pre-WWII development took place in c.1940 (#282, extensively altered in the late 20th century).</p> <p><u>6 &amp; 8 Sadlier Street (formerly 6 &amp; 8 Bronte Street)</u> c.1922-1930 was a period of a rapid development along Sadlier Street, inclusive of the houses that were built at 6 and 8 Sadlier Street in the mid 1920s.</p> <p>The street name was changed at around the same time, as recorded in the following newspaper article of November 1926:</p> <p><i>To prevent its confusion with Bronte street, East Perth, Bronte-street, Subiaco, will, in future, be known as Sadlier-street, in honour of Subiaco's V.C.</i></p> <p><b>Post WWII development (1950-2018)</b> The only infill development within the study area in the early post-WWII era was a house constructed at 27 Derby Road at some stage between 1954 and 1964. However, this was demolished in the late twentieth century and the site redeveloped with major extensions to 23 Derby Road.</p> <p>Since 1980 the properties at 282, 284-286; 287 and 296 Hamersley Road have been variously demolished or extensively re-designed in a manner that has obscured evidence of the original house.</p>
<b>Physical Description</b>	<p>Hamersley Road Group Heritage Area extends the length of Hamersley Road between Douglas Avenue and Railway Road, and the section of Derby Road running north to south between Hamersley Road and Heytesbury Road.</p> <p>This section of Hamersley Road comprises predominately Federation and Inter-War era dwellings with some corner stores. The streetscape consists of predominately single storey construction with some two storey dwellings and additions. Some contemporary development interrupts the streetscape however much of the original fabric remains intact. Although each residence displays its own set of design details, there is similarity in form, scale, materials and design to tie the places together.</p>

	<p>Many houses feature an asymmetrical form with projecting gabled wings addressing the street. The dwellings along the north side of Hamersley Road are set close to the boundary line with a deeper set back along the south side.</p> <p>The roofs are a combination of hips and gables with varied amounts of detailing, including louvered gablets and tall chimneys. The roofing material alternates between terracotta tiles and corrugated steel sheeting. Projecting gables with half-timbering and rough cast rendered infill are a dominant feature.</p> <p>Recessed verandahs are a repeating feature often supported by either timber posts or concrete piers. Inter-War era dwellings often feature pairs of masonry columns above rendered masonry plinths.</p> <p>The external walls are predominately brick ranging between rendered, painted and tuckpointed. The historical analysis suggests that during the mid-late 20<sup>th</sup> century alterations occurred to many of the original face brick facades. Timber weatherboard cottages are sparsely distributed throughout the housing stock.</p> <p>Front gardens are typically well maintained however there is a higher concentration of high masonry fences in association with low visually permeable fences. The houses benefit from a regular set back pattern, the average depth being approximately 5m. Boundary treatments are varied with high, 1.8m, masonry walls to the more traditional timber picket or palisade style fencing that permit a great degree of visual permeability through the gardens, allowing the houses to make a greater contribution to the streetscape. There are several large Eucalypts, smaller native peppermint trees (<i>Agonis flexuosa</i>) and more recently planted Jacaranda mimosifolia. Although the original subdivision pattern has been retained, there is no absolute in the width of the lots. The narrowest lots are approximately 9m wide with the widest being almost 17m wide. The average width appears to be between 10m and 12m.</p>
<b>Condition</b>	Good: Generally good. Many of the houses have undergone repair/restoration works and present in a good condition collectively.
<b>Integrity</b>	High: All the houses remain in residential use.
<b>Authenticity</b>	Moderate: Two of the original houses have been demolished with the sites being redeveloped. In addition, extant original houses have generally undergone alterations in the form of changed finishes to original fabric or changed roofing materials which impacts to some degree on the authenticity of the individual house and street as a whole. However, the original houses (as viewed from the street) have overall retained a medium to high level of authenticity.
<b>Statement of Significance</b>	<p>The Hamersley Road Group Heritage Area demonstrates cultural heritage significance for the following reasons:</p> <p><u>Aesthetic Value</u></p> <ul style="list-style-type: none"> <li>As an aesthetically pleasing streetscape with a strong identifiable character, featuring an avenue of mature street trees, which frame views of the largely intact Federation and Interwar residences;</li> <li>For its collection of many good, representative examples of Federation and Inter War cottages and villas which collectively illustrate a range and evolution of detailing between the 1890s and the 1940s; and</li> <li>For the cohesive streetscape created by a limited palette of materials and styles.</li> </ul>



	<p><u>Historic Value</u></p> <ul style="list-style-type: none"> <li>As a representative collection of houses that illustrate the scale and standard of housing for the homes of unskilled workers to semi-professional and tradespeople, in the early twentieth century;</li> <li>For the evidence it provides about the manner in which the residences of semi-professional and tradespeople existed alongside the residences of working people and employees;</li> <li>For its association with the subdivision and rapid settlement of the area from the 1890s to the 1920s which demonstrates the rapid change of the district in the gold boom period and shortly thereafter; and</li> <li>For illustrating the major impact of the construction of the nearby Daglish Railway Station in 1922-24 on the consolidation of the western part of Subiaco.</li> </ul> <p><u>Social Value</u></p> <ul style="list-style-type: none"> <li>Development within the area provides a contrast with the more elevated areas towards Kings Park (which attracted a more mixed development that included a significant number of larger villas suitable for the families of merchants, senior civil servants and professional men) and with the more low-lying areas towards the northern side of the suburb (which included a higher proportion of cottages occupied by the families of labourers and other low-skilled workers).</li> </ul>
<p><b>Levels of Contribution</b></p>	 <p><b>Key</b></p> <ul style="list-style-type: none"> <li>Considerable Contribution</li> <li>Some Contribution</li> <li>Little/ No Contribution</li> </ul> <p><b>Considerable Contribution:</b> Places that have generally retained clear evidence of their traditional external detailing/character and/or have important historical associations.</p>

	<p><b>Some Contribution:</b> Places that have undergone more substantial external alterations over time, but their underlying character still remains consistent with the heritage streetscape. Places of Some Significance also retain sufficient evidence to provide a basis for future restoration, if and when the opportunity arises.</p> <p><b>Little/ No Contribution:</b> Places that have been altered to such an extent the original design intent of the place is no longer discernible and original fabric/design elements have been lost or a place that was constructed after the primary period of construction.</p>
<b>Other listings and status</b>	Heritage Area designated under Part 3 Clause 9 of the Deemed Provisions of the <i>Planning and Development (Local Planning Schemes) Regulations 2015</i> .
<b>Key References</b>	<ul style="list-style-type: none"> <li>• Greenward Consulting, <i>Heritage Assessment of the Expanded Hamersley Road Group Heritage Area &amp; Sadler and Redfern Street Heritage Area</i> (prepared for the City of Subiaco, October 2018)</li> <li>• City of Subiaco, <i>Local Planning Policy 3.11: Hamersley Road Group Heritage Area</i> (June 2019)</li> </ul>

LOCATION INFORMATION	
<b>Name</b>	Sadlier & Redfern Street Heritage Area
<b>Place Number</b>	26270
<b>Location</b>	5-25 & 31-51 Sadlier Street, Subiaco (West side) 28 & 32 Sadlier Street, Subiaco (East side) 106-114 Redfern Street, Subiaco (North side) 103-111 & 115-119 Redfern Street, Subiaco (South side)
<b>Place Type</b>	Precinct or Streetscape
ASSESSMENT OF SIGNIFICANCE	
<b>Map of Area</b>	 <p>Key</p> <p>Existing heritage area boundary</p>
<b>Historical Themes</b>	Demographic Settlement and Mobility: Land allocation and subdivision Transport and Communications: Rail and light rail transport Occupations: Domestic activities People: Early settlers
<b>Historical Notes</b>	<p><i>The following extract has been taken from the Heritage Assessment of 5-51 Sadlier Street and 103-119 Redfern Street, Subiaco, prepared by Hocking Heritage Studio, July 2017.</i></p> <p>During the early years of settlement of the Swan River Colony the majority of the Subiaco area formed part of the Perth Commonage. The original 5 acre lots for Subiaco were part of the wider Perth settlement surveyed in 1883 being designated as Perth Suburban Lots (PSL). The Subiaco Municipal Council was created in 1897 and the area developed rapidly in the late nineteenth and early twentieth century with a strong and active community and pride in its identity as a 'working class suburb'.</p> <p>The discovery of gold in the Kimberley, Murchison and Kalgoorlie regions in the 1880s and 1890s, and the concurrent granting of Responsible Government in 1890 had a huge impact on the development of Subiaco as was the case for the City of Perth and for Western Australia as a whole. The gold boom resulted in a huge</p>



influx of people coming to Western Australia. Confidence in the future of Western Australia led to a number of wealthy land speculators and developers from the eastern states taking a strong interest in the growth of Perth and its outlying areas such as Subiaco. The substantial growth of the period is reflected in population statistics with numbers leaping from about 100 people in 1895 to approximately 1300 people by mid-1896.

The late 1890s through to the 1910s brought about consolidation of the new Subiaco municipality as the rapid development of the gold rushes made way for a period of steady growth. The cultural landscape reflected this with ever-increasing numbers of houses and commercial buildings, and the construction of social, cultural and recreational spaces and local infrastructure.

The portion of Subiaco which included Sadlier Street and Redfern Street was subdivided for sale in the early 1890s.

#### Sadlier Street

A plan dated from the mid-1890s confirms that what is now known as Sadlier Street was at that time known as Bronte Street, and was lined by residential subdivisions of Perth Suburban Lots 261, 262 and 263. Redfern Street was also subdivided at this time.

However, despite this early subdivision pattern, it was not until 1912 that the first resident was listed for Bronte Street in the Western Australian Post Office Directories, and this was the only house to be listed until c.1922.

Based on a preliminary analysis of the residents listed in the Post Office Directories for the period 1920 to 1926, the first residence in Sadlier Street was located at No. 9 (since redeveloped). Three houses were listed in the Post Office Directory in 1922, seven in 1925 and 23 in 1930, by which time Sadlier Street had been almost fully developed (with 19 houses on the north-western side of the street and 4 houses on the south-eastern side).

Notices of building permits published in the West Australian during that period indicate that this development in Sadlier Street was at least partly underpinned by the work of local builder/developers including Richard Thompson (who obtained permits for the construction of 2 brick residences in this street in 1926); Walter Lay (3 brick residences, 1926, 1928 & 1929); Thomas Singleton (2 brick residences, 1926 & 1927) and Park Estate Agency (1 brick residence, 1929).

The naming of Bronte Street was changed during this period, as recorded in the following newspaper article of November 1926:

*To prevent its confusion with Bronte street, East Perth, Bronte-street, Subiaco, will, in future, be known as Sadlier-street, in honour of Subiaco's V.C.*

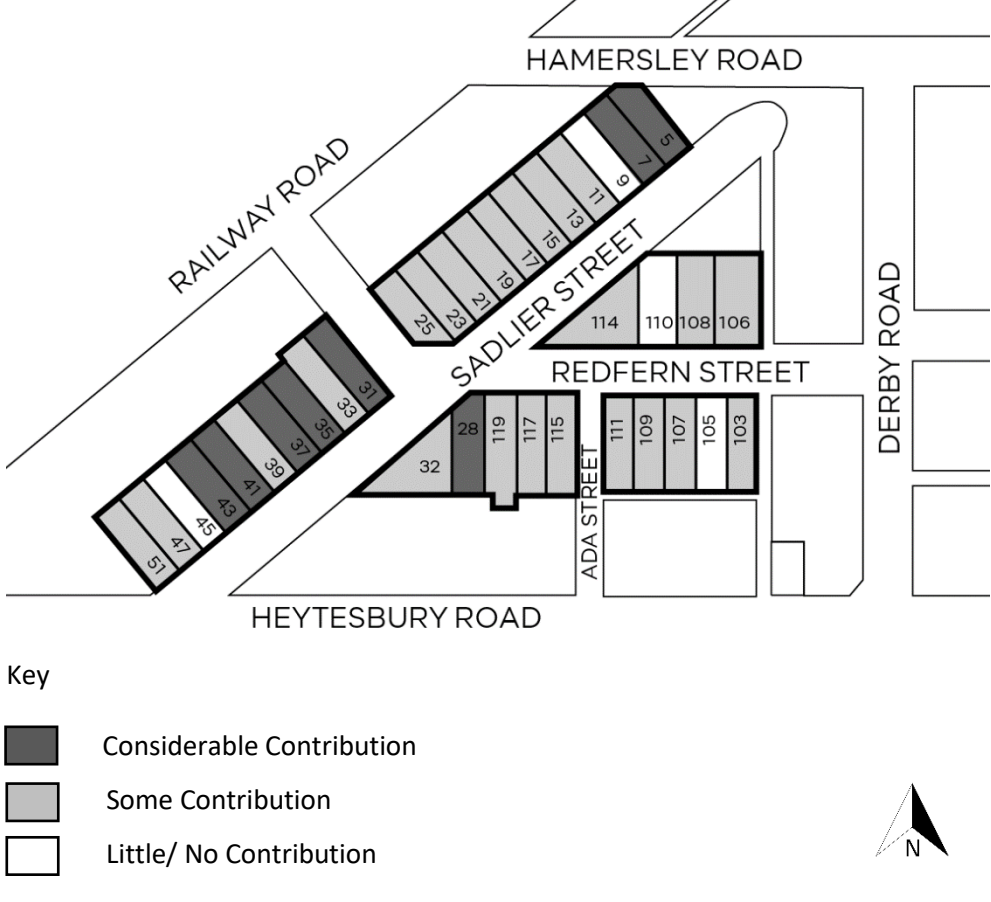
When the last Post Office Directory was published in 1949, there were 24 houses listed along Sadlier Street, the last of these having been built in the late 1930s (#47).

The last vacant site (#45) was not developed until c.1970 (redeveloped in 2011). In 2015, there are 25 houses listed along Sadlier Street.

	<p><u>Redfern Street, (Derby Road to Sadlier Street)</u></p> <p>As in Sadlier Street, despite subdivision in the 1890s, development was slow in Redfern Street and by 1911 there were still no residents listed in the Western Australian Post Office Directory for the section of Redfern Street between Railway Road and View Street. The first entry appeared in 1912, when Alfred Smith was living to the west of Federal Street (later identified as No.70).</p> <p>Steady development then commenced, with 5 houses listed in 1915, 11 in 1920, 18 in 1925 and 24 in 1930.</p> <p>No further sites were developed in the 1930s or 1940s and in 1949 (the last year in which the Post Office Directories were published) there were 16 houses along the southern side of street and 8 along the northern (all located between Sadlier and Federal Streets).</p> <p>Since that time, 7 more houses have been built (Nos 67, 68, 84, 88, 90, 92 &amp; 110), bringing the total to 31 houses.</p>
<b>Physical Description</b>	<p>Sadlier &amp; Redfern Street Heritage Area comprises a group of largely intact Inter-War era residences, most of which are single storey construction with some two storey dwellings and additions. Some contemporary development interrupts the streetscape however much of the original Inter-War fabric remains intact. Although each residence displays its own set of design details, there is similarity in form, scale, materials and design to tie the places together.</p> <p>Many houses feature an asymmetrical form with projecting gabled wings addressing the street.</p> <p>The roofs are a combination of hips and gables with varied amounts of detailing, including louvered gablets and tall chimneys. The roofing material is predominately terracotta tiles with some corrugated steel sheeting throughout. Projecting gables with half-timbering and rough cast rendered infill are a dominant feature.</p> <p>Recessed verandahs are a repeating feature often supported by either timber posts or concrete piers. Inter-War era dwellings often feature pairs of masonry columns above rendered masonry plinths.</p> <p>The external walls are predominately brick ranging between rendered, painted and tuckpointed. The historical analysis suggests that during the mid-late 20<sup>th</sup> century alterations occurred to many of the original face brick facades. 17 Sadlier Street appears to be the only timber weatherboard house in this area.</p> <p>Front gardens are typically well maintained and predominately enclosed by low lying visually permeable fences. Mature verge trees line the street and obscure the majority of the front facades while creating a shaded picturesque streetscape.</p> <p>The houses benefit from a regular subdivision and setback pattern, with well planted gardens complementing the street planting to create a typical Subiaco green, tree-lined street. The lots are generally 11-13 m wide although there are some houses with a much wider frontage due to the layout of the lots in relation to the streets. The green verges are approximately 4-5 m deep and planted with trees. Sadlier Street runs parallel with Railway Road on a south west-north east</p>

	<p>axis whilst Redfern Street runs west to east intersecting halfway through Sadlier Street.</p> <p>The addition of carports within the front setbacks occasionally harms the street scape quality.</p>
<b>Condition</b>	Good: Generally good. Many of the houses have undergone repair/restoration works and present in a good condition collectively.
<b>Integrity</b>	High: All the houses remain in residential use.
<b>Authenticity</b>	Moderate: Three of the original houses have been demolished and redeveloped (9 & 45 Sadlier; 110 Redfern Street). In addition, extant original houses have generally undergone alterations in the form of changed finishes to original fabric or changed roofing materials which impacts to some degree on the authenticity of the individual house and area as a whole. However, the original houses (as viewed from the street) have overall retained a medium to high level of authenticity.
<b>Statement of Significance</b>	<p>The Sadlier &amp; Redfern Street Heritage Area is of cultural heritage significance for the following reasons:</p> <p><u>Aesthetic Value</u></p> <ul style="list-style-type: none"> <li>• As an aesthetically pleasing streetscape with a strong identifiable character, featuring an avenue of mature street trees, which frame views of the largely intact Interwar residences;</li> <li>• For its collection of many good, representative examples of Federation and Inter War cottages and villas which collectively illustrate a range and evolution of detailing between the 1920s and the 1940s; and</li> <li>• For the cohesive streetscape created by a limited palette of materials and styles.</li> </ul> <p><u>Historic Value</u></p> <ul style="list-style-type: none"> <li>• As a representative collection of houses that illustrate the scale and standard of housing for the homes of unskilled workers to semi-professional and tradespeople, in the early twentieth century;</li> <li>• For the evidence it provides about the manner in which the residences of semi-professional and tradespeople existed alongside the residences of working people and employees; and</li> <li>• For its association with the subdivision and rapid settlement of the area from the 1920s to the 1940s which demonstrates the rapid change of the district of the district in this period.</li> </ul>



<b>Levels of Contribution</b>	 <p><b>Key</b></p> <ul style="list-style-type: none"> <li>Considerable Contribution</li> <li>Some Contribution</li> <li>Little/ No Contribution</li> </ul> <p><b>Considerable Contribution:</b> Places that have generally retained clear evidence of their traditional external detailing/character and/or have important historical associations.</p> <p><b>Some Contribution:</b> Places that have undergone more substantial external alterations over time, but their underlying character still remains consistent with the heritage streetscape. Places of Some Significance also retain sufficient evidence to provide a basis for future restoration, if and when the opportunity arises.</p> <p><b>Little/ No Contribution:</b> Places that have been altered to such an extent the original design intent of the place is no longer discernible and original fabric/design elements have been lost or a place that was constructed after the primary period of construction.</p>
<b>Other listings and status</b>	Heritage Area designated under Part 3 Clause 9 of the Deemed Provisions of the <i>Planning and Development (Local Planning Schemes) Regulations 2015</i> .
<b>Key References</b>	<ul style="list-style-type: none"> <li>Hocking Heritage Studio, <i>Heritage Assessment of 5-51 Sadlier Street and 103-119 Redfern Street, Subiaco</i> (prepared by for the City of Subiaco, July 2017)</li> <li>Greenward Consulting, <i>Heritage Assessment of the Expanded Hamersley Road Group Heritage Area &amp; Sadlier and Redfern Street Heritage Area</i> (prepared for the City of Subiaco, October 2018)</li> <li>City of Subiaco, <i>Local Planning Policy 3.12: Sadlier and Redfern Heritage Area</i> (July 2018)</li> </ul>

LOCATION INFORMATION	
<b>Name</b>	Union and Redfern Street Heritage Area
<b>Place Number</b>	25394
<b>Location</b>	2-26 & 11 Campbell Street 135-177 Hamersley Road (South side) 1-11 Redfern Street (South side) 2-12 Redfern Street (North side) 1-19 Rawson Street (South side) 4-20 Rawson Street (North side) 108-122 Heytesbury Road (North side) 109-129 Heytesbury Road (South side) 135 Hensman Road 2-12 & 16-22 Union Street (East side) 5-11 & 15-21 Union Street (West side)
<b>Place Type</b>	Precinct or Streetscape
ASSESSMENT OF SIGNIFICANCE	
<b>Map of Area</b>	<p>Key</p> <p>Existing heritage area boundary</p>
<b>Historical Themes</b>	Federation & Late Gold Boom Period (1890s-1910s): Land allocation & subdivision; depression & boom; consolidation; local famous and infamous people. A Time of Uncertainty (World War One, Inter-War & World War Two) (1910s-1940s): Consolidation; depression & boom; local famous & infamous people.
<b>Historical Notes</b>	The Union & Redfern Heritage Area consists of an amalgamation of four previous areas: <ul style="list-style-type: none"> <li>• Peet and Bastow's Redfern Street Subdivision</li> <li>• James Chesters' Union Street Subdivision</li> <li>• 108-122 and 109-135 Heytesbury Road</li> <li>• Campbell-Union Street &amp; Hamersley-Heytesbury Road Conservation Area</li> </ul>

**Campbell Street, Hamersley Road, Rawson Street, Union Street**

*The following extract has been taken from the Heritage Assessment of 2-26 Campbell St, 2-22 Union St, 135-165 Hamersley Rd & 70-104 Heytesbury Rd, Subiaco, prepared by Greenward Consulting, July 2014.*

During the early years of settlement most of the Subiaco area formed part of the Perth Commonage. In 1879, land was set aside for the Fremantle to Guildford Railway and this line was officially opened in March 1881. Two years later the Western Australian government announced it would survey a section of the Perth Commonage into suburban lots and that these would be made available for private sale. The land in question incorporated the majority of Subiaco and part of Shenton Park (originally West Subiaco) and was laid out as 5 acre lots on a grid pattern - designated as Perth Suburban Lots (PSL).

The Subiaco Municipal Council was created in 1895; Metropolitan Water Works Board services were extended to Subiaco in 1898/1899; and the Perth Electric Tramways Company's line was built through to the corner of Rokeby and Broome Roads in 1899 and up Rokeby Road to Kings Park by January 1900. Loans made available through the granting of municipal status also allowed the funding of road construction and the laying of footpaths, which by 1903 comprised about 20 kilometres. From here, improvements like street trees and parks occurred under the influence of Alexander Rankin, who was the first Town Clerk and Engineer for the Subiaco Council.

The area considered in this report relates to three of the 5-acre lots that extended between Hamersley and Heytesbury Roads - part of PSL 253, PSL 254 and part of PSL 255. The tramline along nearby Rokeby Road and the creation of a public park on the northern side of Hamersley Road (both opened in 1900), were two features that were frequently highlighted as part of the desirability of land within this area in the early twentieth century.

The first of these 5 acre lots to be subdivided was PSL 255 (laid out as Deposited Plan 889), which created Union Street (originally shown as Queen Street). This site was purchased by James Chesters, a land agent from Melbourne, in 1892 and had been subdivided by 1894 - creating Lots 26 to 38 along the eastern side of the street, lots 39 to 42 along Hamersley Road, and Lots 22 to 25 along Heytesbury Road (with lots 1 to 21 on the western side of the street). The first lot was sold by Chesters in July 1894 (Lot 34, 8 Union Street) and the last in 1921 (part Lot 37 and Lot 38, 2 Union Street). Initial sales were held as investments, with the first house on the eastern side of Union Street being built in 1908 and the majority in c.1912-1916.

The next subdivision was PSL 253 (laid out as Deposited Plan 1933), which created Campbell Street. This was subdivided by the Intercolonial Investment Land and Building Company of Sydney, and building lots along the Rokeby Road frontage began to be sold in May 1898. The first sites to be sold along Campbell Street (Lots 31 and 32) were transferred to a new owner in June 1899. The first houses were not built until 1903/04, but this was followed by rapid progress, with the majority of the lots being developed by 1912.



The last major subdivision within the study area was of PSL 254 and the portion of PSL 253 running along the western side of Campbell Street (laid out as Deposited Plan 2524). This site had been purchased by Sydney accountants, William James Douglas and Frank Dyson, in 1902 and subdivided by them in August 1903. The subdivision created Rawson Street and included 36 lots facing Hamersley Road, Rawson Street, and Heytesbury Road. Rawson Street originally opened off Campbell Street only, but in 1913/14 Part Lot 31 and Lot 32 of DP 889 (which had been acquired by William Douglas in 1901) were purchased by the City of Subiaco and Rawson Street was officially extended through to Union Street. Like Campbell Street, the majority of the lots were developed in the period 1904 to 1912. Subiaco developed rapidly in the first decades of the twentieth century, with a strong and active community and pride in its identity as a 'working class suburb'. However, the modest 'working class' housing was interspersed by the slightly larger and more substantial homes of the semi-professional classes and the villas of merchants and businessmen, particularly in the more elevated areas – and this mixture of housing is clearly illustrated by the physical development in the study area.

Local residents who were prominent in community and business life are discussed under Associations (below), but it is worth noting that this relative small area included the homes of a number of men who served in local and state politics, including Bartholomew Stubbs (member of the Legislative Council, 1911-1917), Joseph Duffell (Mayor of Subiaco, 1912-1914 and member of the Legislative Council, 1914-1926), James Guy (Mayor of Subiaco, 1915-1916), and Joseph Abrahams (Mayor of Subiaco, 1950-1974).

#### **Redfern Street**

*The following extract has been taken from the Heritage Assessment of Peet and Bastow's Redfern Street Subdivision 1-12 Redfern Street, Subiaco, prepared by Greenward Consulting, January 2015.*

Development was well underway by 1902 and much of the available land in the inner areas had been developed by the late-1920s, with Subiaco evolving as a suburb with a diverse residential character:

*The district originally was mainly a working man's suburb, but the advantage it held out to the city worker precluded its ever being a one-class town, and it was invaded by business and professional men, civil servants, and others, who desired to be in close proximity to their daily work. (The West Australian, 4 August 1928, p 7)*

The area considered in this report relates to part of one of the Perth Suburban Lots that extended between Hamersley and Heytesbury Roads – PSL 256. PSL 256 was purchased by the Intercolonial Investment Land and Building Company Ltd of Sydney in August 1890. No development was undertaken at that time and, in June 1896 the whole of the property was transferred to James Thomas Peet and Austin Bastow of Melbourne, Estate Agents. By September of that year, Peet and Bastow had subdivided PSL 256 into 42 residential allotments (Deposited Plan 938), of which 16 faced Hensman Road (Lots 1 to 16); 6 faced Hamersley Road (Lots 18 to 24); 6 faced Heytesbury Road (Lots 37 to 42); and 12 faced the newly laid out Beryl Street (Lots 25 to 36) (renamed Redfern Street in c.1902).

The real estate agency of Peet & Bastow had been established by James Thomas Peet and Austin Bastow in Melbourne in the early 1890s. With the growth promised by the gold discoveries in Western Australia, the firm developed an interest in residential subdivision in Perth and, in around 1892, they began marketing Wanneroo Park (now Bayswater), North Perth and part of northern Dianella). They also expanded into Subiaco and in 1895 Peet moved to Perth and established a real estate business in his own name. A year later, Bastow also moved west, establishing the architectural practice of Bastow and Son, architect (along with other business ventures).

The first lot to be sold from DP 938 was Lot 36, which was purchased as an investment property by 'Emily Jane Body of Bowenvale in the Colony of Victoria, Married Woman'. Sales were, however, slow and Lots 32 and 34 remained in the ownership of Austin Bastow's wife, Mary Ann, until as late as 1910. Lots 25 to 27 were transferred to Annie Wilson in September 1896 and by 1903 she had acquired all six lots along the northern side of Redfern Street (lots 25 to 30). In 1902, the Western Australian Post Office Directory listed the only resident along what was then called Beryl Street (misprinted as Bill Street) as Charles Wilson, who was Annie Wilson's husband. Later references confirm that the house was located on Lot 25 (12 Redfern Street) and that Lots 25 to 30 were held as a family property, until one lot was sold in c.1911 and the other lots inherited by Annie's children from her first marriage, in the years following her death in 1912. The next site to be developed was Lot 31 (11 Redfern Street), which appears to have been acquired by William and Mary Jane Convine in c.1904-1905. In the Electoral Roll of 1906 William Convine was listed as a 'Contractor' of Hensman Road, Subiaco. On 10 January of that year an M. Convine of Redfern Street, Subiaco, advertised six houses for sale in The West Australian:

*FOR Sale, 4-roomed Villa, conveniences, Hensman-road. £320, cash or terms. Three do., Rowland-st. £.270, or terms. Two do., Redfern-street, £150 or terms; all near school. M. Convine, Redfern-st., Subiaco.*

Prior to 1905 and after 1906, William Convine was working as a miner in Cue. Given his stated occupation in 1906 (and the above advertisement) it seems likely that Convine had constructed a number of houses as speculative developments in Subiaco in the period c.1905. Despite being advertised, the timber cottage at 11 Redfern Street was not sold at that time and went on to be used as a rental property, which was still in the ownership of Mrs Convine in 1929/30. Development within the Study Area then stalled until the period c.1916 to 1918, when houses were built on Lots 26, 28, 29 & 30. The other four houses within the Study Area were all constructed in c.1922 to 1924.

These houses included a mixture of private residences and rental properties and the early residents included business owners, tradesmen and labourers.

#### **Heytesbury Road**

*The following extract has been taken from the Heritage Assessment of 108-122 and 109-135 Heytesbury Road, Subiaco, prepared by Greenward Consulting, April 2015.*

	<p>Development was well underway by 1905 and much of the available land in the inner areas had been developed by the late-1920s, with Subiaco evolving as a suburb with a diverse residential character:</p> <p><i>The district originally was mainly a working man's suburb, but the advantage it held out to the city worker precluded its ever being a one-class town, and it was invaded by business and professional men, civil servants, and others, who desired to be in close proximity to their daily work. (The West Australian, 4 August 1928, p 7)</i></p> <p>The area considered in this report formed part of Perth Suburban Lots 255, 256, 274 &amp; 275, as outlined below:</p> <ul style="list-style-type: none"> <li>• PSL 255 was purchased by the Intercolonial Investment Land and Building Company Ltd of Sydney in August 1890. Two years later it was transferred to James Chesters of 155 Elizabeth Street, Melbourne, estate agent, and by the beginning of 1894 Chesters had subdivided this land as Deposited Plan 899, with 42 lots laid out around Queen Street (soon renamed Union Street). Lots 18 to 21 of this subdivision were subsequently developed as 108 and 110 Heytesbury Road.</li> <li>• PSL 256 was purchased by the Intercolonial Investment Land and Building Company Ltd of Sydney in August 1890. No development was undertaken at that time and in June 1896 the whole of the property was transferred to James Thomas Peet and Austin Bastow of Melbourne, Estate Agents. By September of that year, Peet and Bastow had subdivided this land as Deposited Plan 938, with 42 residential allotments laid out along parts of Hensman Road, Hamersley Road, Beryl (later Redfern) Street and Heytesbury Road. Lots 37 to 42 of this subdivision were later laid out as 116 to 122 Heytesbury Road.</li> <li>• PSL 274 appears to have initially been subdivided as Deposited Plan 2405 with a 1-acre lot on the SE corner of Heytesbury and Hensman Roads, designated as Lot 1. This was sold to James Chesters in March 1904, and one residential lot (115 Heytesbury Road) had been subdivided off and sold by January 1906. Interestingly, on the ward map in the Subiaco Rate Books of this period (pre-1908), the remaining portion of the large corner lot was marked as 'Roman Catholic Church'. However, Church development did not proceed and by 1913 the residential lots that form 117-135 Heytesbury Road had been created under Deposited Plan 3758.</li> <li>• PSL 275 was purchased by the Intercolonial Investment Land and Building Company Ltd of Sydney in August 1890. By August 1891 the company had subdivided this land as Deposited Plan 374, with 30 lots laid out around Union Street. Lots 1 to 3 of this subdivision (which were subsequently developed as 109 and 113 Heytesbury Road) were sold to John Lowe of Toowoomba, Queensland, in June 1892. They were finally sold as separate lots by the next owner, Florence Edgcumbe of Perth, in the period 1899 to 1905.</li> </ul> <p>The first site to be developed was 116 Heytesbury Road, where a house was built in c.1899 for Austin Bastow, an architect and former partner in the firm of James</p>
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	<p>Peet and Bastow of Melbourne, Estate Agents. This was a period of transition for Subiaco, as outlined in the following article in The West Australian in March 1903: <i>Any one visiting Subiaco for the first time would doubtless consider it a town which had grown somewhat gradually, but in 1897 the buildings were little better than hessian "shanties", two or three wooden cottages housed the more affluent, while the man who would venture to put bricks in the sand became an object of curiosity. In the following year (1898) the population fell off. Times were bad, some of the better class houses were to let, while the poorer ones were abandoned, and people were in doubt as to whether it was better to stay here or return to the Eastern colonies. However, as the months passed on it was noticeable that the buildings were increasing, that people were building places for living in, not for renting, and that a better type of structure was being raised. In April 1898, the Council started issuing building permits and the hessian had to go. There was some outcry, but the Council was firm. Twenty-five building permits were issued in this year, the houses were mainly of wood and the lot valued at £6,000. In the following year a better class of building was in favour again, and 25 houses, valued at £7,000, were put up.</i></p> <p>Austin Bastow's brick villa was one of these early examples of a 'better class of building' and was also part of the early development of the higher land away from the railway line and existing tramline.</p> <p>Listings under the entry of 'Heytesbury Road' were first included in the Post Office Directories in 1901, and at that time there were only 4 houses along the whole length of the street (from Thomas Street to the railway). A review of later listings has confirmed that these were #s 42 (W Finagoe) (since demolished), 61 (Francis Day Lockwood, civil servant) (since demolished), 63 (Caleb William Whately, bricklayer/builder) (since demolished) and 116 (Austin Bastow, architect). #116 is therefore the oldest house still remaining along Heytesbury Road.</p> <p>In the period 1901-1906 seven more houses were erected in the study area, being 118 (c.1901, since demolished), 111 (c.1904), 109 &amp; 113 (c.1905), and 115, 120 &amp; 122 (c.1906). All of these were well-built brick villas suitable for the families of skilled tradesmen, business owners and professional men.</p> <p>There was then a pause until more residential lots were released on the southern side of the street, which was quickly followed by the construction of brick houses at 117, 119, 121 and 129 Heytesbury Road in 1913-1915. Infill development took place at 110 and 123 in 1918-1919, and this firmly established a good 'middle-class' standard for the street.</p>
<b>Physical Description</b>	<p><b><u>Campbell Street, Hamersley Road, Rawson Street, Union Street</u></b></p> <p>2-26 &amp; 11 Campbell Street  135-177 Hamersley Road (South side)  1-19 Rawson Street (South side)  4-20 Rawson Street (North side)  2-12 &amp; 16-22 Union Street (East side)  5-11 &amp; 15-21 Union Street (West side)</p> <p>The section of Union &amp; Redfern Street Heritage Area consisting of Campbell Street, Hamersley Road, Rawson Street and Union Street is characterised by a predominately single-storey housing stock. The architectural style of this section is predominately from the Federation era with a restrained application of Queen</p>

Anne detailing. Many houses feature an asymmetrical form with projecting gabled wings addressing the street.

The roofs are a combination of hips and gables with varied amounts of detailing, including louvered gablets and tall chimneys. The roofing material is predominately corrugated steel sheeting with some terracotta tiling toward the north end of Campbell Street and along the western side of Union Street. Projecting gables with half-timbered detailing and rough rendered infill are a dominant feature.

Verandahs are an important feature to the area particularly along Rawson Street. The verandahs are predominately a corrugated steel bullnose form that vary between stepped, return and straight.

The external walls are predominately brick ranging between rendered, painted and tuckpointed. The historical analysis suggests that during the mid-late 20<sup>th</sup> century alterations occurred to many of the original face brick facades. 11 Campbell Street and 8 Union Street appear to be the only timber weatherboard houses in this area.

Front gardens are typically well maintained and enclosed by a range of fence types. Mature verge trees line the street and obscure the majority of the front facades while creating a shaded picturesque streetscape.

#### **Redfern Street**

*1-11 Redfern Street (South side)*

*2-12 Redfern Street (North side)*

The section of Union & Redfern Street Heritage Area consisting of Redfern Street is characterised by a predominately single-storey housing stock. The majority of the houses have undergone alterations in some form with two storey additions having occurred to 5, 10 and 12 Redfern Street. The architectural style alters between the north and south side of the street. The north side features from the Federation era with a restrained application of Queen Anne detailing. The south side of the street (excluding number 11) was constructed in the Inter-War period displaying characteristics of the California Bungalow style of architecture. 1 Redfern Street features a modern addition to the side which extends along the laneway to the rear of the house. Many houses feature an asymmetrical form with projecting gabled wings addressing the street.


The roofs are a combination of hips and gables with varied amounts of detailing, including louvered gablets and tall chimneys. The roofing material varies between terracotta tiles and corrugated steel sheeting. Projecting gables with half-timbered detailing and rough rendered infill are a dominant feature.

The federation era houses along the northern side predominately feature corrugated steel verandahs across their front façades. The southside Inter-War properties feature deeply recessed front verandahs, typically supported by pairs of masonry columns above rendered masonry plinths.

The external walls are predominately brick ranging between rendered, painted and tuckpointed. The historical analysis suggests that during the mid-late 20<sup>th</sup> century

	<p>alterations occurred to many of the original face brick facades. 11 Redfern Street is the only timber weatherboard houses in this area.</p> <p>Front gardens are typically well maintained and enclosed by low lying visually permeable fences. Mature verge trees line the street and obscure the majority of the front facades while creating a shaded picturesque streetscape. The south side properties have a large setback while the northside dwellings are set close to the front boundary.</p> <p><b>Heytesbury Road</b>  108-122 Heytesbury Road (North side)  109-129 Heytesbury Road (South side)  135 Hensman Road</p> <p>The section of Union &amp; Redfern Street Heritage Area consisting of Heytesbury Road is characterised by a predominately single-storey housing stock. The architectural style of this section is predominately from the Federation era with a restrained application of Queen Anne detailing. The street features many large villas some spanning across multiple lots. The smaller cottages are predominately asymmetrical while the larger dwellings often exhibit symmetrical features.</p> <p>The roofs are a combination of hips and gables with varied amounts of detailing, including louvered gables and tall chimneys. The roofing material is predominately corrugated steel sheeting with some terracotta tiling to 109 and 110 Heytesbury Road. Projecting gables with half-timbered detailing and rough rendered infill are a dominant feature.</p> <p>Verandahs are a dominant feature to the street with decorative timber valances and corner brackets. The verandahs vary between stepped, return and straight.</p> <p>The external walls are predominately brick ranging between rendered, painted and tuckpointed. The historical analysis suggests that during the mid-late 20<sup>th</sup> century alterations occurred to many of the original face brick facades.</p> <p>Front gardens are typically well maintained and enclosed by a range of fence types. 115 Heytesbury Road is the only house with a high solid rendered masonry fence to the front boundary. Mature verge trees line the street and obscure the majority of the front facades while creating a shaded picturesque streetscape.</p>
<b>Condition</b>	Good: Based on a streetscape assessment only
<b>Integrity</b>	High
<b>Authenticity</b>	Moderate: Most properties have undergone some degree of adaptation and/or extension to meet modern living standards. Typical changes include rear extensions, alterations to verandahs, new fencing, painting/rendering face brickwork and re-roofing. However, most places (as viewed from the street) have retained a medium to high level of authenticity.
<b>Statement of Significance</b>	<p>The Union &amp; Redfern Street Heritage Area is of cultural heritage significance for the following reasons:</p> <p><u>Aesthetic Value</u></p> <ul style="list-style-type: none"> <li>The area contains aesthetically pleasing streetscapes with a strong heritage character. In particular, cohesive streetscapes have been created by a limited palette of materials and styles.</li> </ul>



	<ul style="list-style-type: none"> <li>The area contains many good, representative, suburban examples of Federation Queen Anne houses and Federation Bungalows. These include both gentlemen's villas and modest suburban houses, and collectively illustrate a gradual evolution in architectural detailing of these places between 1899 and the early Inter-war years.</li> </ul> <p><u>Historic Value</u></p> <ul style="list-style-type: none"> <li>The residential subdivision of this area represents the early development activities of Sydney and Melbourne based real estate agents and property developers. In this context it helps to illustrate the status of Western Australia as a place of opportunity during the gold rush era of the late nineteenth century – attracting significant interest and investment from the eastern states.</li> <li>The collection of houses in the heritage area helps to demonstrate the manner in which the family residences of professional men and business owners (such as senior civil servants and merchants) existed side by side with the smaller houses of semi-professional and tradespeople.</li> <li>The collection of houses in the heritage area helps to illustrate the scale and standard of housing considered appropriate for these families in the early twentieth century.</li> <li>The area was a place of residence for a number of people who were prominent in the local business community or were otherwise public identities of the early to mid-twentieth century.</li> </ul>
<b>Levels of Contribution</b>	 <p><b>Key</b></p> <ul style="list-style-type: none"> <li>Considerable Contribution</li> <li>Some Contribution</li> <li>Little/ No Contribution</li> </ul> <p><b>Considerable Contribution:</b> Places that have generally retained clear evidence of their traditional external detailing/character and/or have important historical associations.</p>

	<p><b>Some Contribution:</b> Places that have undergone more substantial external alterations over time, but their underlying character still remains consistent with the heritage streetscape. Places of Some Significance also retain sufficient evidence to provide a basis for future restoration, if and when the opportunity arises.</p> <p><b>No Contribution:</b> Places that have been altered to such an extent the original design intent of the place is no longer discernible and original fabric/design elements have been lost or a place that was constructed after the primary period of construction.</p>
<b>Other listings and status</b>	Heritage Area designated under part 3 clause 9 of the Deemed Provisions of the <i>Planning and Development (Local Planning Schemes) Regulations 2015</i> .
<b>Key References</b>	<ul style="list-style-type: none"> <li>Greenward Consulting, <i>Heritage Assessment of 2-26 Campbell St, 2-22 Union St, 135-165 Hamersley Rd &amp; 70-104 Heytesbury Rd, Subiaco</i> (prepared for the City of Subiaco, July 2014)</li> <li>Greenward Consulting, <i>Heritage Assessment of 108-122 and 109-135 Heytesbury Road, Subiaco</i> (prepared for the City of Subiaco, April 2015)</li> <li>Greenward Consulting, <i>Heritage Assessment of James Chesters' Union Street Subdivision</i> (prepared for the City of Subiaco, December 2014)</li> <li>Greenward Consulting, <i>Heritage Assessment of Peet and Bastow's Redfern Street Subdivision 1-12 Redfern Street, Subiaco</i> (prepared for the City of Subiaco, January 2015)</li> <li>City of Subiaco, <i>Local Planning Policy 3.8: Union and Redfern Heritage Area</i> (February 2021)</li> </ul>