

LOCAL HERITAGE SURVEY OF THE TRIANGLE PRECINCT 2020-2021



ADOPTED 22 JUNE 2021



CONTENTS

1.0	INTRODUCTION
2.0	STUDY AREA5
3.0	HISTORIC OVERVIEW
4.0	METHODOLOGY AND TERMINOLOGY
	HERITAGE REFERENCE GROUP
	PLACE RECORDS
	LEVELS OF SIGNIFICANCE
5.0	PLACE AND HERITAGE AREA INDEX
	HERITAGE AREAS
	PLACES LISTED BY STREET NAME
	PLACES LISTED BY RECOMMENDED MANAGEMENT CATEGORY
	NEW NOMINATIONS ASSESSED IN THE LOCAL HERITAGE SURVEY
	PLACES REMOVED FROM THE CURRENT (2021) LOCAL HERITAGE SURVEY
6.0	PLACE RECORD FORMS
BAGC	T ROAD
	ER ROAD
	DRD AVENUE
CHES	TER STREET
CHUR	CHILL AVENUE
COGH	ILAN ROAD
FRAN	CIS STREET
HAM	ERSLEY ROAD
HEYT	ESBURY ROAD
KERSI	HAW STREET
KING	5 ROAD
	DLSON ROAD
	STREET
	STREET
	LAMATION STREET
	NSON STREET
	RT STREET
	rers' subdivision heritage area HAW street heritage area
	SROAD HERITAGE AREA
	BURY AND RUPERT STREET HERITAGE AREA
APPE	NDIX – TRIANGLE PRECINCT THEMATIC HISTORY

Cover Image – Eileen and Dorothy Newman in the garden of the Newman house in Hamersley Road. Image courtesy of Subiaco Museum



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 identify 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 a 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."¹

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.

Heritage Act 2018, Western Australian Legislation, Government of Western Australia, Department of Justice, Parliamentary Counsel's Office <u>https://www.legislation.wa.gov.au/legislation/prod/filestore.nsf/FileURL/mrdoc_43549.pdf/\$FILE/Heritage%2</u> <u>OAct%202018%20-%20%5B00-c0-00%5D.pdf?OpenElement</u>



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.²

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.

Prior to the LHS review, the Triangle Precinct included;

- 154 individual places (15 on Heritage List)
- Four Heritage Areas

THE LHS review assessed 187 places

- 154 existing places
- 33 new nominations
- Four Heritage Areas

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

- 152 individual places to be retained on the LHS
- 33 New places to be included on the LHS
- Four heritage areas to be retained on the LHS
- 2 places to be removed both demolished

² Guidelines for Local Heritage Surveys, Department of Local Heritage Surveys, July 2019. <u>https://www.dplh.wa.gov.au/getmedia/ba65ee25-c8b9-4d00-b198-62c8fe75f25a/HER-GD-Local-heritage-surveys</u>



2.0 STUDY AREA

The City of Subiaco has initiated a review of the existing Local Heritage Survey on a precinct-by-precinct basis, and the Triangle Precinct has been selected as the first area for review. The Triangle Precinct is bounded by Thomas Street, Rokeby Road and Churchill Avenue.

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



Figure 1. – Study Area



3.0 HISTORIC OVERVIEW

The City of Subiaco is Noongar country. The City acknowledges the Whadjuk Noongar people as the traditional custodians of the area. The region is a significant meeting place to the Whadjuk Noongar and surrounding Aboriginal Nations who have gathered here for thousands of years.³

Following the establishment of the Swan River Colony in 1829, there was little development of the future area of Subiaco until a group of Benedictine monks settled in the area in 1851 and called their monastery New Subiaco after the birthplace of the Benedictine Order – Subiaco, Italy.

When the Perth to Fremantle railway opened in 1881, the name Subiaco was adopted for a railway siding near the monastery and later for the cluster of houses and businesses that became the present Subiaco. The first permanent houses were constructed in the mid 1880s but it was not until the mid 1890s with the advent of the gold discoveries in the state that the suburb developed.

The following summary of the development of Subiaco with particular reference to the Triangle Precinct was prepared by Greenward Consulting in July 2020.⁴

Initially it primarily attracted families of modest means who were escaping the overcrowded conditions and high rents of the established residential areas:

.... 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.⁵

However, as Subiaco was steadily developed, it established a mixed character, with predominantly workers housing on the lower lying side streets near the railway and a mix of workers houses and gentleman's villas along major thoroughfares and on the more elevated land near Kings Park.

The district originally was mainly a working man's suburb, but the advantage it held out to the city worker precluded its ever being a one-class town, and it was invaded by business and professional men, civil servants, and others, who desired to be in close proximity to their daily work.⁶

This change was reflected in the adaptation of the earliest residential subdivisions, such as those promoted by James Chesters between Hamersley and Heytesbury Road. These were initially laid out with narrow allotments of approximately 10m wide. Many of the earliest houses were built on individual lots, but the increasing demand for a better class of houses for those such as artisans and clerks, and larger villas for senior professional men and business owners, meant that the majority of these lots were amalgamated to form frontages of between 15 and 20m, with at least one of 40m.

The central part of Subiaco was largely developed by the early 1920s, but significant new development continued in West Subiaco/Shenton Park and, from 1927, in the newly established suburb of Daglish.

³ *Subiaco Place Plan*, Prepared by Spaced Out Placemakers, Village Well, Place Laboratory, Town Team Movement, LK Advisory, for the City of Subiaco, 2018, p. 2.

⁴ A Brief Outline of the Development of Subiaco: 1880s-1930s, A private research paper by Annette Green (July 2020), held by the City of Subiaco.

⁵ Bizzaca, K. *Thematic History and Framework of Subiaco*, City of Subiaco, 2014, p 21.

⁶ The West Australian, 4 August 1928, p.7. as quoted in



The main period of residential development therefore extended from the late nineteenth century, through to the late 1930s.

The residential development of the Triangle Precinct was frequently undertaken by small-scale investors and developers who purchased land, and built homes for sale to the growing population. Often these developers were builders who replicated designs throughout the suburb.

A second wave of development occurred in the 1920s, prior to the Depression years, as the years following World War One saw returned servicemen and their families build homes, often using Government sponsored programs. This period of development was largely in areas adjacent to the Triangle Precinct, but new homes were built on the pockets of undeveloped land.

After World War Two, the Triangle Precinct was largely static in its development until the 1960s and 1970s which saw a shift in the demographic of the suburb. Many of the original owners of the homes in the Triangle Precinct had died and properties changed hands, often to owners who valued the location of the suburb but not the buildings. A wave of demolitions occurred in Subiaco during this period although the Triangle Precinct was less affected as the homes were generally more substantial and further from the commercial precinct.

In opposition to the wave of demolitions in Subiaco during this period, community activists promoted the value of retaining the original buildings of Subiaco and lobbied local and state government authorities. These actions were reflective of a wider community awareness that lead to the passing of the first Heritage Act in 1990.



4.0 METHODOLOGY AND TERMINOLOGY

The preparation of this Local Heritage Survey was undertaken with reference to the *Guidelines for Local Heritage Surveys*, July 2019 prepared by the Department of Planning Lands and Heritage and *Local Planning Policy 3.5 – Assessment of Cultural Heritage Significance* (LPP3.5).

The *Guidelines for Local Heritage Surveys* outline some key terms and definitions for the assessment process. Under the *Heritage Act 2018*, **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."

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 Triangle Precinct to assist with the review. The group met during July-December 2020 to assist in establishing the consultation process with the wider community, define the key messages and preferred methods for project communications and to review and provide feedback on the draft LHS.

PLACE RECORDS

A place record was completed for each place (see section 6.0). This was based on the template in the Guidelines for Local Heritage Surveys, and included the following information:

• Site Visits

In accordance with the *Guidelines for Local Heritage Surveys* the assessment process consisted of a site visit to photograph each place, and to record the condition of the physical fabric with reference to the surrounding streetscape and environment.

• Physical Descriptions

Information gathered during site visits was compiled into brief physical descriptions for each place. Places with existing comprehensive heritage assessments were reviewed and updated where appropriate, or transcribed in full from the earlier document.

Historical Information

The accuracy of the land information and historical information for each place was reviewed and added to where necessary. The comprehensive historical research undertaken by Greenward Consulting was a valuable resource in providing contextual and specific information for all heritage areas and places.



For new nominations, a short history of each place was prepared using readily available online resources in addition to the physical evidence.

• Assessment of cultural heritage values

Once each place was documented, cultural heritage values were ascribed using the criteria contained in *Local Planning Policy 3.5 – Assessment of cultural heritage values (LPP3.5)*.

Aesthetic Value

Criterion 1: It is significant in exhibiting particular aesthetic characteristics.

A place or area included under this criterion will have characteristics of scale, composition, materials, texture and colour that are considered to have value to the City of Subiaco. This may encompass:

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

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

Historic Value

Criterion 2: It is significant in the evolution or pattern of the history of the local district.

A place or area included under this criterion should:

- Be closely associated with events, developments or cultural phases that have played an important part in the City of Subiaco's history;
- Have a special association with a person, group of people or organisation important in shaping the City of Subiaco (either as the product or workplace or a person or group, or the site of a particular event connected with them); or
- Be an example of technical or creative achievement from a particular period.

Scientific Value

Criterion 3A: It has demonstrable potential to yield information that will contribute to an understanding of the natural and cultural history of the local district.

A place included under this criterion should:

- Be a standing structure or archaeological deposit;
- Be an important benchmark or reference site; or
- Should provide or demonstrate a likelihood or providing evidence about past activity.

The information should be inherent in the fabric of the place.

Criterion 3B: It is significant in demonstrating a high degree of technical innovation or achievement.

A place included under this criterion should:

- Show qualities of innovation or represent a new achievement for its time;
- o Demonstrate breakthroughs in design or places that extend the limits of technology; or



• Show a high standard of design skill and originality, or innovative use of materials, in response to particular climatic or landform conditions, or a specific functional requirement, or to meet the challenge of a particular site.

Social Value

Criterion 4: It is significant through association with a community or cultural group in the local district for social, cultural, educational or spiritual reasons.

A place included under this criterion should:

- Be a place that the community, or a significant part of the community has held in regard for an extended period of time.
- Be a public place, or places distinctive in the local landscape, which makes a contribution to the local 'sense of place' and local identity.

Heritage Areas – an extra Criterion

As for individual places Heritage Areas are assessed on the basis of Aesthetic, Historic, Research 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.

• Determination of the level of significance

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

Rarity

Criterion 5: It demonstrates rare, uncommon or endangered aspects of the cultural heritage of the local district.

A place or area under this criterion should:

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

Representativeness

Criterion 6: It is significant in demonstrating the characteristics of a class of cultural places or environments in the local district.

A place included under this criterion should:

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

Condition, Integrity and 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

Levels of significance were assigned to each place with reference to their cultural heritage values and issues of Rarity, Representativeness, Condition, Integrity and Authenticity.

The City of Subiaco adopted new levels of significance since the survey in 2002 and part of this review was to assign the new levels to those places included in the LHS in 2002.

Table 2 in *Local Planning Policy 3.5 – Assessment of cultural heritage significance* describes the levels used by the City. A copy of the table is included below. Recommendations associated with each level of significance are identified in the 'Further Actions to Achieve Desired Outcomes' column.

The levels used by the City of Subiaco are consistent with the Department of Planning Lands and Heritage document *Guidelines for Local Heritage Surveys, July 2019*.

LEVEL OF SIGNIFICANCE	DESCRIPTION	DESIRED HERITAGE OUTCOME	FURTHER ACTION TO ACHIEVE DESIRED OUTCOMES
	DESCRIPTION Essential to the heritage of the City of Subiaco. High level of cultural heritage significance. High degree of authenticity. Rare or outstanding example.		
		time. Adjacent development	exceptional significance when considering heritage incentives. This includes the waiving of planning fees in
		should not unduly detract from the significance or setting of the place.	accordance with Local Planning Policy 1.2 - Refunding and Waiving Planning Fees.



Considerable Significance (Level 2)Very important to the heritage of the City of Subiaco. High level of aesthetic, historic, scientific and/or scientific and/or and reare reave scientific and/or scientific and/or 	antial al nce red on es are 2018. and/or al to ocal ist. ns, age olicy places for place that oroval cy 1.8 ns. nis ess in blicy ing tage
(Level 3) City of Subiaco. desirable. Heritage Survey.	Juli



	 Helps to illustrate an important aspect of the history of the City, but: does not have important associations with prominent people, events and/or activities; does not have landmark or other aesthetic values that make an important contribution to the districts sense of place; and is not a key representative or rare example of its type. 	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.	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.
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 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 Table 1 of *Local Planning Policy 3.5 Assessment of cultural heritage significance* below:

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



5.0 PLACE AND HERITAGE AREA INDEX

HERITAGE AREAS

Within the Triangle Precinct are four heritage areas.

- Kershaw Street Heritage Area
- Kings Road Heritage Area
- Chesters' Subdivision Heritage Area
- Salisbury and Rupert Street Heritage Area







PLACES LISTED BY STREET NAME

	NAME	HOUSE NO.	ROAD NAME	RECOMMENDED
				CATEGORY
1.	House, 25 Bagot Road	25	Bagot Road	Level 3
2.	House, 32 Bagot Road	32	Bagot Road	Level 3
3.	Narrama	42	Bagot Road	Level 2
4.	Houses, 51 and 53 Bagot Road	51	Bagot Road	Level 3
5.	Corner Store (fmr) 65 Bagot Road	65	Bagot Road	Level 4
6.	Bagot Court	80	Bagot Road	Level 2
7.	House, 81 Bagot Road	81	Bagot Road	Level 3
8.	House, 121 Bagot Road	121	Bagot Road	Level 3
9.	Edgecombe	133	Bagot Road	Level 2
10.	Wendouree	140	Bagot Road	Level 2
11.	Houses, 164 and 166 Bagot Road	164	Bagot Road	Level 3
12.	Community Centre and Ghost Gum	203	Bagot Road	Level 4
13.	Uniting Church Hall (fmr)	225	Bagot Road	Level 4
14.	House, 10 Barker Road	10	Barker Road	Level 3
15.	House, 12 Barker Road	12	Barker Road	Level 3
16.	Sunbeam	16	Barker Road	Level 3
17.	House, 20 Barker Road	20	Barker Road	Level 2
18.	House, 26 Barker Road	26	Barker Road	Level 3
19.	Darrawil	32	Barker Road	Level 3
20.	Rydal	36	Barker Road	Level 3
21.	House, 73 Barker Road	73	Barker Road	Level 2
22.	House, 93 Barker Road	93	Barker Road	Level 2
23.	Ercildoune	96	Barker Road	Level 2
24.	House, 98 Barker Road	98	Barker Road	Level 3
25.	Oakhurst	101	Barker Road	Level 3
26.	House, 107 Barker Road	107	Barker Road	Level 3
27.	House, 111 Barker Road	111	Barker Road	Level 3
28.	House, 114 Barker Road	114	Barker Road	Level 3
29.	House, 123 Barker Road	123	Barker Road	Level 3
30.	Hawarden	139	Barker Road	Level 3
31.	House, 148 Barker Road	148	Barker Road	Level 3
32.	House, 150 Barker Road	150	Barker Road	Level 3
33.	House, 154 Barker Road	154	Barker Road	Level 3
34.	St Alban's	159	Barker Road	Level 3
35.	House, 162 Barker Road	162	Barker Road	Level 2
36.	House, 173 Barker Road	173	Barker Road	Level 3
37.	House, 175 Barker Road	175	Barker Road	Level 3
38.	House, 178 Barker Road	178	Barker Road	Level 3
39.	House, 208 Barker Road	208	Barker Road	Level 3
40.	House, 211 Barker Road	211	Barker Road	Level 3
41.	Bellerive	244	Barker Road	Level 3
42.	House, 250 Barker Road	250	Barker Road	Level 3
43.	Houses, 252 and 254 Barker Road	252	Barker Road	Level 3
44.	House, 255 Barker Road	255	Barker Road	Level 3
45.	St Andrew's Anglican Church Rectory	257	Barker Road	Level 3
46.	Houses, 258 and 260 Barker Road	258	Barker Road	Level 3
40.	St Andrew's Anglican Church	259	Barker Road	Level 2
47.	Bant Residence (fmr)	239	Barker Road	Level 2
+()		232	Daikei Nuau	LEVEIZ



	NAME	HOUSE NO.	ROAD NAME	RECOMMENDED
				CATEGORY
50.	House, 6 Bedford Avenue	6	Bedford Avenue	Level 3
51.	House, 9 Bedford Avenue	9	Bedford Avenue	Level 3
52.	House, 10 Bedford Avenue	10	Bedford Avenue	Level 3
53.	St Aubyn	14	Bedford Avenue	Level 3
54.	House, 18 Bedford Avenue	18	Bedford Avenue	Level 2
55.	House, 47 Bedford Avenue	47	Bedford Avenue	Level 2
56.	House, 11 Chester Street	11	Chester Street	Level 3
57.	House, 16 Chester Street	16	Chester Street	Level 2
58.	Strathmore	18	Chester Street	Level 2
59.	Mt Erica	21	Chester Street	Level 2
60.	Houses, 41 and 43 Churchill Avenue	41	Churchill Avenue	Level 3
61.	House, 109 Churchill Avenue	109	Churchill Avenue	Level 3
62.	House, 117 Churchill Avenue	117	Churchill Avenue	Level 3
63.	House, 119 Churchill Avenue	119	Churchill Avenue	Level 3
64.	Raboul	123	Churchill Avenue	Level 3
65.	House, 139 Churchill Avenue	139	Churchill Avenue	Level 3
66.	House, 261 Churchill Avenue	261	Churchill Avenue	Level 3
67.	House, 269 Churchill Avenue	269	Churchill Avenue	Level 3
68.	Houses, 277 and 279 Churchill Avenue	277	Churchill Avenue	Level 3
69.	Chapel of the Church of Jesus Christ of the Latter Day Saints (fmr)	313	Churchill Avenue	Level 2
70.	House, 71 Coghlan Road	71	Coghlan Road	Level 3
71.	Houses, 101 and 103 Coghlan Road	101	Coghlan Road	Level 3
72.	House, 125 Coghlan Road	125	Coghlan Road	Level 3
73.	Hawkesbury	129	Coghlan Road	Level 2
74.	Ruby Hutchison House	139	Coghlan Road	Level 2
75.	House, 3 Francis Street	3	Francis Street	Level 3
76.	House, 5 Francis Street	5	Francis Street	Level 3
77.	House, 6 Francis Street	6	Francis Street	Level 3
78.	House, 8 Francis Street	8	Francis Street	Level 3
79.	House, 9 Francis Street	9	Francis Street	Level 3
80.	House, 11 Francis Street	11	Francis Street	Level 3
81.	House, 13 Francis Street	13	Francis Street	Level 3
82.	House, 14 Francis Street	14	Francis Street	Level 3
83.	Group, 18-28 Hamersley Road	18	Hamersley Road	Level 3
84.	Creig Dene	20	Hamersley Road	Level 3
85.	Harrow House	59	Hamersley Road	Level 2
86.	House, 90 Hamersley Road	90	Hamersley Road	Level 3
87.	House, 101 Hamersley Road	101	Hamersley Road	Level 2
88.	House, 105 Hamersley Road	105	Hamersley Road	Level 3
89.	House, 109 Hamersley Road	109	Hamersley Road	Level 3
90.	House, 8 Heytesbury Road	8	Heytesbury Road	Level 3
91.	House, 10 Heytesbury Road	10	Heytesbury Road	Level 3
92.	Stuart Holme	22	Heytesbury Road	Level 2
93.	House, 30 Heytesbury Road	30	Heytesbury Road	Level 2
94.	Perthshire	35	Heytesbury Road	Level 2
95.	Fairview	44	Heytesbury Road	Level 2
96.	House, 48 Heytesbury Road	48	Heytesbury Road	Level 3
97.	House, 55 Heytesbury Road	55	Heytesbury Road	Level 3
98.	House, 56 Heytesbury Road	56	Heytesbury Road	Level 3
98. 99.	House, 56 Heytesbury Road House, 58 Heytesbury Road	56 58	Heytesbury Road Heytesbury Road	Level 3 Level 3



	ΝΑΜΕ	HOUSE NO.	ROAD NAME	RECOMMENDED CATEGORY
100.	House, 60 Heytesbury Road	60	Heytesbury Road	Level 3
101.	Three Houses, 62, 64 and 66 Heytesbury Road	62	Heytesbury Road	Level 4
102.	House, 10 Kershaw Street	10	Kershaw Street	Level 3
103.	Killawarra	11	Kershaw Street	Level 3
104.	House, 16 Kershaw Street	16	Kershaw Street	Level 3
105.	House, 18 Kershaw Street	18	Kershaw Street	Level 2
106.	House, 20 Kershaw Street	20	Kershaw Street	Level 3
107.	Canowie	29	Kershaw Street	Level 3
108.	House, 3 Kings Road	3	Kings Road	Level 3
109.	House, 4 Kings Road	4	Kings Road	Level 3
110.	House, 8 Kings Road	8	Kings Road	Level 3
111.	Linden Villa	10	Kings Road	Level 3
112.	House, 14 Kings Road	14	Kings Road	Level 3
113.	House, 21 Kings Road	21	Kings Road	Level 3
114.	House, 24 Kings Road	24	Kings Road	Level 3
115.	Avro Clinic	2	Nicholson Road	Level 2
116.	House, 4 Nicholson Road	4	Nicholson Road	Level 3
117.	House, 10 Nicholson Road	10	Nicholson Road	Level 3
118.	Shirley Court	12	Nicholson Road	Level 2
119.	House, 37 Olive Street	37	Olive Street	Level 3
120.	Willerby	42	Olive Street	Level 3
121.	House, 67 Olive Street	67	Olive Street	Level 3
122.	House, 74 Olive Street	74	Olive Street	Level 3
123.	House, 77 Olive Street	77	Olive Street	Level 3
124.	House, 85 Olive Street	85	Olive Street	Level 3
125.	House, 87 Olive Street	87	Olive Street	Level 3
126.	House, 90 Olive Street	90	Olive Street	Level 3
127.	House, 95 Olive Street	95	Olive Street	Level 3
128.	House, 23 Park Street	23	Park Street	Level 3
129.	House, 29 Park Street	29	Park Street	Level 3
130.	House, 91 Park Street	91	Park Street	Level 3
131.	House, 93 Park Street	93	Park Street	Level 3
132.	House, 97 Park Street	97	Park Street	Level 3
133.	House, 98 Park Street	98	Park Street	Level 3
134.	House, 101 Park Street	101	Park Street	Level 3
135.	Terraces, 102-108 Park Street	102	Park Street	Level 2
136.	House, 105 Park Street	105	Park Street	Level 3
137.	Flats, 113-121 Park Street	113	Park Street	Level 3
138.	Richard Diggins Park	134	Park Street	Level 3
139.	House, 151 Park Street	151	Park Street	Level 3
140.	House, 152 Park Street	152	Park Street	Level 3
141.	House, 153 Park Street	153	Park Street	Level 3
142.	Daisy House	156	Park Street	Level 3
143.	House, 175 Park Street	175	Park Street	Level 3
144.	House, 180 Park Street	180	Park Street	Level 3
145.	House, 187 Park Street	187	Park Street	Level 3
146.	Conjoined residences, 190-192 Park Street	190	Park Street	Level 3
147.	House, 194 Park Street	194	Park Street	Level 3
148.	House, 7 Proclamation Street	7	Proclamation Street	Level 3



	NAME	HOUSE NO.	ROAD NAME	RECOMMENDED CATEGORY
149.	House, 13 Proclamation Street	13	Proclamation Street	Level 3
150.	House, 18 Robinson Street	18	Robinson Street	Level 3
151.	Rosehill	8	Rupert Street	Level 2
152.	House, 11 Rupert Street	11	Rupert Street	Level 3
153.	House, 34 Rupert Street	34	Rupert Street	Level 3
154.	House, 66 Rupert Street	66	Rupert Street	Level 3
155.	House, 82 Rupert Street	82	Rupert Street	Level 3
156.	House, 97 Rupert Street	97	Rupert Street	Level 3
157.	House, 1 Salisbury Street	1	Salisbury Street	Level 2
158.	House, 52 Salisbury Street	52	Salisbury Street	Level 3
159.	House, 60 Salisbury Street	60	Salisbury Street	Level 3
160.	House, 63 Salisbury Street	63	Salisbury Street	Level 3
161.	House, 71 Salisbury Street	71	Salisbury Street	Level 3
162.	House, 86 Salisbury Street	86	Salisbury Street	Level 3
163.	House, 99 Salisbury Street	99	Salisbury Street	Level 3
164.	House, 101 Salisbury Street	101	Salisbury Street	Level 3
165.	Wandana Flats	93	Thomas Street	Level 1
166.	House, 97 Thomas Street	97	Thomas Street	Level 3
167.	Attunga Flats	103	Thomas Street	Level 1
168.	Parkview Private Hospital (fmr)	105	Thomas Street	Level 2
169.	House, 111 Thomas Street	111	Thomas Street	Level 3
170.	Group, 169-187 Thomas Street	169	Thomas Street	Level 3
171.	House, 171 Thomas Street	171	Thomas Street	Level 3
172.	House, 78 Townshend Road	78	Townshend Road	Level 3
173.	House, 80 Townshend Road	80	Townshend Road	Level 3
174.	House, 84 Townshend Road	84	Townshend Road	Level 3
175.	House, 91 Townshend Road	91	Townshend Road	Level 3
176.	House, 93 Townshend Road	93	Townshend Road	Level 3
177.	House, 109 Townshend Road	109	Townshend Road	Level 3
178.	House, 117 Townshend Road	117	Townshend Road	Level 3
179.	House, 129 Townshend Road	129	Townshend Road	Level 3
180.	House, 134 Townshend Road	134	Townshend Road	Level 2
181.	House, 137 Townshend Road	137	Townshend Road	Level 3
182.	House, 140 Townshend Road	140	Townshend Road	Level 3
183.	House, 180 Townshend Road	180	Townshend Road	Level 3
184.	House, 188 Townshend Road	188	Townshend Road	Level 3
185.	House, 211 Townshend Road	211	Townshend Road	Level 3
186.	Cannberra	217	Townshend Road	Level 3



PLACES LISTED BY RECOMMENDED MANAGEMENT CATEGORY

NAME	HOUSE	ROAD NAME	RECOMMENDED
	NO.		CATEGORY
CATEGORY – LEVEL 1			
Wandana Flats	93	Thomas Street	Level 1
Attunga Flats	103	Thomas Street	Level 1
CATEGORY – LEVEL 2			
Narrama	42	Bagot Road	Level 2
Bagot Court	80	Bagot Road	Level 2
Edgecombe	133	Bagot Road	Level 2
Wendouree	140	Bagot Road	Level 2
House, 20 Barker Road	20	Barker Road	Level 2
House, 73 Barker Road	73	Barker Road	Level 2
House, 93 Barker Road	93	Barker Road	Level 2
Ercildoune	96	Barker Road	Level 2
House, 162 Barker Road	162	Barker Road	Level 2
St Andrew's Anglican Church	259	Barker Road	Level 2
Bant Residence (fmr)	292	Barker Road	Level 2
House, 18 Bedford Avenue	18	Bedford Avenue	Level 2
House, 47 Bedford Avenue	47	Bedford Avenue	Level 2
House, 16 Chester Street	16	Chester Street	Level 2
Strathmore	18	Chester Street	Level 2
Mt Erica	21	Chester Street	Level 2
Chapel of the Church of Jesus Christ of the Latter Day Saints (fmr)	313	Churchill Avenue	Level 2
Hawkesbury	129	Coghlan Road	Level 2
Ruby Hutchison House	139	Coghlan Road	Level 2
Harrow House	59	Hamersley Road	Level 2
House, 101 Hamersley Road	101	Hamersley Road	Level 2
Stuart Holme	22	Heytesbury Road	Level 2
House, 30 Heytesbury Road	30	Heytesbury Road	Level 2
Perthshire	35	Heytesbury Road	Level 2
Fairview	44	Heytesbury Road	Level 2
House, 18 Kershaw Street	18	Kershaw Street	Level 2
Avro Clinic	2	Nicholson Road	Level 2
Shirley Court	12	Nicholson Road	Level 2
Terraces, 102-108 Park Street	102-108	Park Street	Level 2
Rosehill	8	Rupert Street	Level 2
House, 1 Salisbury Street	1	Salisbury Street	Level 2
Parkview Private Hospital (fmr)	105	Thomas Street	Level 2
House, 134 Townshend Road	134	Townshend Road	Level 2
CATEGORY - LEVEL 3		·	
House, 25 Bagot Road	25	Bagot Road	Level 3
House, 32 Bagot Road	32	Bagot Road	Level 3
Houses, 51 and 53 Bagot Road	51-53	Bagot Road	Level 3
House, 81 Bagot Road	81	Bagot Road	Level 3
House, 121 Bagot Road	121	Bagot Road	Level 3
Houses, 164 and 166 Bagot Road	164-166	Bagot Road	Level 3
House, 10 Barker Road	10 10	Barker Road	Level 3
House, 12 Barker Road	12	Barker Road	Level 3



NAME	HOUSE	ROAD NAME	RECOMMENDED
	NO.		CATEGORY
Sunbeam	16	Barker Road	Level 3
House, 26 Barker Road	26	Barker Road	Level 3
Darrawil	32	Barker Road	Level 3
Rydal	36	Barker Road	Level 3
House, 98 Barker Road	98	Barker Road	Level 3
Oakhurst	101	Barker Road	Level 3
House, 107 Barker Road	107	Barker Road	Level 3
House, 111 Barker Road	111	Barker Road	Level 3
House, 114 Barker Road	114	Barker Road	Level 3
House, 123 Barker Road	123	Barker Road	Level 3
Hawarden	139	Barker Road	Level 3
House, 148 Barker Road	148	Barker Road	Level 3
House, 150 Barker Road	150	Barker Road	Level 3
House, 154 Barker Road	154	Barker Road	Level 3
St Alban's	159	Barker Road	Level 3
House, 173 Barker Road	173	Barker Road	Level 3
House, 175 Barker Road	175	Barker Road	Level 3
House, 178 Barker Road	178	Barker Road	Level 3
House, 208 Barker Road	208	Barker Road	Level 3
House, 211 Barker Road	211	Barker Road	Level 3
Bellerive	244	Barker Road	Level 3
House, 250 Barker Road	250	Barker Road	Level 3
Houses, 252 and 254 Barker Road	252-254	Barker Road	Level 3
House, 255 Barker Road	255	Barker Road	Level 3
St Andrew's Anglican Church Rectory	257	Barker Road	Level 3
Houses, 258 and 260 Barker Road	258-260	Barker Road	Level 3
House, 3 Bedford Avenue	3	Bedford Avenue	Level 3
House, 6 Bedford Avenue	6	Bedford Avenue	Level 3
House, 9 Bedford Avenue	9	Bedford Avenue	Level 3
House, 10 Bedford Avenue	10	Bedford Avenue	Level 3
St Aubyn	14	Bedford Avenue	Level 3
House, 11 Chester Street	11	Chester Street	Level 3
Houses, 41 and 43 Churchill Avenue	41	Churchill Avenue	Level 3
House, 109 Churchill Avenue	109	Churchill Avenue	Level 3
House, 117 Churchill Avenue	117	Churchill Avenue	Level 3
House, 119 Churchill Avenue	119	Churchill Avenue	Level 3
Raboul	123	Churchill Avenue	Level 3
House, 139 Churchill Avenue	139	Churchill Avenue	Level 3
House, 261 Churchill Avenue	261	Churchill Avenue	Level 3
House, 269 Churchill Avenue	269	Churchill Avenue	Level 3
Houses, 277 and 279 Churchill Avenue	277-279	Churchill Avenue	Level 3
House, 71 Coghlan Road	71	Coghlan Road	Level 3
Houses, 101 and 103 Coghlan Road	101-103	Coghlan Road	Level 3
-			
House, 125 Coghlan Road	125	Coghlan Road	Level 3
House, 3 Francis Street	3	Francis Street	Level 3
House, 5 Francis Street	5	Francis Street	Level 3
House, 6 Francis Street	6	Francis Street	Level 3
House, 8 Francis Street	8	Francis Street	Level 3
House, 9 Francis Street	9	Francis Street	Level 3
House, 11 Francis Street	11	Francis Street	Level 3
House, 13 Francis Street	13	Francis Street	Level 3



NAME	HOUSE	ROAD NAME	RECOMMENDED
	NO.		CATEGORY
House, 14 Francis Street	14	Francis Street	Level 3
Group, 18-28 Hamersley Road	18-28	Hamersley Road	Level 3
Creig Dene	20	Hamersley Road	Level 3
House, 90 Hamersley Road	90	Hamersley Road	Level 3
House, 105 Hamersley Road	105	Hamersley Road	Level 3
House, 109 Hamersley Road	109	Hamersley Road	Level 3
House, 8 Heytesbury Road	8	Heytesbury Road	Level 3
House, 10 Heytesbury Road	10	Heytesbury Road	Level 3
House, 48 Heytesbury Road	48	Heytesbury Road	Level 3
House, 55 Heytesbury Road	55	Heytesbury Road	Level 3
House, 56 Heytesbury Road	56	Heytesbury Road	Level 3
House, 58 Heytesbury Road	58	Heytesbury Road	Level 3
House, 60 Heytesbury Road	60	Heytesbury Road	Level 3
House, 10 Kershaw Street	10	Kershaw Street	Level 3
Killawarra	11	Kershaw Street	Level 3
House, 16 Kershaw Street	16	Kershaw Street	Level 3
House, 20 Kershaw Street	20	Kershaw Street	Level 3
Canowie	29	Kershaw Street	Level 3
House, 3 Kings Road	3	Kings Road	Level 3
House, 4 Kings Road	4	Kings Road	Level 3
House, 8 Kings Road	8	Kings Road	Level 3
Linden Villa	10	Kings Road	Level 3
House, 14 Kings Road	14	Kings Road	Level 3
House, 21 Kings Road	21	Kings Road	Level 3
House, 24 Kings Road	24	Kings Road	Level 3
House, 4 Nicholson Road	4	Nicholson Road	Level 3
House, 10 Nicholson Road	10	Nicholson Road	Level 3
House, 37 Olive Street	37	Olive Street	Level 3
Willerby	42	Olive Street	Level 3
House, 67 Olive Street	67	Olive Street	Level 3
House, 74 Olive Street	74	Olive Street	Level 3
House, 77 Olive Street	77	Olive Street	Level 3
House, 85 Olive Street	85	Olive Street	Level 3
House, 87 Olive Street	87	Olive Street	Level 3
House, 90 Olive Street	90	Olive Street	Level 3
House, 95 Olive Street	95	Olive Street	Level 3
House, 23 Park Street	23	Park Street	Level 3
House, 29 Park Street	29	Park Street	Level 3
House, 91 Park Street	91	Park Street	Level 3
House, 93 Park Street	93	Park Street	Level 3
House, 97 Park Street	97	Park Street	Level 3
House, 98 Park Street	98	Park Street	Level 3
House, 101 Park Street	101	Park Street	Level 3
House, 105 Park Street	101	Park Street	Level 3
Flats, 113-121 Park Street	113-121	Park Street	Level 3
Richard Diggins Park	134	Park Street	Level 3
House, 151 Park Street	151	Park Street	Level 3
Houses, 152 Park Street	151	Park Street	Level 3
House, 153 Park Street	152	Park Street	Level 3
Daisy House	155	Park Street	Level 3
	1 1.00		



NAME	HOUSE	ROAD NAME	RECOMMENDED
	NO.		CATEGORY
House, 180 Park Street	180	Park Street	Level 3
House, 187 Park Street	187	Park Street	Level 3
Conjoined residences, 190-192 Park Street	190-192	Park Street	Level 3
House, 194 Park Street	194	Park Street	Level 3
House, 7 Proclamation Street	7	Proclamation Street	Level 3
House, 13 Proclamation Street	13	Proclamation Street	Level 3
House, 18 Robinson Street	18	Robinson Street	Level 3
House, 11 Rupert Street	11	Rupert Street	Level 3
House, 34 Rupert Street	34	Rupert Street	Level 3
House, 66 Rupert Street	66	Rupert Street	Level 3
House, 82 Rupert Street	82	Rupert Street	Level 3
House, 97 Rupert Street	97	Rupert Street	Level 3
House, 52 Salisbury Street	52	Salisbury Street	Level 3
House, 60 Salisbury Street	60	Salisbury Street	Level 3
House, 63 Salisbury Street	63	Salisbury Street	Level 3
House, 71 Salisbury Street	71	Salisbury Street	Level 3
House, 86 Salisbury Street	86	Salisbury Street	Level 3
House, 99 Salisbury Street	99	Salisbury Street	Level 3
House, 101 Salisbury Street	101	Salisbury Street	Level 3
House, 97 Thomas Street	97	Thomas Street	Level 3
House, 111 Thomas Street	111	Thomas Street	Level 3
Group, 169-187 Thomas Street	169-187	Thomas Street	Level 3
House, 171 Thomas Street	171	Thomas Street	Level 3
House, 78 Townshend Road	78	Townshend Road	Level 3
House, 80 Townshend Road	80	Townshend Road	Level 3
House, 84 Townshend Road	84	Townshend Road	Level 3
House, 91 Townshend Road	91	Townshend Road	Level 3
House, 93 Townshend Road	93	Townshend Road	Level 3
House, 109 Townshend Road	109	Townshend Road	Level 3
House, 117 Townshend Road	117	Townshend Road	Level 3
House, 129 Townshend Road	129	Townshend Road	Level 3
House, 137 Townshend Road	137	Townshend Road	Level 3
House, 140 Townshend Road	140	Townshend Road	Level 3
House, 180 Townshend Road	180	Townshend Road	Level 3
House, 188 Townshend Road	188	Townshend Road	Level 3
House, 211 Townshend Road	211	Townshend Road	Level 3
Cannberra	217	Townshend Road	Level 3
CATEGORY – LEVEL 4			
Corner Store (fmr) 65 Bagot Road	65	Bagot Road	Level 4
Community Centre and Ghost Gum	203	Bagot Road	Level 4
Uniting Church Hall (fmr)	225	Bagot Road	Level 4
Three Houses, 62, 64 and 66 Heytesbury Road	62	Heytesbury Road	Level 4



NEW NOMINATIONS ASSESSED IN THE LOCAL HERITAGE SURVEY

	NAME	HOUSE	ROAD NAME	RECOMMENDED
		NO.		CATEGORY
1.	Narrama	42	Bagot Road	Level 2
2	Bagot Court	80	Bagot Road	Level 2
3.	House, 121 Bagot Road	121	Bagot Road	Level 3
4.	Community Centre and Ghost Gum	203	Bagot Road	Level 4
5.	House, 150 Barker Road	150	Barker Road	Level 3
6.	St Alban's	159	Barker Road	Level 3
7.	Bant Residence (fmr)	292	Barker Road	Level 2
8.	St Aubyn	14	Bedford Avenue	Level 3
9.	House, 18 Bedford Avenue	18	Bedford Avenue	Level 2
10.	Houses, 41 and 43 Churchill Avenue	41-43	Churchill Avenue	Level 3
11.	House, 3 Francis Street	3	Francis Street	Level 3
12.	House, 5 Francis Street	5	Francis Street	Level 3
13.	House, 9 Francis Street	9	Francis Street	Level 3
14.	Group, 18-28 Hamersley Road	18-28	Hamersley Road	Level 3
15.	House, 56 Heytesbury Road	56	Heytesbury Road	Level 3
16.	House, 58 Heytesbury Road	58	Heytesbury Road	Level 3
17.	House, 60 Heytesbury Road	60	Heytesbury Road	Level 3
18.	Three Houses, 62, 64 and 66 Heytesbury Road	62-66	Heytesbury Road	Level 4
19.	House, 37 Olive Street	37	Olive Street	Level 3
20.	Willerby	42	Olive Street	Level 3
21.	House, 67 Olive Street	67	Olive Street	Level 3
22.	House, 77 Olive Street	77	Olive Street	Level 3
23.	Flats, 113-121 Park Street	113-121	Park Street	Level 3
24.	Daisy House	156	Park Street	Level 3
25.	House, 187 Park Street	187	Park Street	Level 3
26.	House, 13 Proclamation Street	13	Proclamation Street	Level 3
27.	House, 52 Salisbury Street	52	Salisbury Street	Level 3
28.	House, 60 Salisbury Street	60	Salisbury Street	Level 3
29.	House, 86 Salisbury Street	86	Salisbury Street	Level 3
30.	House, 97 Thomas Street	97	Thomas Street	Level 3
31.	Parkview Private Hospital (fmr)	105	Thomas Street	Level 2
32.	Group, 169-187 Thomas Street	169-187	Thomas Street	Level 3
33.	House, 137 Townshend Road	137	Townshend Road	Level 3
34.	House, 180 Townshend Road	180	Townshend Road	Level 3



PLACES REMOVED FROM THE CURRENT (2021) LOCAL HERITAGE SURVEY

ΝΑΜΕ	HOUSE NO	ROAD NAME	REASON FOR REMOVAL
<image/> <caption><caption><image/></caption></caption>	84	Salisbury Street	1903 house demolished and a new house built 2017. Part of the Salisbury and Rupert Street Heritage Area (Southern end of Subiaco's Triangle Precinct) Designated of no contribution to the Heritage Area. Its individual inclusion on the survey to be removed.
HOUSE, 142 TOWNSHEND ROAD	142	Townshend Road	Place demolished



6.0 PLACE RECORD FORMS

PLACES LISTED BY STREET AND HOUSE NUMBER

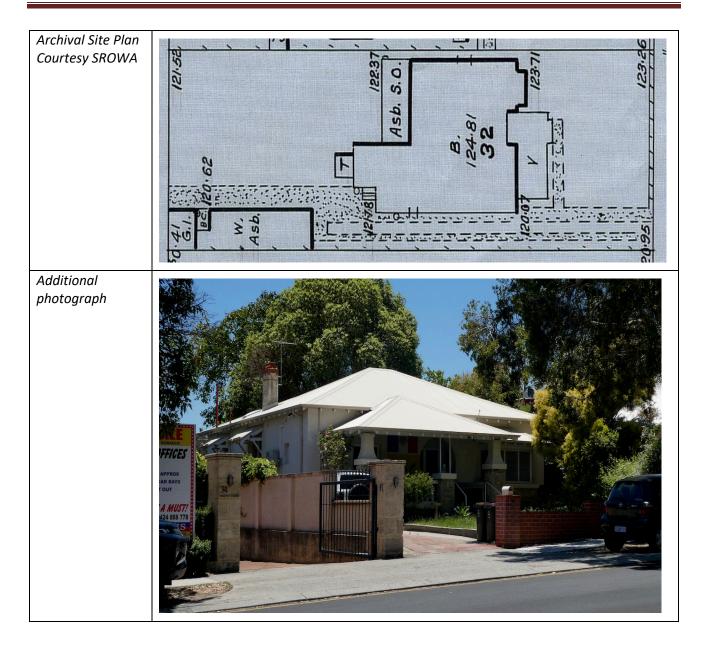
LOCATION INFORM	IATION		
Name	House, 25 Bagot Road		
Place No.	24016		
Address	25 Bagot Road (Lot 121, 1, D	0P352, DP30308) Subiaco	
Other names		, ,	
Place Type	Individual Building or Group		
Heritage Area	No		
ASSESSMENT OF SI			
Photo			
(December 2020)			
Construction Date	c1913	Architectural Style	Federation Queen Anne
Construction	Walls	Roof	Other
Materials	Tuck pointed face brick	Corrugated metal sheeting	Painted stucco bands
Use	Current	Original	Other
	Residential: Single storey	Residential: Single storey	
	residence	residence	
Historic Theme(s)	Demographic settlement an		
	Occupations: Domestic activ	-	
Historical Notes	While the Subiaco area was subdivided into Perth Suburban Lots in 1883 the population of the district had only risen to around 100 by 1895. In the mid 1890s the significant population growth that flowed from gold discoveries in Coolgardie and Kalgoorlie placed increasing stress on the existing housing market in Perth. It was the opportunities that this provided for the owners of the large tracts of relatively undeveloped residential land in Subiaco that finally commenced the transformation of Subiaco from bush to suburb. Subiaco was initially developed as a working class suburb, but from the early twentieth century the "invasion" of Subiaco by business and professional men, civil servants, and others had led to a demand for larger housing lots, particularly in the elevated areas near Kings Park. As this area was well served by the tram services, but was separated from the established 'working class' areas near the railway line, it suited the increasing demand for well-built brick houses for those such as artisans and clerks, and larger villas for senior professional men and business owners.		

	 This residence is first recorded in the Post Office Directories in 1914 which is indicative of a construction date of 1913. The first occupant is recorded as accountant Percy George Harris (c1878-1948). No information has been found as to the architect or builder of this residence which spans one and a half of the lots in this street. There was a regular turn-over of occupants through until at least the mid 20th century, including: 1915: Percy George Harris (accountant) 1920: Thompson 1930: Mrs Olive Watkins 1940: Vern Robinson 1949: Ida White This house was described as follows when it was advertised for sale in April 1932:
	MOST ATTRACTIVE BRICK RESIDENCE, No.25 Bagot-road Subiaco.
	ROBERTSON BROS., LTD., have been instructed by the Owner to SELL, as above:—
	Lot 121 and Part of Lot 22 of Perth Sub. Lot 245, having a frontage of 43ft. to Bagot-rd, by a depth of 115ft. to a r.o.w., with a HANDSOME BRICK RESIDENCE, containing five large main rooms, vestibule, kitchen, bathroom, etc., e.l., gas and sewerage system installed; motor garage, nice lawns and garden. The property is in excellent order through-out, beautifully situated, close to the corner of King's park-road and Thomas-street. Inspection confidently invited by arrangement with the Auctioneers.
	In 1954, the place was occupied by factory manager Peter George Clauson (c1891- 1979) and his wife Violet Muriel Dorothy Clauson (c1895-1975). At that time the residence had a verandah across the back elevation and the verandah across the front elevation was evident. A large galvanised iron shed was present on the eastern boundary of the back yard. Aerial photographs from 1965 onwards indicate that the second storey addition was undertaken c1980. An aerial photograph in 1981 shows the new addition with a corrugated iron roof, the existing roof is clad with red corrugated iron. The roof cladding was changed in stages to galvanised corrugated iron until 2010 the entire roof was reclad. Although the residence has the addition of the upper level the extent of the original building has not changed significantly since 1954.
Physical	• Single storey brick and iron Federation style residence with limestone plinth.
Description	 Tuck point finish to façade with rendered and painted bands. Timber framed sash windows with decorative sills and aprons. Replacement roof and verandah cladding. Hipped roof with gables to the street incorporating decorative elements.
	 Bullnose canopy to verandah supported on turned timber columns.
Condition	Based on a streetscape inspection the building appears to be in fair to good condition.
Integrity	High: The place continues to be occupied as a private residence.
Authenticity	High: The original external detailing of the building is largely intact, or sympathetically restored, and the place has been well maintained.
Statement of	The place has cultural heritage significance:
Significance	 As a good representative example of a well designed and detailed "gentleman's villa" of Subiaco dating from the early twentieth century.

Level of Significance Heritage Listings and Status Key References	 For its aesthetic value as a good 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. For its association with the rapid development of Subiaco in the early 20th century. Some significance (Level 3) Contributes to the heritage of the City of Subiaco. Local Heritage Survey - Adopted 4/02/2003 Australian Electoral Rolls, 1903-1980 Wise's Post Office Directories. Aerial photographs 1948-2020, Landgate. MWSSⅅ Plans, State Records Office of WA, Retro Maps http://au-wa-sro- metromaps-uat.s3-website-ap-southeast-2.amazonaws.com/#/ Historical Notes for the Triangle Precinct prepared by Annette Green April 2020, held by the City of Subiaco.
Archival Site Plan Courtesy SROWA	25 25 25 25 25 25 25 25 25 25 25 25 25 2
Additional photograph	

LOCATION INFORM	IATION		
Name	House, 32 Bagot Road		
Place No.	24017		
Address	32 Bagot Road (Lot 5, 201, I	OP1601, DP302377) Subiaco	
Other names		· · ·	
Place Type	Individual Building or Group)	
Heritage Area	No		
ASSESSMENT OF SI	GNIFICANCE		
Photo (December 2020)			
Construction Date	c1933	Architectural Style	Inter-war Californian Bungalow
Construction	Walls	Roof	Other
Materials	Rendered brick	Painted Corrugated metal sheeting	Limestone pillars
Use	Current	Original	Other
	Residential: Single storey residence	Residential: Single storey residence	
Historic Theme(s)	Demographic settlement ar Occupations: Domestic activ	-	
Historical Notes	population of the district has significant population grow Kalgoorlie placed increasing opportunities that this prov undeveloped residential lar of Subiaco from bush to sub known as the 'Subiaco Triar dwellings, including timber free-standing brick dwelling This residence is first record indicative of a construction	subdivided into Perth Suburk ad only risen to around 100 by th that flowed from gold disco g stress on the existing housing ided for the owners of the lar of in Subiaco that finally commourb. In the early twentieth co ourb. In the early twentieth co cottages, semi-detached hous gs and substantial villas. ded in the Post Office Director date of 1933. The first occupa) and his wife Alice Emily nee	y 1895. In the mid 1890s the overies in Coolgardie and g market in Perth. It was the rge tracts of relatively nenced the transformation entury the area that is now nstruction of a range of ses, two to three bedroom ries in 1934 which is ant is recorded as draper

Γ				
	information has been found as to the architect or builder of this residence which spans one and a half of the lots in this street. Tragically, Kenneth Fraser committed suicide in November 1934 after being 'despondent for some time'. His widow Alice stayed on in the new home for only a			
	few years before relocating to Dalkeith with her son and daughter.			
	The residence was subsequently occupied by Ethel Clement, nee Burt (c1886-1976), the widow of well known head of King Edward Memorial Hospital, Dr Dixie Paumier			
	Clement (1879-1935). Ethel Clement lived at this residence until the late 1950s.			
	A plan of the outline of the building in 1954 indicates that the place had an asbestos sleep out built across the rear of the house and a larger carport and shed at the rear			
	of the property.			
	Aerial photographs subsequent to 1954 demonstrate that the residence was			
	originally roofed with terracotta tiles until late 2013 when it was reroofed with the current coloured corrugated metal sheeting. The form and extent of the residence			
Physical	has not changed since 1954.			
Description	• Simple Californian style bungalow, shallow pitched hipped roof with separate verandah roof reclad in zincalume, rendered brick chimneys retained.			
	 Pillow faced masonry elements to the verandah and to bay window. Rendered and brick elevations. 			
	 Arched opening to main front entrance. 			
	 Security grilles are a detracting element. 			
Condition	Based on a streetscape inspection the building appears to be in fair to good			
	condition.			
Integrity	High: The place continues to be occupied as a private residence.			
Authenticity	Moderate - High: The original external detailing of the building is largely intact apart from the replaced roof cladding which has reduced the authenticity but is potentially reversible.			
Statement of	The place has cultural heritage significance:			
Significance	As a good representative example of the many 4-5 room brick homes which			
	were built in Subiaco during the Inter-War period to meet the needs and			
	aspirations of middle-class residents such as public servants, senior office			
	workers, small business owners, skilled tradesmen and single/widowed women of private means.			
	 For its aesthetic value as a good representative example of a well designed 			
	California Bungalow of the Inter-War era.			
	• For its association with the development of Subiaco in the Inter-War period.			
Level of	Some significance (Level 3)			
Significance	Contributes to the heritage of the City of Subiaco.			
Heritage Listings	Local Heritage Survey - Adopted 4/02/2003			
and Status				
Key References	The West Australian, 3 Nov 1937, p. 11. The Western Argus, 13 November 1934, p. 27.			
	Australian Electoral Rolls, 1903-1980			
	Wise's Post Office Directories.			
	Aerial photographs 1948-2020, Landgate.			
	MWSSⅅ Plans, State Records Office of WA, Retro Maps <u>http://au-wa-sro-</u>			
	<u>metromaps-uat.s3-website-ap-southeast-2.amazonaws.com/#/</u> Historical Notes for the Triangle Precinct prepared by Annette Green April 2020, held			
	by the City of Subiaco.			



LOCATION INFORM	IATION			
Name	Narrama			
Place No.				
Address	42 Bagot Road (Lot 2, D312)	5) Subiaco		
Other names	House, 42 Bagot Road			
Place Type	Individual Building or Group)		
Heritage Area	No			
ASSESSMENT OF S	GNIFICANCE			
Photo (December 2020)				
Construction Date	c1906	Architectural Style	Federation Bungalow	
Construction	Walls	Roof	Other	
Materials	Painted tuckpointed brick	Corrugated metal sheeting		
Use	Current	Original	Other	
	Residential: Single storey residence	Residential: Single storey residence		
Historic Theme(s)	Demographic settlement an Occupations: Domestic activ People: Innovators	•		
Historical Notes	While the Subiaco area was subdivided into Perth Suburban Lots in 1883 the population of the district had only risen to around 100 by 1895. In the mid 1890s the significant population growth that flowed from gold discoveries in Coolgardie and Kalgoorlie placed increasing stress on the existing housing market in Perth. It was the opportunities that this provided for the owners of the large tracts of relatively undeveloped residential land in Subiaco that finally commenced the transformation of Subiaco from bush to suburb. In the early twentieth century the area that is now known as the 'Subiaco Triangle Precinct' attracted the construction of a range of dwellings, including timber cottages, semi-detached houses, two to three bedroom free-standing brick dwellings and substantial villas. A subdivision diagram for this portion of Subiaco was formally approved in 1910 but building was underway before this date as information from the Post Office Directories records the first occupant at this address in 1907. A construction date of c1906 is therefore proposed, no conclusive detail of the architect or builder for this			

	property has been found. The adjacent residence at 46 Bagot Road was built in the same year and demonstrates similar form and details. Information from a member of the Subiaco community states that Dr Humphrey commissioned the construction of the two villas. In 1906, the directory of medical practitioners records Dr Edward Scott Humphrey practicing in Southern Cross. Further research is needed to confirm the original owner and potentially the architect and builder. In the early 1900s, this portion of Bagot Road was attractive to professionals and their families as it was close to West Perth and Kings Park. The first occupant of this residence was engineer Frederick Hugh Oldham (1864-1939) who held significant roles in the Western Australian Public Service. Born in South Australia, he relocated to WA and in 1903, was appointed Engineer for Water Supply and Sewerage and played a significant role in the development of Perth's sewerage scheme. Subsequent occupants were professional people including architect, Alfred Edward Cox (1869-1942). In October 1911, an auction of furniture was held under instruction from Cox, the advertising for this event refers to the name of the house as 'Narrama', it is not known if this was the name chosen by Cox or an earlier occupant. It is possible that Cox knew Oldham through his partner Charles Lancelot Oldham who may have been a relative. Following Cox's departure in 1911, the place had a turnover of occupants until the 1940s, when the place was occupied by Captain H.V. Barrett and his wife. A plan of the site prepared in the 1920s and reviewed in 1954 for the purpose of planning sewerage and water supply services shows that the similarity of the two residences at 42 and 46. Aerial photographs of the place since the mid 20th century indicate that the place was originally clad with a dark coloured corrugated iron which was replaced C1970. The extent and form of the original residence can still be readily determined although minor additions have occurred to the rear of the building.		
Physical	 determined although minor additions have occurred to the rear of the building. Traditional Federation Bungalow with some altered features. 		
Description	 Single storey of brick construction originally with tuckpoint finish. The brickwork has been painted with traces of the original visible under the paint. High level string course. Asymmetric plan form with boxed bay in the projecting wing. Original glazing and window style has been replaced with large fixed pane window with top lights above. Overhanging gable with timbered details and supported on timber brackets. Hipped roof to main part of the house which continues down to form the 		
	 verandah canopy extending across the recessed section of the facade. The roof is clad with replacement corrugated metal sheeting. Verandah canopy supported on timber posts with timber valance. 		
Condition	 High brick wall obscures the house from view. Based on a streetscape inspection the building appears to be in fair to good condition. 		
Integrity	High: The place continues to be occupied as a private residence.		
Authenticity	Moderate - High: The original external detailing of the building is largely intact apart from the painted brickwork which has reduced the authenticity. The paint can potentially be removed but the process may damage the brickwork.		
Statement of Significance	 The place has cultural heritage significance: As a good representative example of a well designed and detailed "gentleman's villa" of Subiaco dating from the early twentieth century. For its aesthetic value as a good representative example of a well-designed Federation Queen Anne villa of the early twentieth century, designed to a style and scale suited to the professional/business classes. 		

Level of Significance Heritage Listings and Status Key References	 For its aesthetic contribution to a largely intact group of early twentieth century houses. For its association with the rapid development of Subiaco in the early 20th century. For its association with prominent individuals in their professions; engineer Frederick Hugh Oldham and architect Alfred Edward Cox. Considerable significance (Level 2) Very Important to the heritage of the City of Subiaco. Local Heritage Survey - Adopted 22/06/2021 Wise's Post Office Directory 1894-1949 Australian Electoral Rolls, 1903-1980 Aerial Photographs, Landgate 1948-2020. 		
	 Historical Notes for the Triangle Precinct prepared by Annette Green April 2020, held by the City of Subiaco. MWSSⅅ Plans, State Records Office of WA, Retro Maps http://au-wa-sro-metromaps-uat.s3-website-ap-southeast-2.amazonaws.com/#/ The Sunday Times, 15 October 1911, p. 14. The West Australian, 15 January 1945, p. 1. 		
Archival Site Plan Courtesy SROWA			
Additional photograph			

LOCATION INFORM	IATION			
Name	Houses, 51 and 53 Bagot R	load		
Place No.	24018			
Address	51 Bagot Road (Lot 1, 2, SP	21218) Subiaco		
Other names				
Place Type	Individual Building or Grou	q		
Heritage Area	No	•		
ASSESSMENT OF SI	GNIFICANCE			
Photo				
Construction Date	c1906	Architectural Style	Federation Queen Anne	
Construction	Walls	Roof	Other	
Materials	Painted brick	Corrugated metal sheeting	Rendered bands	
Use	Current	Original	Other	
	Residential: Conjoined	Residential: Conjoined		
	Residence	Residence		
Historic Theme(s)	Demographic settlement a	ind mobility: Settlements		
	Occupations: Domestic act	tivities		
Historical Notes	Subiaco's population increased significantly in the 1890s due to an economic depression in the eastern states and the discovery of gold in Western Australia. In the late 1890s, property developers bought large landholdings for subdivision in the Perth metropolitan area. The subdivisions were generally simple grid pattern developments with small lots for occupancy by working families. Subiaco was a popular and logical location for development and the increase in population and demand for services led to the proclamation of Subiaco as a municipality in 1897. A plan of the site prepared in 1927 and revised in 1954 for the purpose of planning sewerage and water supply services shows that the two houses were mirror images. Aerial photographs show that the roof was reclad with corrugated iron c1990s and a new addition was constructed to the rear of 51 Bagot Road in 2001. Since then the place has been unchanged and the form and extent of the original residences can still be determined. By 1901, there were already 32 primary residents listed along Bagot Road in the area between Rokeby Road and Thomas Street, increasing to 52 by 1905. Around 80			

	 As a good representative example of the application of materials and detailing which were derived from the Federation Queen Anne style, but 	
	labourers and single women/widows in Subiaco during the early twentieth century.	
eignijieunee	accommodation built for people such as tradesmen, junior employees,	
Significance	 As a good representative example of the standard of modest rental 	
Statement of	The place has cultural heritage significance:	
	Painting can potentially be removed but the process may damage the brickwork.	
Authenticity	Moderate - High: The original external detailing of the building is largely intact apart from the painted brickwork on 53 Bagot Road which has reduced the authenticity.	
Integrity	High: The place continues to be occupied as a private residence.	
Intogrity	condition.	
Condition	Based on a streetscape inspection the building appears to be in fair to good	
	Small front gardens enclosed by timber picket fence.	
	Tall one-over-one timber framed windows arranged in pairs.	
	arches.	
	supported on timber posts and a shared brick central wall containing blind	
	Verandah across the full width of the property, with bullnose canopy	
	chimneys have been retained.	
	Hipped roof with central shared gable above the entrances, the brick	
	the painting of the façade.	
	around the tops of the windows, no. 53's rendered bands have been lost in	
	finish to the place. No. 51 has a distinctive rendered band at dado height and	
Description	Brick and iron construction both with painted facades obscuring the original	
Physical	Pair of semi-detached workers cottages.	
	be determined.	
	place has been unchanged and the form and extent of the original residences can still	
	new addition was constructed to the rear of 51 Bagot Road in 2001. Since then the	
	Aerial photographs show that the roof was reclad with corrugated iron c1990s and a	
	sewerage and water supply services shows that the two houses were mirror images.	
	A plan of the site prepared in 1927 and revised in 1954 for the purpose of planning	
	• 1949: Robert Rawdon Kennedy (journalist)	
	• 1940: Enoch Law (accountant)	
	1930: Mrs Caroline Samers	
	1920: Alfred Robert Morrison (engineer)	
	• 1910: George Hadley Olney (clerk)	
	53 Bagot Road	
	• 1949: Mrs Lilian Donohue	
	• 1940: Albert Donohue (traveller)	
	• 1930: Mrs Jane Hambleton	
	1920: George McNab Johnston (fire insurance inspector)	
	• 1910: Elizabeth Keating	
	51 Bagot Road	
	occupants through until at least the mid 20th century, including:	
	Road were built in c.1906 and that the 2 dwellings had a regular turn-over of	
	The readily available evidence suggests that the semi-detached houses at 51-53 Bagot	
	through until WWII.	
	period from the late 1890s to the early war years), with gradual infill development	
	confirms that this part of Subiaco was largely developed in the Federation era (in the	

Level of Significance Heritage Listings and Status Key References	 which were applied in a more restrained manner that suited the budgets and expectations of the middle classes in Subiaco during the early 20th century. For its aesthetic contribution to a largely intact streetscape of early twentieth century houses. For its association with the rapid development of Subiaco in the late 19th century. Some significance (Level 3) Contributes to the heritage of the City of Subiaco. Local Heritage Survey - Adopted 4/02/2003 Australian Electoral Rolls, 1903-1980 Wise's Post Office Directories. Aerial photographs 1948-2020, Landgate. MWSSⅅ Plans, State Records Office of WA, Retro Maps http://au-wa-sro-metromaps-uat.s3-website-ap-southeast-2.amazonaws.com/#/ Historical Notes for the Triangle Precinct prepared by Annette Green April 2020, held by the City of Subiaco.
Archival Site Plan Courtesy SROWA	by the city of subjaco.
Additional photograph	

LOCATION INFORM	IATION		
Name	Corner Store (fmr) 65 Bagot	Road	
Place No.	25533		
Address	65 Bagot Road (Lot 77, DP352) Subiaco		
Other names			
Place Type	Individual Building or Group		
Heritage Area	No		
ASSESSMENT OF SI	GNIFICANCE		
Photo			
(December 2020)			
Construction Date	c1918	Architectural Style	Inter-war Californian Bungalow
Construction	Walls	Roof	Other
Materials	Rendered brick	Corrugated metal sheeting	Former shop is no longer
			apparent in the structure
Use	Current	Original	Other
	Residential: one and half	Residential: Single storey	Commercial: Shop
	storey residence	residence	,
Historic Theme(s)	Demographic settlement and mobility: Settlements Occupations: Domestic activities Occupations: Commercial services and industries		
Historical Notes	While the Subiaco area was subdivided into Perth Suburban Lots in 1883 the population of the district had only risen to around 100 by 1895. In the mid 1890s the significant population growth that flowed from gold discoveries in Coolgardie and Kalgoorlie placed increasing stress on the existing housing market in Perth. It was the opportunities that this provided for the owners of the large tracts of relatively undeveloped residential land in Subiaco that finally commenced the transformation of Subiaco from bush to suburb. In the early twentieth century the area that is now known as the 'Subiaco Triangle Precinct' attracted the construction of a range of dwellings, including timber cottages, semi-detached houses, two to three bedroom free-standing brick dwellings and substantial villas. Interspersed through the Triangle Precinct were small corner stores within walking distance of the residences.		

An entry for 65 Bagot Road first appeared in the Post Office Directories in 1919, when a store was listed under the name of Herbert Ferguson a Health Inspector for the City of Perth. No detail of the architect or builder of this place has been found in this research. Herbert Ferguson was one of the casualties of the 'Spanish Flu' pandemic and died of oneumonic influenza in August 1919, aged 47. The store was operated for a time by his widow, Florence who may have been the store proprietor originally while Herbert worked as an Inspector. A review of the Post Office Directories at five yearly intervals provides the following information about its subsequent occupation and use through to the mid-twentieth century: 1920: Store, Mrs Florence Ferguson 1925: Store, Edgar F Bryant 1930 & 1945: Store, Mrs Edith Phillips 1940, 1945 & 1949: Mixed business, Cecil Dessauer Based on the above, it is likely that 65 Bagot Road was a quintessential corner store, which would have aimed to stock a little of everything (i.e. a very small scale version of today's supermarkets). 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 Kings Road frontage. The form of this verandah suggests that the place may have originally had a corner entry with large shop front windows to both street frontages.
However, evidence of any alterations have been concealed by the current rendered finish.
The verandah was removed at some stage between 1953 and 1965 and, based on the physical evidence, it is likely that the former shop was adapted as part of the attached residence at that time.
In 2019, the place underwent alterations and additions that have extended the original footprint with a two storey addition to the rear of the original premises and removed the former corner store portion.
Extensively restored and extended inter-war property.
 Sections of the original property have been retained, corner store section has been removed.
 Brick construction to façade with tuck point and roughcast render finishes. Hipped and gabled roof with timber detailing to gables.
Timber casement windows to façade.
• Extensive addition along Kings Street frontage.
Based on a streetscape inspection the building appears to be in fair to good condition.
Moderate - The place continues to be occupied as a private residence but with no possibility of returning the place to use as a shop.
Low - Moderate: Recent renovations have removed evidence of the former store form and detail.
The place has cultural heritage significance:
 As the site and remnant structure of a former corner store built in Subiaco in the period around the First World War.
• It is associated with the development of Subiaco in the Inter-War period.

	1
Heritage Listings	Local Heritage Survey - Adopted 6/10/2015
and Status	
Key References	 Heritage Assessment of Corner Stores in Subiaco prepared by Greenward Consulting, June 2015. Aerial photographs 1948-2020, Landgate. MWSSⅅ Plans, State Records Office of WA, Retro Maps http://au-wa-sro-
	metromaps-uat.s3-website-ap-southeast-2.amazonaws.com/#/
	Australian Electoral Rolls, 1903-1980.
	Kalgoorlie Miner, 29 August 1919, p2.
	Historical Notes for the Triangle Precinct prepared by Annette Green April 2020, held
	by the City of Subiaco.
Archival Site Plan Courtesy SROWA	
Additional photograph	<image/>

LOCATION INFORM	IATION		
Name	Bagot Court		
Place No.			
Address	80 Bagot Road (Lot 102, 103, DP27887) Subiaco		
Other names	Flats, 80 Bagot Road		
Place Type	Individual Building or Group	1	
Heritage Area	No		
ASSESSMENT OF S	GNIFICANCE		
Photo			
(December 2020)			
Construction Date	1933	Architectural Style	Inter War Stripped Classical
Construction	Walls	Roof	Other
Materials	Painted Brick	Terracotta tile	Rendered and painted string courses
Use	Current	Original	Other
	Residential:	Residential:	-
	Flats/apartment block	Flats/apartment block	
Historic Theme(s)	Demographic settlement and mobility: Settlements Occupations: Domestic activities		
Historical Notes	During the Inter war period Subiaco experienced slow steady growth. Many of the timber workers homes began to be replaced, and brick homes were favoured and encouraged by the Subiaco Council. During the 1930s, the existing building stock was supplemented with development of Daglish, Jolimont and Shenton Park, particularly through schemes under the Workers Home Board. In the response to a demand for affordable housing in the mid inter-war era, the development of self-contained flats commenced in the Subiaco in the early 1930s - both as purpose built blocks and through the adaptation of some of the existing houses. Small blocks of flats began to appear in metropolitan Perth, many built by small scale developers and investors. This block of four flats was built in 1933 by J.J. Plunkett, the family building business that was established in 1903, which continues in the home building market. John James Plunkett (1894-1981) and his brother Charles took over the family business in		

	1932 following the death of their father. Thomas Dlunkott, A huilding normit was	
	 1933, following the death of their father, Thomas Plunkett. A building permit was granted for the construction of four flats in Bagot Road in August 1933 for £2500. In December, tenders were requested by J.J. Plunkett for the painting and electrical fit out of the flats. The first two tenants of Bagot Road Flats were recorded in 1934; tailor Thomas B Coatham in Flat A, and Miss Amy Percy in Flat D who designated her occupation as home duties. The turnover of these flats was quite high until the cessation of the readily available Post Office Directories in 1949. No other flats were identified along Bagot Road until 1939, when a block of 4 flats were listed at #21-23. During the mid-late 1930s there were a few other blocks of flats constructed in the suburb of Subiaco, but the main focus for this type of development was the southern ward of the local government area – near Stirling Highway and the newly developing University of Western Australia. A plan of the site prepared in 1955 for the purpose of planning sewerage and water supply services shows an asbestos addition across the rear of the building, which is 	
	consistent with the current addition. Aerial photographs of the place since the mid 20th century indicate that the place has not significantly changed in form or extent since that time.	
Physical Description	 Inter-war two storey apartment block. Symmetrical façade consisting of four verandah/balconies, flanked by external staircases to the upper apartments and arched openings at ground floor level to the lower apartments. Rendered brick construction with face brick string course at lower level and painted brick string courses at the upper level. 	
	 Hipped roof clad with terracotta tile. Timber framed sash windows arranged in pairs to each unit. "Bagot Court" extends across the façade along the balustrade to the upper level balconies, flanked. By decorative plaster mouldings. 	
Condition	Based on a streetscape inspection the building appears to be in fair to good condition.	
Integrity	High: The place continues to be occupied as private residences.	
Authenticity	High: The original external detailing of the building is largely intact and the place has been well maintained.	
Statement of Significance	 The place has cultural heritage significance: The place is a rare intact example of small scale flat developments undertaken in the Inter War period to provide accommodation for middle-class residents such as public servants, senior office workers, small business owners, skilled tradesmen and single/widowed women of private means. This place represents a phase in the history of Subiaco (and surrounding inner city areas) when alternative styles of accommodation were offered including purpose built flats. For its aesthetic value as a good representative example of the Inter War Stripped Classical style as applied to a simple block of flats and executed in brick and tile. For its association with the Inter War development of Subiaco which was shaped by the economic Depression. As an example of a small scale development by building company, in this circumstance the forerunner to the well known and still operating, Plunkett 	
Level of	Homes. Considerable significance (Level 2)	
•		
Significance	Very Important to the heritage of the City of Subiaco.	

Heritage Listings	Local Heritage Survey - Adopted 22/06/2021
and Status	
Key References	 Wise's Post Office Directory 1894-1949 Australian Electoral Rolls, 1903-1980 Aerial Photographs, Landgate 1948-2020. Historical Notes for the Triangle Precinct prepared by Annette Green April 2020, held by the City of Subiaco. MWSSⅅ Plans, State Records Office of WA, Retro Maps http://au-wa-sro-metromaps-uat.s3-website-ap-southeast-2.amazonaws.com/#/ The West Australian, 26 August 1933, p 6; 5 December 1933, p. 16; 16 December 1933, p. 6.
Archival Site Plan Courtesy SROWA	Concrete Garagees Garagees Garagees Flats
Additional photograph	

LOCATION INFORM	IATION		
Name	House, 81 Bagot Road		
Place No.	24019		
Address	81 Bagot Road (Lot 43, DP35	52) Subiaco	
Other names			
Place Type	Individual Building or Group		
Heritage Area	No		
ASSESSMENT OF S	GNIFICANCE		
Photo			
Construction Date	c1908	Architectural Style	Federation Queen Anne
Construction	Walls	Roof	Other
Materials			01
	Tuckpointed brick	Corrugated metal sheeting	
	Tuckpointed brick	Corrugated metal sheeting Original	Other
Use	Current	Original	Other
	Current Residential: Single storey		Other
	Current Residential: Single storey residence	Original Residential: Single storey residence	Other
Use	Current Residential: Single storey residence Demographic settlement an Occupations: Domestic activ	Original Residential: Single storey residence d mobility: Settlements	

	The first occupants recorded were Edgar Alexander Simms (c1885-1942) and his wife Violet May, nee Jones (1887-1955). The couple married in 1907 and had two children whilst living at this residence, they divorced in 1914. Subsequent occupants of the property only stayed for short periods suggesting the place was an investment property.
	In 1925, it was occupied by bootmaker Albert Edward James Hopgood (1872-1950) and his wife Mary, nee Manuel (1875-1957) and their four children. It is probable that Albert Hopgood purchased the property as the Hopgood family lived at the house until the late 1960s.
	A sewerage plan of the property showing the outline of the building in 1954 shows it has not changed significantly since then apart from an extension of the skillion roof at the rear.
	Aerial photographs from the mid 20th century show that the residence had a red corrugated iron roof until the late 1980s. It was at this time the place was extended to the rear and the roof clad with corrugated iron sheeting.
Physical	
Description	 Single storey brick and iron Federation style residence with tuckpoint finish. Replacement roof and verandah capony.
Description	 Replacement roof and verandah canopy. Roughcast rendered gable with timbered detailing.
	 Symmetrical façade with verandah across full width of front elevation. Some alterations but not everly detracting from original design intent
Condition	Some alterations but not overly detracting from original design intent.
Condition	Based on a streetscape inspection the building appears to be in fair to good condition.
Intogrity	High: The place continues to be occupied as a private residence.
Integrity Authenticity	High: The original external detailing of the building is largely intact and the place has
παιπεπιτοιτγ	been well maintained.
Statement of	The place has cultural heritage significance:
Significance	 As a good representative example of the many 4-5 room brick homes which
Significance	were built in Subiaco during the early twentieth century to meet the needs
	and aspirations of middle-class residents such as public servants, senior office
	workers, small business owners, skilled tradesmen and single/widowed
	women of private means.
	 As a good representative example of the application of materials and
	detailing which were derived from the Federation Queen Anne style, but which were applied in a more restrained manner that suited the budgets and expectations of the middle classes in Subiaco during the early twentieth
	century.
	 For its aesthetic contribution to a largely intact streetscape of early twentieth
	century houses.
	• For its association with the rapid development of Subiaco in the late 19th
loval of	century. Some significance (Level 3)
Level of Significance	Contributes to the heritage of the City of Subiaco.
Heritage Listings	Local Heritage Survey - Adopted 4/02/2003
and Status	Local Heritage Sulvey - Adopted 4/02/2005
Key References	Australian Electoral Rolls, 1903-1980
	Wise's Post Office Directories.
	Aerial photographs 1948-2020, Landgate.
	MWSSⅅ Plans, State Records Office of WA, Retro Maps <u>http://au-wa-sro-</u>
	metromaps-uat.s3-website-ap-southeast-2.amazonaws.com/#/
	The Daily News, 13 May 1914, p.3.
	The West Australian, 3 April 1950, p. 35.



LOCATION INFORM	IATION		
Name	House, 121 Bagot Road		
Place No.			
Address	121 Bagot Road (Lot 1, DP35	52) Subiaco	
Other names		,,	
Place Type	Individual Building or Group		
Heritage Area	No		
ASSESSMENT OF SI			
Photo		7	14 300
(December 2020)			
Construction Date	c1897	Architectural Style	Victorian Georgian
Construction	Walls	Roof	Other
Materials	Painted Brick	Corrugated metal sheeting	Painted string bands
Use	Current	Original	Other
	Residential: Single storey	Residential: Single storey	
	residence	residence	
Historic Theme(s)	Demographic settlement an		I
	Occupations: Domestic activ	-	
Historical Notes	Subiaco's population increased significantly in the 1890s due to an economic depression in the eastern states and the discovery of gold in Western Australia. In the late 1890s, property developers bought large landholdings for subdivision in the Perth metropolitan area. The subdivisions were generally simple grid pattern developments with small lots for occupancy by working families. Subiaco was a popular and logical location for development and the increase in population and demand for services led to the proclamation of Subiaco as a municipality in 1897. The area that is now known as the 'Subiaco Triangle Precinct' attracted the construction of a range of dwellings, including timber cottages, semi-detached houses, two to three bedroom free-standing brick dwellings and substantial villas. This portion of Bagot Road was formally approved for residential subdivision in 1891 and an early sewerage plan of the area suggests this cottage was present on the site c1897. Further research is required to confirm the date of construction and builder. The earliest available information indicates it was occupied by labourer, Austin Duffy. Little information has been discovered about the origins of Austin Duffy and his wife		

	Minnie. The couple lived at this house until 1928 and during that time Austin Duffy designated himself as a road contractor and submitted tenders for works in Subiaco. Between 1906 and 1907, Reverend Patrick Verling, the first parish priest for St Joseph Subiaco was listed at this address. Rev Verling went on to have a distinguished career in the Catholic Church in Western Australia. Interestingly the house was occupied in 1929 by Rev Canon Edward St Clairs, a longstanding member of the Anglican Church in Western Australia. Other occupants of this cottage stayed for only short periods suggesting the place was an investment property. A plan of the site prepared in the 1927 for the purpose of planning sewerage and water supply services shows that the simple cottage had a verandah across the front elevation and none at the rear. A water tank was located close to the back of the house alongside a timber washhouse. A galvanised iron shed and a brick water closet were located on the back property boundary. Aerial photographs of the place since the mid 20th century indicate that the form and extent of the original residence can still be readily determined despite additions in the late 1960s and most recently in late 2016
Dh i.u.l	in late 2016.
Physical Description	 Single storey brick bungalow. Brick construction with rendered and painted façade with painted string courses at sill and mid-window height.
	 The windows are timber framed arranged in a distinctive pattern of four small top hung windows in a vertical arrangement flanking two larger panes. The window to the left of the entrance has a slightly different arrangement across its lower panes but is of similar style.
	 Hipped roof clad in zincalume with separate skillion verandah canopy extending across the façade, supported on turned timber posts with a lace frieze between the posts.
	 Traditional styled entrance door of timber panel with panelled and glazed side lights and fanlight above. Paved and lawned front garden enclosed by timber picket fence.
Condition	Based on a streetscape inspection the building appears to be in fair to good condition.
Integrity	High: The place continues to be occupied as a private residence.
Authenticity	Moderate: The original external detailing of the building is largely intact apart from the painted brickwork which has reduced the authenticity. Painting can potentially be removed but the process may damage the brickwork. The front windows may also be later insertions.
Statement of	The place has cultural heritage significance:
Significance	 For its aesthetic value as a good representative example of a cottage of the late nineteenth century, designed to a style and scale to meet the needs and aspirations of middle-class residents such as public servants, senior office workers, small business owners, skilled tradesmen and single/widowed women of private means.
	 As s good representative example of the application of materials and detailing of the Victorian Georgian style, in Subiaco during the late nineteenth century. For its aesthetic contribution to a largely intact streetscape of early twentieth
	 century houses. For its association with the rapid development of Subiaco in the late 19th century.
Level of	Some significance (Level 3)
Significance	Contributes to the heritage of the City of Subiaco.

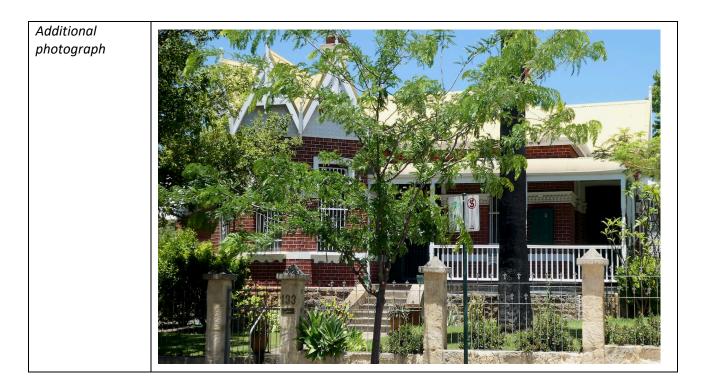
	1		
Heritage Listings	Local Heritage Survey - Adopted 22/06/2021		
and Status			
Key References	Wise's Post Office Directory 1894-1949		
	Australian Electoral Rolls, 1903-1980		
	Aerial Photographs, Landgate 1948-2020.		
	MWSSⅅ Plans, State Records Office of WA, Retro Maps http://au-wa-sro-		
	metromaps-uat.s3-website-ap-southeast-2.amazonaws.com/#/		
	Who Built Subiaco? The builders who lived and/or worked in Subiaco in the period		
	c1895-1940, Annette Green, Greenward Consulting, January 2015.		
Archival Site Plan	C1895-1940, Almette Green, Greenward Consulting, January 2015.		
Courtesy SROWA	21.91/6		
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	lesson a construction of the second of the s		
Additional			
photograph			

LOCATION INFORM	MATION			
Name	Edgecombe			
Place No.	4056			
Address	133 Bagot Road (Lot 1, 2, 18	3, DP1497, DP 29871) Subiaco		
Other names	Edgecombe (c1903-1909)	· · · ·		
	Adelong (c1910-1912)			
	Eynon Residence (from 1930)			
Place Type	Individual Building or Group	•		
Heritage Area	No			
ASSESSMENT OF S				
Photo				
Construction Date	1902	Architectural Style	Federation Queen Anne	
Construction	Walls	Roof	Other	
Materials	Tuck pointed face brick	Painted corrugated metal	Decorative render detail	
		sheeting		
Use	Current	Original	Other	
	Residential: Single storey	Residential: Single storey		
	residence	residence		
Historic Theme(s)	Demographic settlement and mobility: Settlements			
	Occupations: Domestic activities			
Historical Notes			ssessment of House, 133	
	The following extract has been taken from the heritage assessment of House, 133 Bagot Road Subiaco, prepared by Greenward Consulting, June 2014.			
	In 1903 Robert Gully (sic) was the first occupant of 133 Bagot Road to be listed in the Western Australian Post Office Directories. Robert William Prior Gulley had purchased Lots 1 and 2 of DP 1497 in 1902 (acquiring			
	-	-		
	Lot 4 of Deposited Plan 288, facing onto Proclamation Street, as the back yard in July 1903). Gulley was a local builder and the available evidence suggests that he was			
	responsible for the construction of 133 Bagot Road as a speculative development. H name is also linked with the construction of a few other Subiaco houses during the			
	-	-		
	name is also linked with the	construction of a few other S	bubiaco houses during the	
	name is also linked with the first decade of the twentiet	-	ubiaco houses during the n Road, 1904/05), together	

At some stage during early-mid 1903, Gulley rented the house to Charles and Amy Coventry. Charles Coventry was a medical practitioner who had moved from Bunbury to Subiaco in late 1902 - after which he worked in private practice, as well as serving as the Health Officer for the Subiaco Council. Coventry purchased 133 Bagot Road in March 1906, but only one month later he sought six-months leave of absence from a position at the Home of Peace (for the purpose of visiting England) and sold 133 Bagot Road to Charlotte Ann Amsberg of Perth. Charlotte Amsberg then occupied the house with her husband, Gustav Amsberg of Amsberg & Co, auctioneers, and their young family, until late 1909, when it was again placed on the market:
At Eleven o'clock. At the RESIDENCE, Edgecombe, corner Bagot- road -and Proclamation-street, SUBIACOVALUABLE VILLA RESIDENCE, With a Frontage of 66ft. by 196. High Elevation. AMSBERG and Co. have received instructions from the owner to SELL by PUBLIC AUCTION -That CHARMING VILLA RESIDENCE, lately occupied by Dr. Coventry, containing 7 spacious and truly built rooms, kitchen, bathroom, washhouse, stables and, loose- boxes fitted with every modern convenience, e.light, bath-heater, lawns back and front, splendidly elevated, on stone foundations.
In January 1910, the title for 133 Bagot Road was transferred to Albert Edward Cornwall Prowse of Doodlakine, farmer and grazier, and the house was subsequently occupied by his sister, Mary, who married Frederick Carter in March of that year. It was at that time that the house was renamed "Adelong" in honour of Albert and Mary's birthplace in NSW. Frederick Carter was a chemist with business premises in Hay Street, Perth, but by 1913 he had commenced studying medicine in Aberdeen, Scotland (later working as a medical practitioner in Western Australia). In July 1912 the house was advertised for sale and this provides the most detailed early description of the place:
substantial brick villa residence, containing 7 main rooms kitchen, bathroom (with heater), pantry, and all modern conveniences. There are also stables and man's room. The house, which is particularly well finished, front rooms tastefully papered and corniced, is well designed with bath and dressing rooms, communicating with the best bedroom. The property is situated on the high side of the road, within four minutes' walk of either Rokeby-road or Hay-st. trams, and the grounds are nicely laid out in lawns and garden, altogether forming one of the most attractive homes in the district.
However, the house was not sold and Albert Prowse retained 133 Bagot Road as an investment property until 1920, when it was sold to Violet Dempster of Esperance. Mrs Dempster was then listed as the occupant in the Post Office Directories of 1921- 1922, but it may have been used as her 'city residence' as, throughout this period, Violet remained on the electoral roll at the family's pastoral station at Esperance (together with her husband Charles Edward Dempster). This role as a city residence appears to have continued, as the next owner was another pastoralist, William Ernest Fenner, who operated properties at Midland and Carnarvon. William purchased the house in July 1923 and members of the Fenner family were then listed as the occupants in the Post Office Directories until 1927, after which the house was leased to a school teacher, Miss Myrtle Edwards. Two

	years later Fenner was declared bankrupt –and in 1930, 133 Bagot Road was sold by the mortgagee, W.F. Lean Ltd (a prominent firm of money lenders and financiers). 133 Bagot Road then became the long-term family home of Percival and Ida Eynon, who settled here with their adult children, Llewellyn (Lynn) and Gwyneth. Percival was a senior clerk in the Railways Department and Ida was the sister of Edmund Henry Hall, MLC (1928-1947) and MLA (1947-1950). This provided them with a certain social status, but they still needed to supplement their income by taking in boarders during the 1930s. For example:
	SUPERIOR Accommodation, suit business people at 133 Bagot-rd, Subiaco.
	When Percival was nearing retirement, Gwyneth Eynon travelled to England to complete her "art of speech studies". Ida went to visit Gwyneth in 1937 and Percival joined them in 1938. While this was described as a holiday, Percival and Ida did not return to Perth until 1947 (possibly being held up by war time travel restrictions). During their absence the house was let out to Miss Rhoda Sturcke, who also placed numerous advertisements for board and lodging. For example:
	SINGLE Room. comfortable, with board, reasonable tariff. 133 Bagot-rd. Subiaco.
	By the late 1940s, Percival and Ida had moved back into the house and, following Percival's death in December 1957, Ida remained here until at least 1963. At some stage between 1981 and 1995, the house was extended towards the rear, almost doubling its size. The roof cladding is likely to date from this period.
Physical Description	 Single storey red brick residence with metal roof. Tall corbelled chimneys with rendering to the top. Unusual set of three gables radiating from central point over facetted brick wall. Timber ball finials. False collar ties, fretwork and stucco decoration to gables. Moulded band around double hung window heads. Security bars to windows. Bracketed cornice moulding at head level. Rendered string course at sill level. Rendered decorative sill and skirt. Bull-nosed verandah supported by turned timber posts. Timber balustrade to verandah. Limestone footings. Mature palm trees at front. For a comprehensive Physical Description of the place refer to Heritage assessment 133 Bagot Road, Subiaco prepared by Greenward Consulting (June 2014).
Condition	Based on a streetscape inspection the building appears to be in fair to good condition.
Integrity	High: The place continues to be occupied as a private residence.
Authenticity	High: The original external detailing of the building is largely intact and the place has been well maintained. The green roof cladding is a non original colour and can be replaced.
Statement of	The place has cultural heritage significance:
Significance	 As a good representative example of an early twentieth century Federation Queen Anne villa, designed to a style and scale suited to the professional classes; For its local landmark value, as derived from its corner location and the prominent, picturesque roof treatment over the bay window;

	• As an example of the investment properties constructed in the first decade of			
	the twentieth century by local builder-developer Robert William Prior Gulley;			
	For its association with the professional men and their families who lived			
	here, including:			
	 Charles Coventry, medical practitioner (c.1903-1906) 			
	 Gustav Amsberg, Amsberg & Co, auctioneer (c.1906-1909) 			
	 Frederick William Carter, chemist (c.1910-1912) 			
	 Edward J Wellsted, manager, Bewick Moreing & Co (c.1912-1914) 			
	 Frederick Charles Monger, speculator and politician (c.1916-1920) 			
	• For its apparent use as the city residence of two pastoralist families during			
	the 1920s:			
	 Violet Dempster (c.1920-1923) 			
	 William Ernest Fenner (c.1923-1926) 			
	• For the manner in which its history illustrates the changing status of Subiaco's			
	large Federation villas during the inter-war years, including their adaptation			
	as boarding houses – in this case a private residence offering board and			
	lodgings.			
Level of	Considerable significance (Level 2)			
Significance	Very Important to the heritage of the City of Subiaco.			
Heritage Listings	National Trust – Recorded 27/5/1974 File No.1/8			
and Status	Register of the National Estate – Nominated Data base no. 010415			
	Local Heritage Survey - Adopted 4/02/2003			
	Heritage List - Adopted 23/09/2014			
Key References	Wise's Post Office Directory 1905-1925;			
	Real Estate Maps			
	Battye Library Collection;			
	Spillman, Ken Identity Prized: A History of Subiaco City of Subiaco, UWA Press, 1985,			
	p. 74;			
	Chate, A, H. History of Subiaco, c1952; Moore, D.			
	Subiaco - Attitudes and Ecological Succession, no date, c 1980.			
	Heritage Assessment 133 Bagot Road, Subiaco prepared by Greenward Consulting,			
	June 2014.			
	Historical Notes for the Triangle Precinct prepared by Annette Green April 2020, held			
	by the City of Subiaco.			
Archival Site Plan	free and the second sec			
Courtesy SROWA				
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LOCATION INFORM	IATION		
Name	Wendouree		
Place No.	8967		
Address	140 Bagot Road (Lot 38, 246	5, P1534, P33041) Subiaco	
Other names	House, 140 Bagot Road		
Place Type	Individual Building or Group		
Heritage Area	No		
ASSESSMENT OF SI	GNIFICANCE		
Photo			
(December 2020)			
Construction Date	1905	Architectural Style	Federation Queen Anne
Construction	Walls	Roof	Other
Materials	Tuck pointed face brick	Corrugated metal sheeting	
Use	Current	Original	Other
	Residential: Single storey	Residential: Single storey	
	residence	residence	
Historic Theme(s)	Demographic settlement an	d mobility: Settlements	
	Occupations: Domestic activ	-	
Historical Notes	The following extract has been taken from the heritage assessment of House, 140 Bagot Road Subiaco, prepared by Greenward Consulting, May 2014. The land on which this residence is located was originally part of a large landholding designated as Perth Suburban Lot 221 which was acquired in 1886 by Vicar General and later Catholic Bishop Matthew Gibney (1835-1925). The Catholic Church had a long association with the Subiaco district as the Benedictine Monks had established a centre in the present day Wembley and named it 'New Subiaco' after 'Subiaco, Italy' where their order was founded. In the 1890s, Subiaco was one of the areas surrounding Perth undergoing enormous change as a result of the increasing population following the gold discoveries in the east of the colony. Speculators and developers purchased large parcels of land and subdivided them for sale to this population hungry for affordable homes. The lots within Perth Suburban Lot 221 were subdivided for sale in 1896. The lots of approximately 366 square metres began to sell quickly; many were bought in groups as investments. A group of lots on the north side of Bagot Road, including the site of		

	the future 140 Bagot Road, was purchased by Frederick William Hawkinson in 1901 and then transferred to James Todd, the proprietor of the Victoria Hotel in 1902. Within one month the lots were transferred to The Stanley Brewery Company of Perth who held the property until March 1904 when lots 36, 37 and 38 were transferred to architect, Richard Edwin Howard (1847-1913). Howard, born in Surrey, England was working in Victoria before relocating to Western Australia c1900. He worked for the Public Works Department, particularly on the design of the William Street Overbridge (Horseshoe Bridge) in 1903. Howard built the house in 1905 and its rateable value at the time of construction was £800 which was a valuable property at the time. It is likely Howard designed the property although no design or description of the original residence has been discovered in this research. A search for any other comparative works was also unsuccessful although it seems Howard bought and sold land for development. Howard leased the residence whilst he and his wife lived in West Perth. Howard sold the property to Edwin Alfred Whittaker and Arthur George Whittaker in August 1908. The Whittaker Brothers' which operated in Hay Street, Subiaco until 1972. The purchase of this property by the brothers was as an investment as both lived in other properties in Subiaco at the time. It is possible that the intricate design and detail of the verandah balustrading and posts was the responsibility of the Whittaker Brothers' and built after the original construction. Throughout the majority of the 20th century the property appears to have been leased to a variety of occupants the majority of whom were semi-professional people. The entries for the property in the Post Office directories occasionally refer to more than one occupant of the place indicating that the residence may have been divided internally for separate occupants. Or this may be an indication that boarders were sometimes accommodated. Sparse information is available on the occupants o
Physical	 Brick and iron Federation style house with traditional asymmetric plan form.
Description	 High hipped and gabled roof. Gables have roughcast and timbered detailing of different styles. Tall decorative chimneys remain extant. Replaced roof cladding. Tuck point finish with rendered bands to the façade at sill level and around the heads of the front sash windows. Projecting verandah with timber balustrade and turned timber posts.
Condition	Based on a streetscape inspection the building appears to be in fair to good condition.

Integrity	High: The place continues to be occupied as a private residence		
Authenticity	High: The original external detailing of the building is largely intact, or sympathetically		
	restored, and the place has been well maintained.		
Statement of	The place has cultural heritage significance:		
Significance	 For its demonstration of fine timber design and construction. 		
5 5	 It demonstrates the type of housing built for semi-professional people in 		
	Subiaco in the early 20th century.		
	 For its association with the rapid development of early 20th century Subiaco. 		
	 It has potential to provide information on timber detailing design and 		
	construction in the early 20th century.		
Level of	Considerable significance (Level 2)		
Significance	Very Important to the heritage of the City of Subiaco.		
Heritage Listings	Local Heritage Survey - Adopted 28/02/1995		
and Status	Heritage List - Adopted 26/08/2014		
Key References	Heritage Assessment of 140 Bagot Road by Hocking Heritage + Architecture 2014.		
Rey Rejerences	MWSSⅅ Plans, State Records Office of WA, Retro Maps http://au-wa-sro-		
	metromaps-uat.s3-website-ap-southeast-2.amazonaws.com/#/		
	Historical Notes for the Triangle Precinct prepared by Annette Green April 2020, held		
	by the City of Subiaco.		
Archival Site Plan			
Courtesy SROWA	1 Contraction of the second seco		
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Additional			
photograph			

LOCATION INFORM	IATION		
Name	Houses, 164 and 166 Bagot	Road	
Place No.	24021		
Address	164 Bagot Road (Lot 1, 2, SP	27068) Subiaco	
Other names		,	
Place Type	Individual Building or Group		
Heritage Area	No		
ASSESSMENT OF SI			
Photo			7-77°
(December 2020)			
Construction Date	c1905	Architectural Style	Federation Queen Anne
Construction	Walls	Roof	Other
Materials	Painted brick	Corrugated metal sheeting	
Use	Current	Original	Other
	Residential: Conjoined	Residential: Conjoined	
	residences	residences	
Historic Theme(s)	Demographic settlement an	d mobility: Settlements	
	Occupations: Domestic activities		
Historical Notes	Subiaco's population increased significantly in the 1890s due to an economic depression in the eastern states and the discovery of gold in Western Australia. In the late 1890s, property developers bought large landholdings for subdivision in the Perth metropolitan area. The subdivisions were generally simple grid pattern developments with small lots for occupancy by working families. Subiaco was a popular and logical location for development and the increase in population and demand for services led to the proclamation of Subiaco as a municipality in 1897. The area that is now known as the 'Subiaco Triangle Precinct' attracted the construction of a range of dwellings, including timber cottages, semi-detached houses, two to three bedroom free-standing brick dwellings and substantial villas. This portion of Bagot Road was divided for sale as residential lots in 1896 and the original plan did not include the extension of Axon Street through to Bagot Road. When the road was first extended to connect Axon Street and Bagot Road it was originally named Robinson Street.		

	By 1901 there were already 32 primary residents listed along Bagot Road in the area between Rokeby Road and Thomas Street, increasing to 52 by 1905. Around 80 houses had been built by 1915, around 90 in 1930 and around 100 in 1940. This confirms that this part of Subiaco was largely developed in the Federation era (in the period from the late 1890s to the early war years), with gradual infill development through until WWII. The readily available evidence suggests that the semi-detached houses at 164-166 Bagot Road were built prior to 1906. No detail of the builder or architect of the buildings has been found in this research. The first occupant of 164 Bagot Road was Francis James Pearce and, 166 Bagot Road was Joseph Atkinson. During the early years, 164 Bagot Road had a relatively stable occupancy, while 166 had a much higher turnover of occupants, including: <u>164 Bagot Road:</u>
	1906: James Atkinson
	1910: Harry N Rendell 1020: Archibald Daglich
	 1920: Archibald Daglish 1930: Mrs Alice Elliott
	 1930: MIS Alice Elliott 1940: William John Gray (labourer)
	A plan of the site prepared in 1927 and reviewed in 1955 for the purpose of planning
	sewerage and water supply services shows that the original form of the two
	residences had small verandahs facing the sides of the property and small
	weatherboard additions presumably as wash houses. The water closets were located on the back property boundary.
	Aerial photographs of the place since the mid 20th century indicate that additions were undertaken to the rear of the properties in the early 1980s. Since that time the extent and form of the two residences have not changed.
Physical	Pair of semi-detached workers cottages.
Description	• Painted brick finish with rendered band incorporating decorative sill details.
	• Similar colour palette between the properties enhances their sense of coherency.
	• Single storey, hipped roof with separate bullnose canopy to the verandah.
	• Simple presentation to the façade of paired 1-over-1 sash and front door.
	Blind arches in the verandah walls.
	Small front gardens enclosed by timber picket fence.
Condition	Based on a streetscape inspection the building appears to be in fair to good condition.
Integrity	High: The place continues to be occupied as private residences
Authenticity	Moderate - High: The original external detailing of the building is largely intact, apart from the painted brickwork which has reduced the authenticity. The painting can potentially be removed but the process may damage the brickwork.

Statement of	The place has cultural heritage significance:		
Significance	 The place is a good representative example of the standard of modest rental accommodation built for people such as tradesmen, junior employees, labourers and singe women/widows in Subiaco during the early twentieth century. For the evidence that this property and its local streetscape provides about the manner in which the family residences of senior professional men and business owners were developed side by side with the more modest residences of more junior employees and tradesmen in early twentieth century Subiaco. 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 in modest residences in Subiaco during the early twentieth century. For its association with the rapid development of Subiaco in the early 20th century and the proliferation of property development by large and small scale investors. For its contribution to a largely intact group of early twentieth century houses 		
	in the eastern side of Bagot Road.		
Level of	Some significance (Level 3)		
Significance	Contributes to the heritage of the City of Subiaco.		
Heritage Listings	Local Heritage Survey - Adopted 4/02/2003		
and Status			
Key References	Australian Electoral Rolls, 1903-1980		
	Wise's Post Office Directory 1894-1949		
	Aerial photographs 1948-2020, Landgate.		
	Local Government Inventory Place Record 2003 and 2014.		
	MWSSⅅ Plans, State Records Office of WA, Retro Maps <u>http://au-wa-sro-</u>		
	<u>metromaps-uat.s3-website-ap-southeast-2.amazonaws.com/#/</u> Historical Notes for the Triangle Precinct prepared by Annette Green April 2020, held		
	by the City of Subiaco.		
Archival Site Plan			
Courtesy SROWA	M 118-64 118-28 M 118-64 118-28 M 118-64 118-28 M 118		



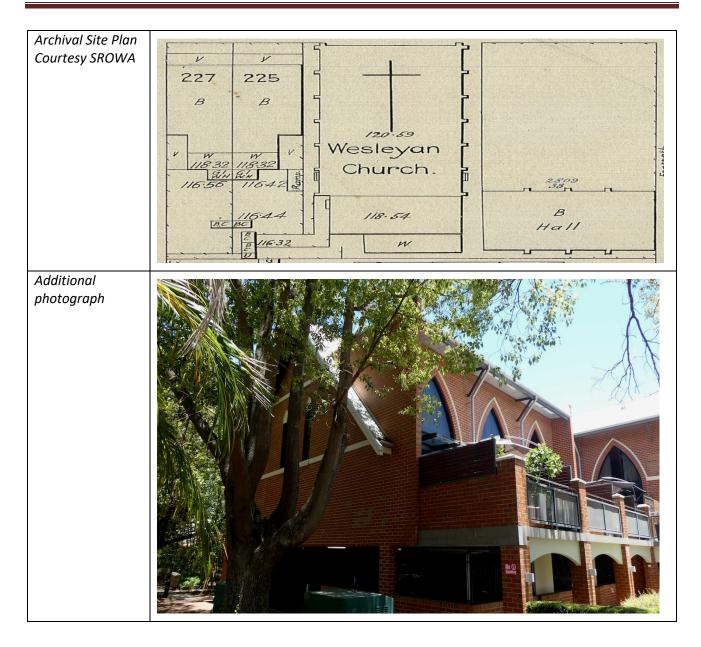
LOCATION INFORM	MATION		
Name	Community Centre and Gho	ost Gum	
Place No.			
Address	203 Bagot Road (Lot 3, 4, D	P1536) Subiaco	
Other names	Eucalyptus	· · · · ·	
Place Type	Individual Building or Group	0	
Heritage Area	No		
ASSESSMENT OF S	IGNIFICANCE		
Photo			
(December 2020)			
Construction Date	1967	Architectural Style	Post War International
Construction	Walls	Roof	Other
Materials	Common Brick	Metal deck	
Use	Current	Original	Other
030	Social/Recreational:	Social/Recreational:	Park/Reserve
	Community Hall	Community Hall	T unly reserve
Historic Theme(s)		Community services and utilitie	es
Historical Notes	The Subiaco Community Centre was built in 1967 as the Subiaco Senior Citizens Centre. The design for the building was prepared by architect Kenneth Broadhurst and featured a hall, kitchen, reading room, television room and service rooms. The centre was opened on 7 October 1967 by the Mayor of Subiaco, J.H. Abrahams. The building featured contemporary design which was reflective of many of the new civic buildings of Subiaco and the wider metropolitan area at the time. Aerial photographs indicate that the site was cleared for construction and once completed the grounds were landscaped including the planting of the gum tree in the front of the building. Information from the Subiaco community states that the large gum tree was planted by the community sponsored, Senior Citizen's Club when the centre was built. The centre was built with contributions from a public fund raising campaign and the tree was planted to acknowledge and celebrate that effort. In 1991, the centre was extended to provide more services and the completed works doubled the accommodation for members and visitors.		

	Now known as the Subiaco Community Centre it continues to provide a wide range of			
	services to the community.			
Physical	Located on the south east corner of Bagot Road and the Rupert Street road			
Description	reserve which is now a public park.			
	Single storey brick construction.			
	Flat roof with metal deck cladding.			
	• Strong horizontal elements with full height glazing on large sections of the front elevation.			
	• Covered walkway on the Rupert Street elevation features prominent vertical			
	elements which are replicated across the front elevation.			
	• The simple landscape treatment on the Bagot Road elevation is			
	predominantly grassed and includes some garden bed with shrubs. The site			
	is dominated by a mature gum tree with smooth white bark planted c1967.			
	The species of gum tree has not been determined.			
Condition	Based on a streetscape inspection the building appears to be in a good condition.			
Integrity	High: The place continues to be used as a community facility.			
Authenticity	High: the original form and detail are still apparent and the later additions are			
	sympathetic to the original design.			
Statement of	The place has cultural heritage significance:			
Significance	The Community Centre is a representative example of minimal post war			
	International style executed in brick.			
	• The place has historic and social value for the role it has played providing			
	services to the community of Subiaco since 1967.			
	• The building and the prominent gum tree are a landmark in the streetscape.			
Level of	Little significance (Level 4)			
Significance	Has elements or values worth noting for community interest but otherwise makes no contribution.			
Heritage Listings	Local Heritage Survey - Adopted 22/06/2021			
and Status				
Key References	Aerial photographs 1948-2020, Landgate.			
	MWSSⅅ Plans, State Records Office of WA, Retro Maps http://au-wa-sro-			
	metromaps-uat.s3-website-ap-southeast-2.amazonaws.com/#/			
	Plans held by the City of Subiaco for the Senior Citizens Centre Subiaco.			
	History of Subiaco Day Centre, City of Subiaco, 1991.			
	Information from the Subiaco community as part of the 'Have Your Say' initiative, January 2021.			
	Historical Notes for the Triangle Precinct prepared by Annette Green April 2020, held by the City of Subiaco.			



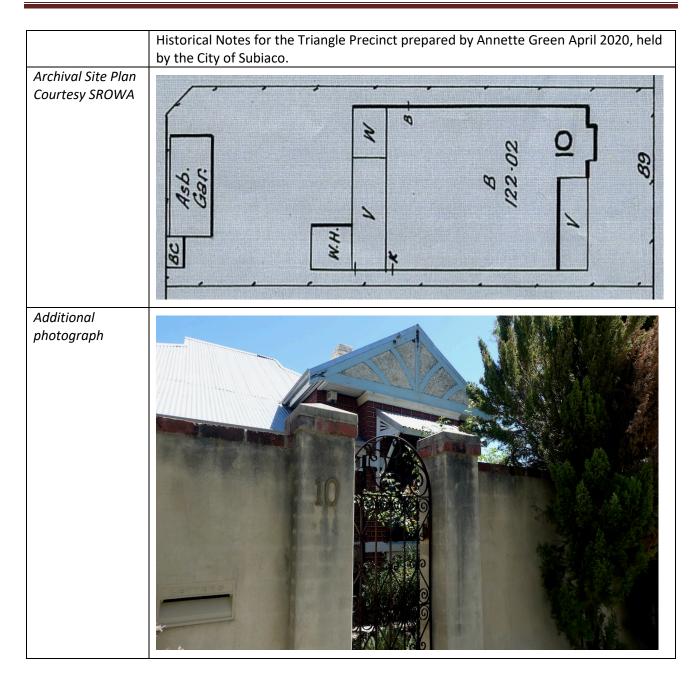
LOCATION INFORM	IATION			
Name	Uniting Church Hall (fmr)			
Place No.	15238			
Address	225 Bagot Road (Lot 888, SP	36805) Subiaco		
Other names	Bagot Road Church			
Place Type	Individual Building or Group			
Heritage Area	No			
ASSESSMENT OF SI	GNIFICANCE			
Photo				
(December 2020)				
Construction Date	1906	Architectural Style	Federation Gothic; Victorian Georgian	
Construction	Walls	Roof	Other	
Materials	Common Brick	Corrugated metal sheeting		
Use	Current	Original	Other	
	Residence: Flats/apartment block	Religious: Church Hall		
Historic Theme(s) Historical Notes	Social and Civic activities: Religion Demographic settlement and mobility: Settlements Occupations: Domestic activities Prior to this church being built for the Methodist congregation in Subiaco, a weatherboard church was built on Broome Road (Hay Street) c 1896. The growing congregation necessitated a new, larger brick church and manse, built c1906. It was remodelled in 1968, as a result of the Cockering Earthquake. Prior to churches being built, congregations gathered in canvas tents or halls. The first churches that are still in existence were built in the late 1890s and early 1900s on Bagot Road within a block of the main street (Rokeby Road) - the Presbyterian and Methodist Churches (now Uniting), and the Church of Christ. The earliest Anglican church was built in 1906 in Barker Road and the first Catholic Church was built in 1908 in Henry Street, Shenton Park. It was common for a manse and hall to be built adjacent in association with a church, and social community events such as church concerts were widely supported. In recent years, other congregations have been			

	established in Subiaco, such as the Centre Spiritualist Church and the Jehovah's Witnesses. The earliest development in the Triangle was closest to the Hay Street commercial centre. Churchill Avenue and Barker Road, and the side streets such as Axon Street, Townshend Road, Olive Street and Coghlan Road, were mostly developed by 1905. Development then spread into the central area between Bagot and Heytesbury Roads by 1915, followed by the southern portion, along Thomas Road. One of the first land releases was Berry Brow Estate which extended from Rokeby to Townshend Roads, between Hay St and Barker Road. It was marketed as the 'Toorak of Perth.' Others were Bowral Park (1896), the north east corner of the Triangle around Barker and Coghlan Roads, and Parkerville Estate, the stretch of Townshend Road between Barker and Bagot Roads. The area has always been predominately residential, and indeed, the Triangle gained a reputation in the early days as being a prestigious area. Workers settled along the railway line, and the more affluent moved up the hill to what was perceived as the better part of Subiaco. In 2002, the church hall and the adjacent residence was redeveloped as a mixed use property including conversion of the ball for residential units, and construction of		
	property including conversion of the hall for residential units, and construction of		
	new units alongside. The pair of conjoined residences at 229 and 233 Bagot Road were part of the development. The first reference to these cottages is in the Post Office Directories for 1899 in which engineer James Stoddart is living in what became		
	229 Bagot Road. It is therefore concluded the two joined cottages were built in 1898.		
Physical	Reconstructed building with minimal evidence of the original structure in the		
Description	exterior of the current structure.		
0 <i>IU</i> :			
Condition	Based on a streetscape inspection the building appears to be in fair to good		
Intogrity	condition.		
Integrity	Low: The hall has been subdivided for apartments and would be difficult to return to the original single space.		
Authenticity	Low: the original footprint of the hall has been retained and potentially some original		
Authenticity	internal walls. The gothic windows reflect the original design elements.		
Statement of	The place has cultural heritage significance:		
Significance	 For its association with the Uniting Church in the development of the Subiaco 		
	community.		
	 For its general design quality as an example of ecclesiastical architecture, and 		
	as a recognised landmark.		
	• The place has social significance to the former members of its congregation		
	for religious and social reasons.		
Level of	Little significance (Level 4)		
Significance	Has elements or values worth noting for community interest but otherwise makes no		
	contribution.		
Heritage Listings	Local Heritage Survey - Adopted 4/02/2003		
and Status	Uniting Church Inventory 1/10/1996		
Key References	Heritage Assessment of Uniting Church Hall by City of Subiaco, July 2014.		
	Spillman, Ken, Identity Prized: A History of Subiaco, City of Subiaco, UWA Press, 1985,		
	pp. 102, 107, 305.		
	Wise's Post Office Directories.		
	Historical Notes for the Triangle Precinct prepared by Annette Green April 2020, held by the City of Subiaco.		
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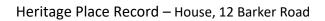
LOCATION INFORM	IATION		
Name	House, 10 Barker Road		
Place No.	24024		
Address	10 Barker Road (Lot 89, DP1	.508) Subiaco	
Other names		,	
Place Type	Individual Building or Group)	
Heritage Area	No	·	
ASSESSMENT OF SI			
Photo			
(December 2020)			
Construction Date	c1904	Architectural Style	Federation Queen Anne
Construction	Walls	Roof	Other
Materials	Common Brick		Other
		Corrugated metal sheeting	Other
Use	Current	Original	Other
	Residential: Single storey	Residential: Single storey	
	residence	residence	
Historic Theme(s)	Demographic settlement an	•	
Historical Notes	Occupations: Domestic activities While the Subiaco area was subdivided into Perth Suburban Lots in 1883 the population of the district had only risen to around 100 by 1895. In the mid 1890s the significant population growth that flowed from gold discoveries in Coolgardie and Kalgoorlie placed increasing stress on the existing housing market in Perth. It was the opportunities that this provided for the owners of the large tracts of relatively undeveloped residential land in Subiaco that finally commenced the transformation of Subiaco from bush to suburb. In the early twentieth century the area that is now known as the 'Subiaco Triangle Precinct' attracted the construction of a range of dwellings, including timber cottages, semi-detached houses, two to three bedroom free-standing brick dwellings and substantial villas. This portion of Barker Road was subdivided for sale as residential lots in 1896 but there appears to have been no development on this site until 1904 as the following year residents are first recorded at the property. In 1905, John Tucker (c1864-1939) Headmaster of the nearby Thomas Street School (now part of Perth Modern School)		

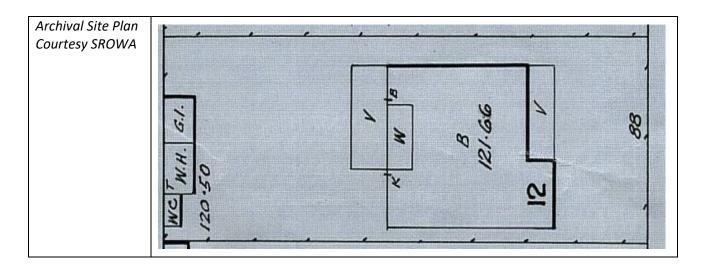
	was living at this address with his wife Louise and their three sons. No information has been found to determine the architect or builder of the residence. John Tucker, originally from South Australia, held the position of Headmaster at Thomas Street School until his retirement and lived at this house until 1910. John Tucker was a prominent member of the community through his contributions to the Methodist Church, the Young Australia League and several sporting groups. In 1911, the house was occupied by Head Teacher of the James Street School, Malcolm Francis Uren and his family, also originally from South Australia. One of Uren children, Malcolm John Leggoe Uren (1900-1973) went on to a distinguished career as a historian, journalist and editor of The West Australian. Until the early 1920s, the residence had a rapid turnover of occupants until occupied by the Trevenen family until the early 1970s. James Joseph Trevenen, the last of the family to occupy the place with his wife Beatrice and their son, identified his occupation as a manager although in his early career he designated his occupation as a soldier. In 1954, a plan of the outline of the property shows that the original portion of the house can still be determined with later additions occurring under an extended
	skillion roof which occurred in the 1990s.
Physical Description	 Single storey brick and iron Federation era style residence mostly obscured from view due to solid high brick wall. Red brick with tuckpoint finish with rendered bands. Roughcast render and timbered gables above projecting bay. Hipped roof with hipped verandah canopy.
Condition	Based on a streetscape inspection the building appears to be in fair to good
Condition	condition.
Integrity	High: The place continues to be occupied as a private residence
Authenticity	High: The original external detailing of the building is largely intact, or sympathetically
Authenticity	restored, and the place has been well maintained.
Statement of	The place has cultural heritage significance:
Significance	 As a good representative example of a well designed and detailed "gentleman's villa" of Subiaco dating from the early twentieth century. For its aesthetic value as a good representative example of a well-designed Federation Queen Anne villa of the early twentieth century, designed to a style and scale suited to the professional/business classes. For its aesthetic contribution to a largely intact group of early twentieth century houses. For its association with the rapid development of Subiaco in the early 20th century. The place has some historic value for its association with former Headmaster and community leader John Tucker.
Level of	Some significance (Level 3)
Significance	Contributes to the heritage of the City of Subiaco.
Heritage Listings and Status	Local Heritage Survey - Adopted 4/02/2003
Key References	Local Government Inventory Place Record 2003 and 2014. Australian Electoral Rolls, 1903-1980 Wise's Post Office Directories. Aerial photographs 1948-2020, Landgate. MWSSⅅ Plans, State Records Office of WA, Retro Maps http://au-wa-sro- metromaps-uat.s3-website-ap-southeast-2.amazonaws.com/#/



LOCATION INFORM	IATION			
Name	House, 12 Barker Road			
Place No.	24025			
Address	12 Barker Road (Lot 88, DP	1508) Subiaco		
Other names	Yeronga			
Place Type	Individual Building or Group	0		
Heritage Area	No	-		
ASSESSMENT OF S	GNIFICANCE			
Photo				
(December 2020)		Level of the second secon		
Construction Date	c1903	Architectural Style	Federation Queen Anne	
Construction	Walls	Roof	Other	
Materials	Painted Brick	Corrugated metal sheeting		
Use	Current	Original	Other	
030	Residential: Single storey	Residential: Single storey		
	residence	residence		
Historic Theme(s)	Demographic settlement ar		1	
	Occupations: Domestic activities			
Historical Notes	While the Subiaco area was subdivided into Perth Suburban Lots in 1883 the population of the district had only risen to around 100 by 1895. In the mid 1890s the significant population growth that flowed from gold discoveries in Coolgardie and Kalgoorlie placed increasing stress on the existing housing market in Perth. It was the opportunities that this provided for the owners of the large tracts of relatively undeveloped residential land in Subiaco that finally commenced the transformation of Subiaco from bush to suburb. In the early twentieth century the area that is now known as the 'Subiaco Triangle Precinct' attracted the construction of a range of dwellings, including timber cottages, semi-detached houses, two to three bedroom free-standing brick dwellings and substantial villas. This portion of Barker Road was subdivided for sale as residential lots in 1896 but there appears to have been no development on this site until 1903. This conclusion is founded on the first entry in the Post Office Directories for this place being in 1904. The first occupant was recorded as Lucy Anne Whittaker (c1835-1909). She was the			

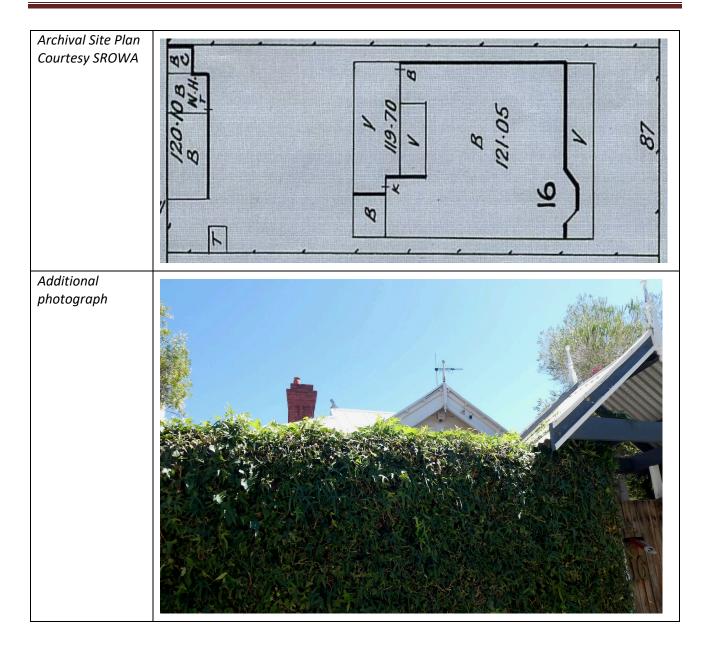
	widow of James Joseph Whittaker who died in Victoria. From the available		
	information she was not part of the Whittaker family timber business based in		
	Subiaco. Lucy Whittaker died in 1909 and in the following years the place had a rapid turnover of occupants.		
	In 1916, a newspaper announcement of the birth of a daughter to the Chambers		
	family referred to this house as 'Yeronga'.		
	During the 1930s, it was occupied by orderly, Bennett Vernon and in the 1940s by		
	accountant Reginald Frederick Boston (1909-1970).		
	In 1954, a plan of the outline of the property shows that the original house has		
	undergone a major extension to the rear. Aerial photographs indicate this was done		
	in the early 1980s and the roof line has changed.		
Physical	Brick and iron Federation Queen Anne style house, hidden from view due to		
Description	high brick wall and dense planting.		
	• Painted finish to brickwork obscuring original presentation of the house.		
	 Asymmetric plan form with projecting gabled bay incorporating 3-section 		
	window.		
	Skillion verandah canopy.		
Condition	Based on a streetscape inspection the building appears to be in fair to good		
	condition.		
Integrity	High: The place continues to be occupied as a private residence		
Authenticity	Moderate - High: The original external detailing of the building is largely intact apart		
	from the painted brickwork which has reduced the authenticity. Painting can		
	potentially be removed but the process may damage the brickwork.		
Statement of	The place has cultural heritage significance:		
Significance	 As a good representative example of a well designed and detailed 		
	"gentleman's villa" of Subiaco dating from the early twentieth century.		
	• For its aesthetic value as a good representative example of a well-designed		
	Federation Queen Anne villa of the early twentieth century, designed to a		
	style and scale suited to the professional/business classes.		
	• For its aesthetic contribution to a largely intact group of early twentieth		
	century houses.		
	• For its association with the rapid development of Subiaco in the early 20th		
	century.		
Level of	Some significance (Level 3)		
Significance	Contributes to the heritage of the City of Subiaco.		
Heritage Listings	Local Heritage Survey - Adopted 4/02/2003		
and Status			
Key References	Australian Electoral Rolls, 1903-1980		
	Wise's Post Office Directories.		
	Aerial photographs 1948-2020, Landgate.		
	MWSSⅅ Plans, State Records Office of WA, Retro Maps <u>http://au-wa-sro-</u>		
	metromaps-uat.s3-website-ap-southeast-2.amazonaws.com/#/		
	Historical Notes for the Triangle Precinct prepared by Annette Green April 2020, held		
	by the City of Subiaco.		
	Local Government Inventory Place Record 2003 and 2014.		
	The West Australian, 29 January 1916, p. 13.		





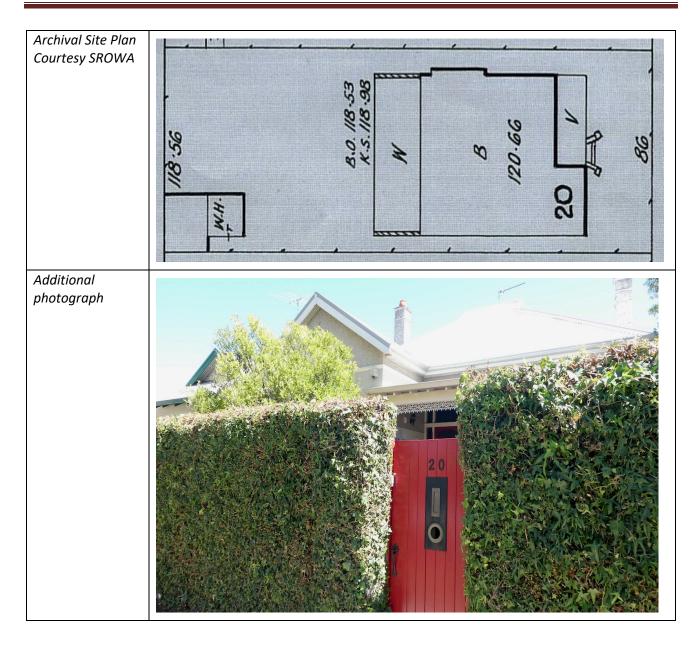
IATION		
Sunbeam		
24026		
16 Barker Road (Lot 87, DP1	508) Subiaco	
• •	,	
)	
No		
GNIFICANCE		
c1902	Architactural Style	Federation Queen Anne
		Other
		Other
	- · · · ·	Other
	-	
	•	
While the Subiaco area was subdivided into Perth Suburban Lots in 1883 the population of the district had only risen to around 100 by 1895. In the mid 1890s the significant population growth that flowed from gold discoveries in Coolgardie and Kalgoorlie placed increasing stress on the existing housing market in Perth. It was the opportunities that this provided for the owners of the large tracts of relatively undeveloped residential land in Subiaco that finally commenced the transformation of Subiaco from bush to suburb. In the early twentieth century the area that is now known as the 'Subiaco Triangle Precinct' attracted the construction of a range of dwellings, including timber cottages, semi-detached houses, two to three bedroom free-standing brick dwellings and substantial villas. This portion of Barker Road was subdivided for sale as residential lots in 1896 but there appears to have been no development on this site until 1902. The owner John Thomas Coyle (c1874-1902) a conveyancing clerk with the Department of Lands and Titles engaged architects Cavanagh and Cavanagh to design a home for the property.		
	Sunbeam 24026 16 Barker Road (Lot 87, DP1 House, 16 Barker Road Individual Building or Group No GNIFICANCE GNIFICANCE CI902 Walls Tuckpointed Brick Current Residential: Single storey residence Demographic settlement an Occupations: Domestic activ While the Subiaco area wass population of the district has significant population growt Kalgoorlie placed increasing opportunities that this prov undeveloped residential landof of Subiaco from bush to sub In the early twentieth centur Precinct' attracted the conso cottages, semi-detached ho and substantial villas. This portion of Barker Road	Sunbeam 24026 16 Barker Road (Lot 87, DP1508) Subiaco House, 16 Barker Road Individual Building or Group No GNIFICANCE GNIFICANCE

	Coyle married Ada Aloysia Obrien in the same year and the couple were living at the home they named 'Sunbeam' in 1903. Sadly John Coyle died suddenly of pneumonia in April 1909 and Ada left the property
	soon after. In the following years there were several occupants until 1915 when it was occupied by William Charles Hodd (c1859-1943) and his family.
	William Hodd was originally from Surrey England and first settled in NSW before relocating to WA with his wife Alice and four children. William Hodd was a real estate agent and auctioneer and he and his wife lived at this residence until their deaths in the late 1940s. One of the Hodd children, Florence Fairlie held classes as a piano teacher from the premises until the mid 1950s.
	In 1954, a plan of the outline of the property shows that the original portion of the house can still be determined with later additions occurring under an extended skillion roof which occurred in the 1980s.
Physical	• Single storey red brick and iron federation style house obscured from clear
Description	view due to high wall and hedging.Tuck point finish with rendered bands.
	• Hipped and gabled roof, ornate tall brick chimneys and extensive verandah across full width of elevation.
Condition	Based on a streetscape inspection the building appears to be in fair to good condition.
Integrity	High: The place continues to be occupied as a private residence
Authenticity	High: The original external detailing of the building appears to be largely intact, or sympathetically restored, and the place has been well maintained.
Statement of	The place has cultural heritage significance:
Significance	 As a good representative example of a well designed and detailed "gentleman's villa" of Subiaco dating from the early twentieth century.
	 For its aesthetic value as a good representative example of a well-designed Federation Queen Anne villa of the early twentieth century, designed to a style and scale suited to the professional/business classes.
	• For its aesthetic contribution to a largely intact group of early twentieth century houses.
	 For its association with the rapid development of Subiaco in the early 20th century.
Level of	Some significance (Level 3)
Significance	Contributes to the heritage of the City of Subiaco.
Heritage Listings and Status	Local Heritage Survey - Adopted 4/02/2003
Key References	The Western Mail, 10 April 1909, p.31
	The West Australian, 27 March 1909, p. 12.
	Australian Electoral Rolls, 1903-1980
	Wise's Post Office Directories.
	Aerial photographs 1948-2020, Landgate.
	Local Government Inventory Place Record 2003 and 2014.
	MWSSⅅ Plans, State Records Office of WA, Retro Maps <u>http://au-wa-sro-</u>
	metromaps-uat.s3-website-ap-southeast-2.amazonaws.com/#/
	Historical Notes for the Triangle Precinct prepared by Annette Green April 2020, held
	by the City of Subiaco.



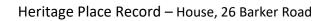
LOCATION INFORM	IATION		
Name	House, 20 Barker Road		
Place No.	24027		
Address	20 Barker Road (Lot 86, DP1	1508) Subiaco	
Other names			
Place Type	Individual Building or Group)	
Heritage Area	No	-	
ASSESSMENT OF SI	GNIFICANCE		
Photo			
(December 2020)			
Construction Date	c1913	Architactural Style	Federation Queen Anne
Construction	Walls	Architectural Style Roof	Other
Materials	Painted Brick	Corrugated metal sheeting	Other
Use	Current	Original	Other
USE	Residential: Single storey	Residential: Single storey	Other
	residence	residence	
Historic Theme(s)	Demographic settlement ar		
	Occupations: Domestic acti	•	
Historical Notes	While the Subiaco area was subdivided into Perth Suburban Lots in 1883 the population of the district had only risen to around 100 by 1895. In the mid 1890s the significant population growth that flowed from gold discoveries in Coolgardie and Kalgoorlie placed increasing stress on the existing housing market in Perth. It was the opportunities that this provided for the owners of the large tracts of relatively undeveloped residential land in Subiaco that finally commenced the transformation of Subiaco from bush to suburb. In the early twentieth century the area that is now known as the 'Subiaco Triangle Precinct' attracted the construction of a range of dwellings, including timber cottages, semi-detached houses, two to three bedroom free-standing brick dwellings and substantial villas. This portion of Barker Road was subdivided for sale as residential lots in 1896 but there appears to have been no development on this site until 1913 as the following year residents are first recorded at the property. George Tattersall (c1882-1943), a lecturer, and his wife Harriett, nee Hastings (1886-1950) married in 1912 and settled		

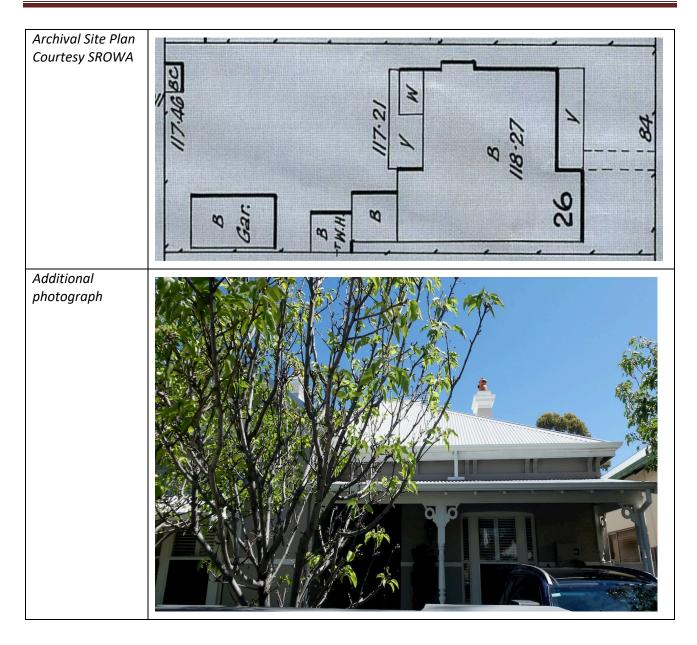
Physical Description	 at this home in 1914. George Tattersall had a long and prominent role as an educator in Western Australian. He was born and trained in England and arrived in WA in 1909 where he first taught mathematics and physics before attaining a position at the University of WA where he remained for the rest of his career. He was appointed dean of the faculty of science in 1918. The Tattersall family lived at this house until the mid 1920s, later occupants included William Hebden Farrar, a station manager in the 1940s. In 1954, a plan of the outline of the property shows that the original portion of the house can still be clearly determined with no major changes in the form or extent of the building since that time. Traditional asymmetric plan Federation Queen Anne style house. Brick and iron with original tuck point finish obscured by paint, rendered bands remain visible. Roughcast rendered gable with ornate plaster detailing. Hipped roof with gabled wing.
	Skillion roofed verandah.
Condition	Based on a streetscape inspection the building appears to be in fair to good condition.
Integrity	High: The place continues to be occupied as a private residence
Authenticity	Moderate - High: The original external detailing of the building is largely intact apart from the painted brickwork which has reduced the authenticity. Painting can potentially be removed but the process may damage the brickwork.
Statement of	The place has cultural heritage significance:
Significance Level of	 As a good representative example of a well designed and detailed "gentleman's villa" of Subiaco dating from the early twentieth century. For its aesthetic value as a good representative example of a well-designed Federation Queen Anne villa of the early twentieth century, designed to a style and scale suited to the professional/business classes. For its aesthetic contribution to a largely intact group of early twentieth century houses. For its association with the rapid development of Subiaco in the early 20th century. For its association with prominent educator Professor George Tattersall who built this house and lived there with his family from 1914 to 1926. Considerable significance (Level 2)
Significance	Very Important to the heritage of the City of Subiaco.
Heritage Listings and Status	Local Heritage Survey - Adopted 4/02/2003
Key References	The Kalgoorlie Miner, 20 Feb 1943, p. 12. Australian Electoral Rolls, 1903-1980 Wise's Post Office Directory 1894-1949 Aerial photographs 1948-2020, Landgate. Local Government Inventory Place Record 2003 and 2014. MWSSⅅ Plans, State Records Office of WA, Retro Maps <u>http://au-wa-sro- metromaps-uat.s3-website-ap-southeast-2.amazonaws.com/#/</u> Historical Notes for the Triangle Precinct prepared by Annette Green April 2020, held by the City of Subiaco.



LOCATION INFORMATION				
Name	House, 26 Barker Road			
Place No.	24028			
Address	26 Barker Road (Lot 84, DP1	508) Subiaco		
Other names	Teigmouth			
Place Type	Individual Building or Group			
Heritage Area	No			
ASSESSMENT OF SI	GNIFICANCE			
Photo (December 2020)				
Construction Date	c1903	Architectural Style	Federation Queen Anne	
Construction	Walls	Roof	Other	
Materials	Painted Brick	Corrugated metal sheeting		
Use	Current	Original	Other	
	Residential: Single storey residence	Residential: Single storey residence		
Historic Theme(s)	Demographic settlement an Occupations: Domestic activ	vities		
Historical Notes	While the Subiaco area was subdivided into Perth Suburban Lots in 1883 the population of the district had only risen to around 100 by 1895. In the mid 1890s the significant population growth that flowed from gold discoveries in Coolgardie and Kalgoorlie placed increasing stress on the existing housing market in Perth. It was the opportunities that this provided for the owners of the large tracts of relatively undeveloped residential land in Subiaco that finally commenced the transformation of Subiaco from bush to suburb. In the early twentieth century the area that is now known as the 'Subiaco Triangle Precinct' attracted the construction of a range of dwellings, including timber cottages, semi-detached houses, two to three bedroom free-standing brick dwellings and substantial villas. This portion of Barker Road was subdivided for sale as residential lots in 1896 but there appears to have been no development on this site until 1903 as the following year residents are first recorded at the property. In 1904, widow Amy McCarthy			

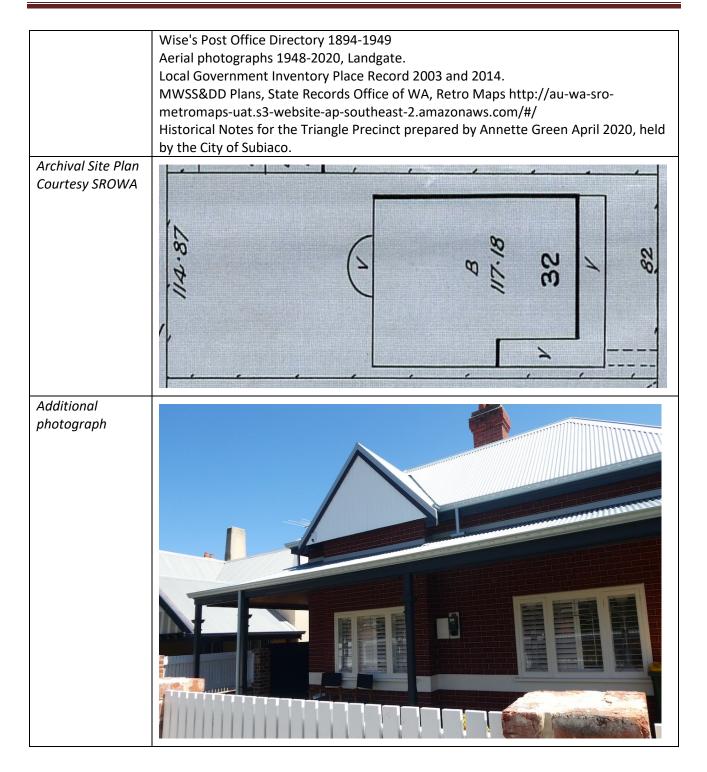
	(c1863-1918) was living at the residence. No details of the builder or architect have been found in this research.
	Amy McCarthy lived at the house with her son James Francis McCarthy (c1884-1949)
	and his wife Mary, nee O'Neill (c1885-1963) and their two children. Following Amy's
	death in 1919, the family continued to occupy the house until the late 1970s. In a
	newspaper notice announcing the marriage of Amy's son, James, in November 1914
	the house was referred to as "Teigmouth".
	In 1954, a plan of the outline of the property shows that the original portion of the
	house was approximately half the current [2020] extent but the original portion of
	the building can still be determined. The extensive additions to the rear of the house
	were undertaken c2007.
Physical	Asymmetric planform with projecting bay and verandah across the recessed
Description	section of the façade.
	• Roughcast and painted render to upper half and smooth render below dado.
	 Skillion verandah canopy, hipped and gabled roof.
	 House generally obscured by high wall.
Condition	Based on a streetscape inspection the building appears to be in fair to good
	condition.
Integrity	High: The place continues to be occupied as a private residence
Authenticity	Moderate - High: The original external detailing of the building is largely intact apart
Nuthentienty	from the painted brickwork which has reduced the authenticity. Painting can
	potentially be removed but the process may damage the brickwork.
Statement of	The place has cultural heritage significance:
Significance	 As a good representative example of the many 4-5 room brick homes which
Significance	were built in Subiaco during the early twentieth century to meet the needs
	and aspirations of middle-class residents such as public servants, senior office
	workers, small business owners, skilled tradesmen and single/widowed
	women of private means.
	 As a good representative example of the application of materials and
	detailing which were derived from the Federation Queen Anne style, but
	which were applied in a more restrained manner that suited the budgets and
	expectations of the middle classes in Subiaco during the early twentieth
	 For its aesthetic contribution to a largely intact group of early twentieth
	century houses.
	 For its association with the rapid development of Subiaco in the early 20th contume
Level of	century. Some significance (Level 3)
Significance	Contributes to the heritage of the City of Subiaco.
Heritage Listings	Local Heritage Survey - Adopted 4/02/2003
and Status	2000 Henrage Sulvey - Auopteu 4/02/2005
Key References	Australian Electoral Rolls, 1903-1980
ney negerences	Wise's Post Office Directory 1894-1949
	Aerial photographs 1948-2020, Landgate.
	Local Government Inventory Place Record 2003 and 2014.
	MWSSⅅ Plans, State Records Office of WA, Retro Maps <u>http://au-wa-sro-</u>
	metromaps-uat.s3-website-ap-southeast-2.amazonaws.com/#/
	Historical Notes for the Triangle Precinct prepared by Annette Green April 2020, held
	by the City of Subiaco.
	by the city of Sublaco.





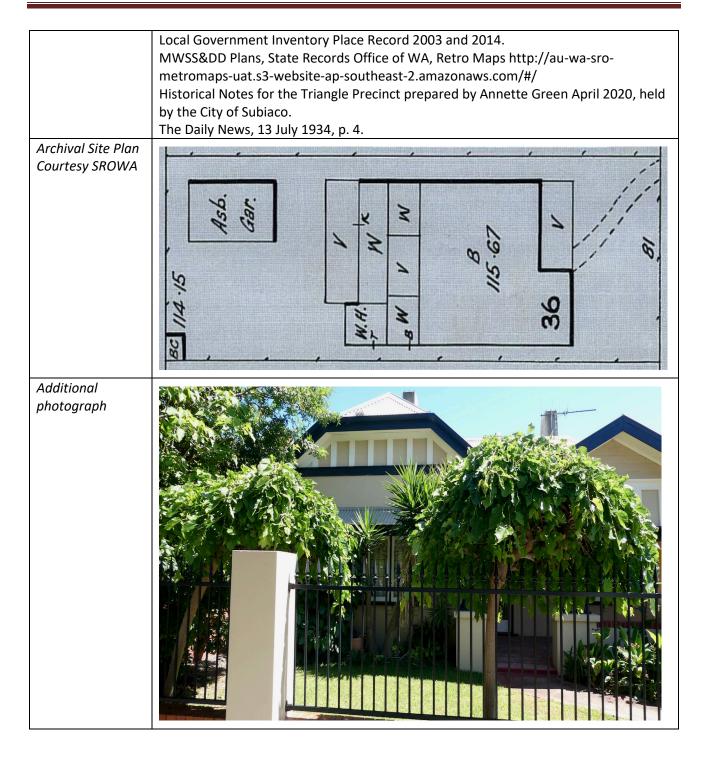
LOCATION INFORM	IATION		
Name	Darrawil		
Place No.	24029		
Address	32 Barker Road (Lot 82, DP1	508) Subiaco	
Other names	House, 32 Barker Road	·	
Place Type	Individual Building or Group		
Heritage Area	No		
ASSESSMENT OF SI	GNIFICANCE		
Photo			
Construction Date	c1903	Architectural Style	Federation Queen Anne
Construction	Walls	Roof	Other
Materials	Tuckpointed Brick	Corrugated metal sheeting	
Use	Current	Original	Other
	Residential: Single storey	Residential: Single storey	
	residence	residence	
Historic Theme(s)	Demographic settlement an	d mobility: Settlements	
	Occupations: Domestic activ	•	
Historical Notes	While the Subiaco area was subdivided into Perth Suburban Lots in 1883 the population of the district had only risen to around 100 by 1895. In the mid 1890s the significant population growth that flowed from gold discoveries in Coolgardie and Kalgoorlie placed increasing stress on the existing housing market in Perth. It was the opportunities that this provided for the owners of the large tracts of relatively undeveloped residential land in Subiaco that finally commenced the transformation of Subiaco from bush to suburb. In the early twentieth century the area that is now known as the 'Subiaco Triangle Precinct' attracted the construction of a range of dwellings, including timber cottages, semi-detached houses, two to three bedroom free-standing brick dwellings and substantial villas. This portion of Barker Road was subdivided for sale as residential lots in 1896 but there appears to have been no development on this site until 1903 as the following year residents are first recorded at the property. In 1904, Charles MacNish (c1854- 1933) an accountant, and his wife Isabella Joan Powell (c1864-1907) were living at		

	T			
	 this residence with their young son. Sadly Isabella died in 1907 and Charles decided to sell the home they named 'Darrawil'. In March 1908, the property was advertised for auction with the following description. 'A substantial Brick Villa on stone foundations, containing drawing-room, with 			
	centrepiece and cornices; tiled fireplace and hearth and dining -room, 3 bedrooms, kitchen, large pantry, laundry with copper and troughs; fowl-run, etc.'			
	Subsequent occupants stayed only for short periods of time, and most had clerical jobs.			
	In 1954, a plan of the outline of the property shows that the original portion of the house was approximately half the current [2020] extent. The original front portion of the house can still be determined and aerial photographs indicate the roof was originally clad with tiles.			
	The extensive additions to the rear of the house were undertaken c2007.			
	In 2018, a portion across the rear of the building was demolished and a large addition			
	was constructed which has filled the majority of the lot. The original roof form has been retained although reclad with corrugated metal sheeting.			
Physical	Restored simple inter-war house with slight projecting bay and entrance set			
Description	back behind the façade.			
	Brick construction with tuck point finish.			
	• Hipped roof with gable detail and separate skillion verandah canopy. All roofs have been re-clad.			
	Leaded casement windows.			
	Non-original timbered detail to gable over slightly projecting wing.			
Condition	Based on a streetscape inspection the building appears to be in fair to good condition.			
Integrity	High: The place continues to be occupied as a private residence			
Authenticity	Moderate - High: The original external detailing of the building is largely intact or sympathetically restored, and the place has been well maintained.			
	The change in roof cladding and form has had an impact on the authenticity although can potentially be reversed.			
Statement of	The place has cultural heritage significance:			
Significance	 As a good representative example of the many 4-5 room brick homes which were built in Subiaco during the early twentieth century to meet the needs and aspirations of middle-class residents such as public servants, senior office workers, small business owners, skilled tradesmen and single/widowed women of private means. 			
	 As a good representative example of the application of materials and detailing which were derived from the Federation Queen Anne style, but which were applied in a more restrained manner that suited the budgets and expectations of the middle classes in Subiaco during the early twentieth 			
	century.			
	 For its aesthetic contribution to a largely intact group of early twentieth contume bausses 			
	century houses.For its association with the rapid development of Subiaco in the early 20th			
	 For its association with the rapid development of subjaco in the early 20th century. 			
Level of	Some significance (Level 3)			
Significance	Contributes to the heritage of the City of Subiaco.			
Heritage Listings	Local Heritage Survey - Adopted 4/02/2003			
and Status				
Key References	The Daily News, 11 March 1908, p. 6.			
	Australian Electoral Rolls, 1903-1980			



LOCATION INFORMATION				
Name	Rydal			
Place No.	24030			
Address	36 Barker Road (Lot 81, DP1	L508) Subiaco		
Other names	House, 36 Barker Road			
Place Type	Individual Building or Group)		
Heritage Area	No			
ASSESSMENT OF S	GNIFICANCE			
Photo (December 2020)				
Construction Date	c1002: 1024	Architectural Stule	Californian Rungalaw	
Construction Date	c1903; 1934 Walls	Architectural Style Roof	Californian Bungalow Other	
Materials	Painted Brick	Corrugated metal sheeting	Other	
Use	Current	Original	Other	
036	Residential: Single storey residence	Residential: Single storey residence		
Historic Theme(s)	Demographic settlement ar Occupations: Domestic activ	•	·	
Historical Notes	While the Subiaco area was subdivided into Perth Suburban Lots in 1883 the population of the district had only risen to around 100 by 1895. In the mid 1890s the significant population growth that flowed from gold discoveries in Coolgardie and Kalgoorlie placed increasing stress on the existing housing market in Perth. It was the opportunities that this provided for the owners of the large tracts of relatively undeveloped residential land in Subiaco that finally commenced the transformation of Subiaco from bush to suburb. In the early twentieth century the area that is now known as the 'Subiaco Triangle Precinct' attracted the construction of a range of dwellings, including timber cottages, semi-detached houses, two to three bedroom free-standing brick dwellings and substantial villas. This portion of Barker Road was subdivided for sale as residential lots in 1896 but there appears to have been no development on this site until 1903 as the following year residents are first recorded at the property. In 1904, the place was occupied by railway officer, Edward Simms (1876-1953) and his wife Helen Drew, nee Wilkinson			

	(1876-1961). The couple had married in 1903 and this was their first family home which they named 'Rydal'. The Simms had five children and relocated to Victoria in		
Physical Description	 the early 1910s. Subsequent occupants stayed for rotated through quickly until the 1920s when civil servant John (Jack) Nimmo (c1900-1969) purchased the house. He and his wife Neva Emily, nee Haynes (c1887-1964) who had married in 1922, lived at the house until the late 1940s. The Nimmos undertook additions to the house in 1934, valued at £185, which may explain the house demonstrating stylistic details of the inter war period although being built in the early 20th century. In 1954, a plan of the outline of the property shows that the original house had several additions across the rear of the house. Aerial photographs show that the house was originally clad with terracotta tiles. In the late 1990s, the roof cladding was changed to corrugated metal sheeting from tiles, which appears to be when the small additions across the rear were replaced with a large extension. Californian Bungalow with wide gable over the verandah and jerkinhead gable to the projecting wing. 		
	 Multi-paned casement windows. Rendered brickwork. Reclad roof with retained all plain rendered chimneys. Verandah gable is supported on masonry piers with paired timber posts, rendered balustrade with brick capping. 		
Condition	Based on a streetscape inspection the building appears to be in fair to good condition.		
Integrity	High: The place continues to be occupied as a private residence		
Authenticity	Moderate - High: The original external detailing of the building is largely intact and/or sympathetically restored, and the place has been well maintained. The change in roof cladding and the painted brickwork has had an impact on the authenticity. These elements can potentially be reversed although paint removal may damage the brick face.		
Statement of Significance	 The place has cultural heritage significance: As a good representative example of the many 4-5 room brick homes which were built in Subiaco during the early twentieth century to meet the needs and aspirations of middle-class residents such as public servants, senior office workers, small business owners, skilled tradesmen and single/widowed women of private means. As a good representative example of the application of materials and detailing which were derived from the Californian Bungalow style, but which were applied in a more restrained manner that suited the budgets and expectations of the middle classes in Subiaco during the early twentieth century. For its aesthetic contribution to a largely intact group of early twentieth century houses. For its association with the rapid development of Subiaco in the early 20th century. 		
Level of	Some significance (Level 3)		
Significance	Contributes to the heritage of the City of Subiaco.		
Heritage Listings and Status	Local Heritage Survey - Adopted 4/02/2003		
Key References	Australian Electoral Rolls, 1903-1980 Wise's Post Office Directory 1894-1949 Aerial photographs 1948-2020, Landgate.		



LOCATION INFORM	IATION		
Name	House, 73 Barker Road		
Place No.	24031		
Address	73 Barker Road (Lot 3, DP14	13) Subiaco	
Other names			
Place Type	Individual Building or Group		
Heritage Area	No		
ASSESSMENT OF SI	GNIFICANCE		
Photo			
(December 2020)			
Construction Date	c1902	Architectural Style	Federation Queen Anne
Construction	Walls	Roof	Other
Materials	Painted Brick	Corrugated metal sheeting	
Use	Current	Original	Other
036	Residential: One and a half	Residential: Single storey	
	storey residence	residence	
Historic Theme(s)	Demographic settlement and		
	Occupations: Domestic activ	•	
Historical Notes	Subiaco's population increased significantly in the 1890s due to an economic depression in the eastern states and the discovery of gold in Western Australia. In the late 1890s, property developers bought large landholdings for subdivision in the Perth metropolitan area. The subdivisions were generally simple grid pattern developments with small lots for occupancy by working families. Subiaco was a popular and logical location for development and the increase in population and demand for services led to the proclamation of Subiaco as a municipality in 1897. The area that is now known as the 'Subiaco Triangle Precinct' attracted the construction of a range of dwellings, including timber cottages, semi-detached houses, two to three bedroom free-standing brick dwellings and substantial villas. This portion of Barker Road was subdivided for sale as residential lots in 1901 and this residence was built soon after in 1902 as the following year residents are first recorded at the property. Although not confirmed it is likely this residence was built by local builder and developer, Lemuel Arthur Waldron who undertook many speculative developments in Subiaco. In 1902, he advertised:		

RESIDENCE for sale two frontages to Coghlan and Barker roads (Hay st. west locality), 7 rooms, bath, pantry, washhouse, dining room 18-6 x 15ft., well built, beautifully finished. Apply direct to builder. L.A. Waldron, Coghlan and Barker Roads, Subiaco.	
In 1903, the place was occupied by Robert Hesleden Binney (c1852-1918), his wife Catherine (c1856-1912) and their son Francis Hesleden Liddle Binney. The Binney's relocated to Western Australia from Victoria to enable Robert to take on the role of manager of the company Couch and Calder who sold agricultural manure. The Binneys lived at the house until 1909 and relocated to Victoria Park. The residence was then occupied by a series of tenants which suggests the place was an investment property owned by a absentee landlord. In 1930, the place was occupied by Mrs Ethel Totterdell, the wife of local builder and developer Samuel Totterdell. It is unclear whether the Totterdells purchased this property but as the family were well known for investing and developing in the Subiaco area it is not unlikely.	
By 1931, the place was occupied by Ernest Charles de Burgh (1892-1977) and his wife Cecil Molyns Hungerford (1897-1989). After serving with the AIF, de Burgh was a journalist with The West Australian from 1922 until his retirement and received an OBE for his service to the community, particularly for his involvement with the Royal Western Australian Historical Society. The couple married in 1928 and lived at this house until the mid 1960s.	
A plan of the site prepared in the 1920s and revised in 1955 for the purpose of planning sewerage and water supply services shows that the original portion of the residence is consistent with its current form. Aerial photographs indicate that the two storey addition across the rear of the building and accessed from Barker Road was built in 2008. Since that time there have been no significant changes to the form or extent of the original building.	
 Corner property with asymmetric plan form with verandah addressing the two main elevations. Brick and iron construction with the original tuckpoint finish having been painted over. 	
Based on a streetscape inspection the building appears to be in fair to good condition.	
High: The place continues to be occupied as a private residence	
Moderate - High: The original external detailing of the building is largely intact apart from the painted brickwork which has reduced the authenticity.	
 The place has cultural heritage significance: As a good representative example of a well designed and detailed "gentleman's villa" of Subiaco dating from the early twentieth century. For its aesthetic value as a good representative example of a well-designed Federation Bungalow villa of the early twentieth century, designed to a style and scale suited to the professional/business classes. The place was constructed by well known and prolific local builder Lemuel Arthur Waldron who undertook many property developments in Subiaco. From the 1930s to the 1960s the place was occupied by well known journalist and historian Ernest Charles de Burgh and his family who actively promoted the study of history in the community. For its aesthetic contribution to a largely intact group of early twentieth century houses. 	

	• For its association with the rapid development of Subiaco in the early 20th			
	century.			
Level of	Considerable significance (Level 2)			
Significance	Very Important to the heritage of the City of Subiaco.			
Heritage Listings	Local Heritage Survey - adopted 26/10/2004			
and Status				
Key References	Australian Electoral Rolls, 1903-1980			
	Wise's Post Office Directory 1894-1949			
	Aerial photographs 1948-2020, Landgate.			
	Local Government Inventory Place Record 2003 and 2014.			
	MWSSⅅ Plans, State Records Office of WA, Retro Maps <u>http://au-wa-sro-</u>			
	metromaps-uat.s3-website-ap-southeast-2.amazonaws.com/#/			
	The West Australian, 9 May 1901, p.7; 29 January 1903, p.3.			
	R. H. W. Reece, 'de Burgh, Ernest Charles (1892–1977)', Australian Dictionary of			
	Biography, National Centre of Biography, Australian National University,			
	http://adb.anu.edu.au/biography/de-burgh-ernest-charles-9938/text17581,			
	published first in hardcopy 1993, accessed online 12 November 2020.			
	Who Built Subiaco? The builders who lived and/or worked in Subiaco in the period			
	c1895-1940, Annette Green, Greenward Consulting, January 2015.			
	Historical Notes for the Triangle Precinct prepared by Annette Green April 2020, held			
Archival Site Plan	by the City of Subiaco.			
Courtesy SROWA	G.I. <u>F</u>			
Additional photograph				

LOCATION INFORM	IATION		
Name	House, 93 Barker Road		
Place No.	24032		
Address	93 Barker Road (Lot 804, DP413712) Subiaco		
Other names	• • •	· · · ·	
Place Type	Individual Building or Group	1	
Heritage Area	No		
ASSESSMENT OF SI	GNIFICANCE		
Photo (December 2020)			
Construction Date	c1905	Architectural Stule	Endoration Quean Anno
Construction	Walls	Architectural Style Roof	Federation Queen Anne Other
Materials	Common Brick	Corrugated metal sheeting	Other
Use	Current		Other
USE	Residential: Single storey	Original Residential: Single storey	Other
		Residential: Single storey	
Historic Theme(s)	residence residence Demographic settlement and mobility: Settlements Occupations: Domestic activities People: Local heroes and battlers		
Historical Notes	Subiaco's population increased significantly in the 1890s due to an economic depression in the eastern states and the discovery of gold in Western Australia. In the late 1890s, property developers bought large landholdings for subdivision in the Perth metropolitan area. The subdivisions were generally simple grid pattern developments with small lots for occupancy by working families. Subiaco was a popular and logical location for development and the increase in population and demand for services led to the proclamation of Subiaco as a municipality in 1897. The area that is now known as the 'Subiaco Triangle Precinct' attracted the construction of a range of dwellings, including timber cottages, semi-detached houses, two to three bedroom free-standing brick dwellings and substantial villas. This portion of Barker Road was subdivided for sale as residential lots in 1901 and this residence was built c1905 as the first occupant was recorded in 1906. The first occupant was Gustav (Augustus) Amsberg (c1876-1910), furniture dealer and auctioneer and his wife Charlotte Ann, nee Sadlier (c1876-1969). Amsberg's business,		

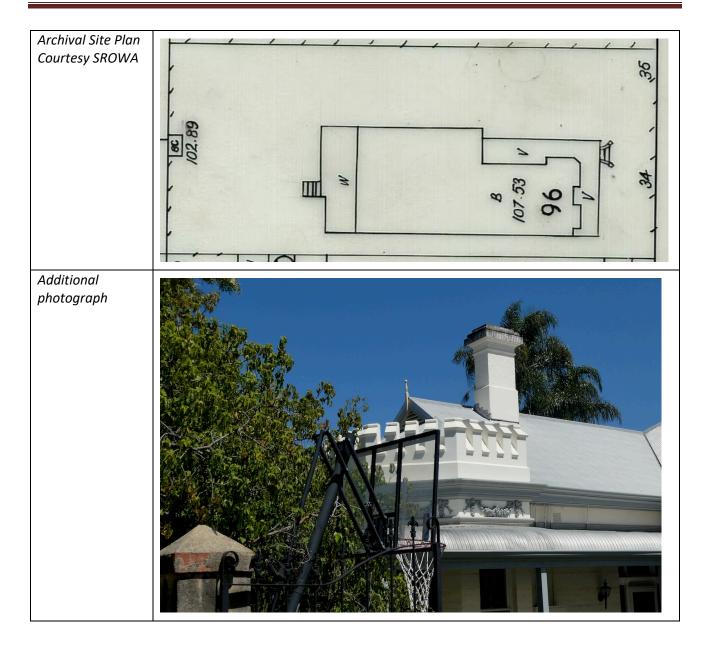
			
	Amsberg, Williams and Co had been declared bankrupt the previous year so it is proposed that Amsberg was renting the property. In 1907, a different occupant was recorded and in 1907 architect Alfred Robert Linus Wright was living at the house with his wife, Maria Lucy Virginia, nee Jarvis. A.R.L. Wright held a number of positions within the drafting office of the Public Works Department from 1894 until 1924 when he left to commence private practice. He undertook modest commissions, many in the Subiaco area, notably in 1935 the entrance gates to the Subiaco Oval. Wright was very active in the promotion and administration of his profession and his role was recognised by the Royal Institute of Architects of WA by naming their student prize the A.R.L. Wright prize in 1940, shortly after his death in 1939 at his home. Maria Wright lived on in the house until her death in 1945. A plan of the site prepared in the 1920s and revised in 1955 for the purpose of planning sewerage and water supply services shows that the original portion of the residence is consistent with its current form and roof line. Aerial photographs indicate that the addition across the rear of the building was built in 1989. Since that time there have been no significant changes to the form or extent of the main		
	building. A new garage was built in the back yard in 2009.		
Physical	Traditional brick and iron Federation era house.		
Description	 Tuckpointed with unpainted rendered band. 		
Description	 Hipped roof with skillion verandah canopy. 		
	 Gable over projecting wing. 		
	 Timber framed one-over-one sash windows. 		
	 Entrance set back behind the main façade. 		
	 Set back behind small garden enclosed with timber picket fence. 		
Condition	Based on a streetscape inspection the building appears to be in fair to good		
condition	condition.		
Integrity	High: The place continues to be occupied as a private residence		
Authenticity	High: The original external detailing of the building is largely intact and the additions		
	have been undertaken sympathetically, and the place has been well maintained.		
Statement of	The place has cultural heritage significance:		
Significance	 As a good representative example of the many 4-5 room brick homes which were built in Subiaco during the early twentieth century to meet the needs and aspirations of middle-class residents such as public servants, senior office workers, small business owners, skilled tradesmen and single/widowed women of private means. As a good representative example of the application of materials and detailing which were derived from the Federation Queen Anne style, but which were applied in a more restrained manner that suited the budgets and expectations of the middle classes in Subiaco during the early twentieth century. For its aesthetic contribution to a largely intact group of early twentieth century houses. For its association with the rapid development of Subiaco in the early 20th century. The place is associated with architect Arthur Robert Linus Wright who made a significant contribution to the administration and promotion of the architecture profession in Western Australia; and for his work in Subiaco, which were profession in Western Australia; and for his work in Subiaco, which were profession in Western Australia; and for his work in Subiaco, which were profession in Western Australia; and for his work in Subiaco, which we have a subort of the sub-action for the subset. 		
Level of	notably the Subiaco Oval Gates in 1935. Considerable significance (Level 2)		
Significance	Very Important to the heritage of the City of Subiaco.		
Significance	very important to the heritage of the City of Sublato.		

Heritage Listings and Status	Local Heritage Survey - adopted 26/10/2004
Key References	Australian Electoral Rolls, 1903-1980 Wise's Post Office Directory 1894-1949 Aerial photographs 1948-2020, Landgate. Local Government Inventory Place Record 2003 and 2014. The Daily News, 14 February 1905, p. 3. Taylor, Dr John J., 'Alfred Robert Linus Wright (1861-1939)', Western Australian Architect Biographies, http://www.architecture.com.au/i-cms?page=13453, accessed November 2020. MWSSⅅ Plans, State Records Office of WA, Retro Maps http://au-wa-sro- metromaps-uat.s3-website-ap-southeast-2.amazonaws.com/#/ Historical Notes for the Triangle Precinct prepared by Annette Green April 2020, held by the City of Subiaco.
Archival Site Plan Courtesy SROWA	
Additional photograph	

LOCATION INFORMATION				
Name	Ercildoune			
Place No.	5385			
Address	96 Barker Road (Lot 34, 90,	DP864, DP302342) Subiaco		
Other names	House, 96 Barker Road	· · · ·		
Place Type	Individual Building or Group			
Heritage Area	No			
ASSESSMENT OF SI	GNIFICANCE			
Photo				
(December 2020)				
Construction Date	1906	Architectural Style	Federation Free	
Construction	Walls	Roof	Other	
Materials	Painted Brick	Corrugated Iron	Battlemented Parapet	
Use	Current	Original	Other	
050	Residential: Single storey	Residential: Single storey		
	residence	residence		
Historic Theme(s)	Demographic settlement an		<u>-</u>	
	Occupations: Domestic activ	•		
Historical Notes	The following extract has been taken from the heritage assessment of Residence, 96 Barker Subiaco prepared by Hocking Heritage Studio, May 2014. The land on which this residence is located was originally part of a large landholding of approximately four acres designated as Perth Suburban Lot 211 which was acquired in 1886 by Patrick Hagan (c1835-1891), publican of Fremantle's Victoria Hotel. Hagan was a successful businessman and on his death in 1891 was stated to have an estate of £50,000. Hagan was one of many investors who purchased large landholdings in the areas around central Perth. These large lots were subsequently subdivided and sold to the growing population in Western Australia attracted to the colony by the gold discoveries in the east and hungry for affordable homes. Hagan transferred the parcel to Cecilia Smith, a spinster of Fremantle in 1887 and in 1894 the lots within Perth Suburban Lot 211 were subdivided for sale. The lots of approximately 376 square metres began to sell quickly, many were bought in groups as investment properties.			

	In May 1905, lot 34 and part of lot 35 were transferred to William George Jewell			
	(1870-1940). Jewell was a master plasterer and contractor and is likely to have been			
	the builder of the residence as it was first noted in the Subiaco Municipal Rates Books			
	in 1906. The residence was positioned across the two lots. Jewell owned and			
	occupied the property until 1907 and he seems to have moved regularly to properties			
	around Subiaco in the following years.			
	The plaster detail of the front elevation indicates a level of skill which suggests that			
	Jewell was the designer and constructed this element.			
	Occupants of the residence included the following:			
	1906 William G Jewell			
	 1907-1912 Charles Scrymgour, accountant 'Ercildoune' 			
	 1907-1912 Chanes Scryingour, accountant Erchdoune 1913 Denis Dinan 			
	 1913 Denis Dinan 1914 Francis C Barrett, bank clerk 			
	•			
	1916 No entry 1017 Max Ministry Chatman William Colomon			
	1917 Mrs Miriam Chatman William Coleman			
	1918-1919 Stephen S Bickford, Engine Driver Frank Henry Beanery,			
	Commercial Traveller			
	• 1920-1926 Mrs E Hawkins, Dickinson			
	• 1927-1933 Harry E Gough, Clerk			
	• 1934 Vacant			
	1935-1941 George Dickinson			
	1942 Vacant			
	1943 No information			
	• 1944 Vacant			
	• 1945-1946 Ross Thorpe, soldier			
	1947-1949 Mrs Jessie Harris			
	The occupants of the residence were generally semi-professional people. One of the			
	earliest residents Charles Scrymgour (1839-1931), an accountant and his wife Maria			
	moved to 96 Barker Road in 1907 where Maria sadly died. Charles stayed on in the			
	house which he named 'Ercildoune', with one of his five daughters. The name			
	Ercildoune is associated with Scotland which may have been Scrmygour's origin.			
	Charles Scrymgour relocated to the house next door at 98 Barker Road in 1913 and			
	stayed on in that smaller property until his death in 1931.			
	An advertisement in 1915 demonstrates the level of affluence which the occupants of			
	the house in the early part of the 20th century would have enjoyed.			
	Furniture of an unusually good character, including bedroom suites, oak dinner wagon, couches, oak chairs, superior carpets and a host of other useful articles, being			
	the contents of a six roomed house situated at 96 Barker Road Subiaco will be			
	auctioned by W.H. Dunn & Co if 55 St Georges Terrace on Monday morning			
	commencing at 11 o'clock in addition to the furniture the firm will also sell a first class			
	Beale U.G. Piano the major portion of the price being payable by monthly instalments			
	of 25s each. The Daily News, 2 October 1915, p. 4.			
	It is presumed that this furniture was owned by Francis Charles Barrett, a bank clerk			
	who lived at the residence in 1914 and 1915. He moved to Claremont in 1916 but			
	died the same year. In 2004, the portion of lot 35 was surveyed and named lot 90			
	with provision for a right of way on the eastern boundary. The place continues to be			
Dhusiag	used as a private residence.			
Physical Description	The following extract has been taken from the heritage assessment of Residence, 96 Barker Subjace prepared by Hacking Haritage Studio, May 2014			
Description	Barker Subiaco prepared by Hocking Heritage Studio, May 2014.			

	 This residence is a highly decorated Federation Free style property of brick and iron construction with a prominent parapet corner feature. The roof is of hipped and gabled form. A bullnose verandah extends from the projecting bay mid-way down the property and wraps around the feature corner section at the front of the house. The verandah canopy is supported on turned timber columns and is open to the sides with no balustrade. The verandah floor is concrete. The elevations are painted brick with two contrasting rendered bands extending around the walls. The brickwork and render were originally unpainted with a tuckpointed finish. The lower band form part of the window sills with the upper band corresponding with the top of the door and is broken by the upper pane of the sash windows. The key feature is the south-east corner at the front of the property incorporating the battlemented parapet wall with the moulded decorative plaster flowered scrolls below and a prominent moulded corbel between the two elements. The bullnose verandah cuts across the elevation separating the highly decorative elements from the remainder of the façade. A small gable feature is located at the south west corner of the property with roughcast and timbere detailing. 		
	 Below the gable but above the verandah the name of the house can still be seen, 'Ercildoune' which has been made from relief plaster work. 		
Condition	Based on a streetscape inspection the building appears to be in excellent condition.		
Integrity	High: the place remains in its original function as a residential dwelling.		
Authenticity	High: The original external form and detailing of the building is largely intact		
Statement of	The place has cultural heritage significance:		
Significance	 96 Barker Road is of cultural heritage significance for its demonstration of fine plaster work and unusual battlemented parapet wall. As a good representative example of the type of housing built for semi 		
	professional people in Subiaco in the early 20th century.		
	 For its association with the rapid development of Subiaco in the early 20th century and for its potential to provide information on the plaster design and techniques used in the early 20th century. For its aesthetic contribution to a largely intact group of early twentieth century houses. 		
Level of	Considerable significance (Level 2)		
Significance	Very Important to the heritage of the City of Subiaco.		
Heritage Listings	Local Heritage Survey – Adopted 4/02/2003		
and Status	Heritage List - Adopted 26/08/2014		
Key References	Heritage Assessment of 96 Barker Road, Subiaco. May 2014. MWSSⅅ Plans, State Records Office of WA, Retro Maps <u>http://au-wa-sro-</u> <u>metromaps-uat.s3-website-ap-southeast-2.amazonaws.com/#/</u> Historical Notes for the Triangle Precinct prepared by Annette Green April 2020, held		
	by the City of Subiaco.		



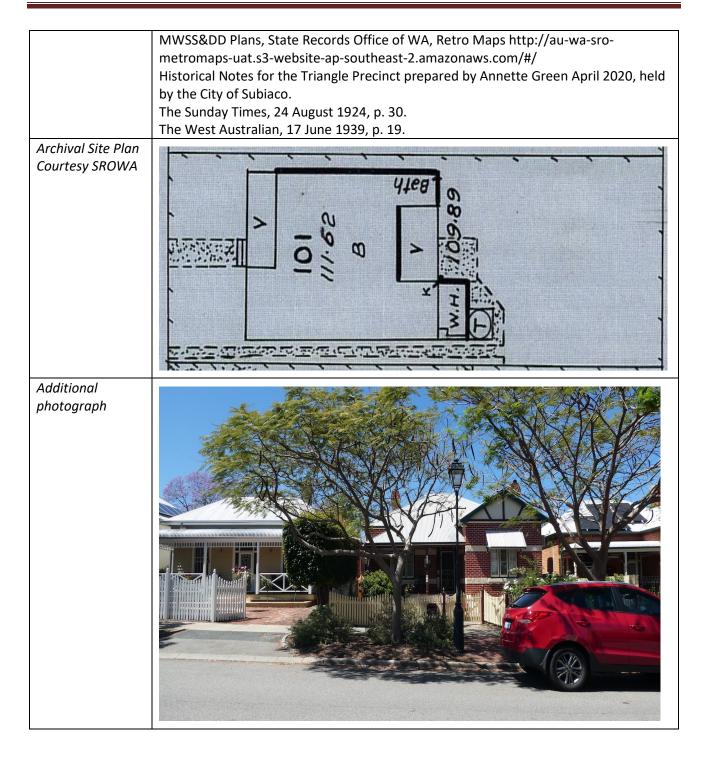
LOCATION INFORM	IATION		
Name	House, 98 Barker Road		
Place No.	24569		
Address	98 Barker Road (Lot 33, DP864) Subiaco		
Other names	Scrymgour Residence (fmr)		
Place Type	Individual Building or Group)	
Heritage Area	No		
ASSESSMENT OF S	GNIFICANCE		
Photo (December 2020)			
Construction Date	c1912	Anabita at unal Ctula	Enderation Queen Anno
Construction Date	Walls	Architectural Style Roof	Federation Queen Anne Other
Materials		Corrugated Metal Sheeting	Other
Use	Tuckpointed Brick Current		Other
USE	Residential: Single storey	Original Residential: Single storey	Other
	residence	Residential: Single storey residence	
Historic Theme(s)	Demographic settlement ar		
historic meme(s)	Occupations: Domestic activ		
Historical Notes	Subiaco's population increased significantly in the 1890s due to an economic depression in the eastern states and the discovery of gold in Western Australia. In the late 1890s, property developers bought large landholdings for subdivision in the Perth metropolitan area. The subdivisions were generally simple grid pattern developments with small lots for occupancy by working families. Subiaco was a popular and logical location for development and the increase in population and demand for services led to the proclamation of Subiaco as a municipality in 1897. The area that is now known as the 'Subiaco Triangle Precinct' attracted the construction of a range of dwellings, including timber cottages, semi-detached houses, two to three bedroom free-standing brick dwellings and substantial villas. This portion of Barker Road was part of a landholding subdivided for sale as residential lots in 1894. The is no evidence to suggest that the place was developed until 1912 when this residence was constructed by accountant Charles Scrymgour (1839-1931). Scrymgour had lived at the next door property (96 Barker Road) from 1907 with his wife Maria and one of their five daughters, Edith.		

	Sadly, Maria died soon after settling in the house at 96 Barker Road. From the available information, this smaller residence on the narrow block appears to have been built in 1912 as Charles and his daughter Edith are living at the new residence the following year. Following Charles's death in 1931 aged 91, Edith stayed on in the house until her death in 1952. A plan of the site prepared in the 1920s and revised in 1954 for the purpose of planning sewerage and water supply services shows that the residence at that time had a timber addition across the rear of the building, a timber shed and large water tank adjacent to the back elevation. The brick water closet was located on the back property boundary alongside another timber shed. Aerial photographs of the place since the mid 20th century indicate that the form and extent of the residence have not changed since that time and the original structure can be readily determined.		
Physical	Smaller scale Federation era brick and iron house, with narrow frontage to		
Description	the street.		
Description			
	Entrance set back behind main elements of the façade.		
	 Small bay window to front incorporating a timber framed sash window with 		
	decorative sill detail.		
	 Gable roof to street frontage with rough cast render and timber detail. 		
	• Bullnose verandah canopy extends across the façade with a return along the		
	side elevation.		
Condition	Based on a streetscape inspection the building appears to be in excellent condition.		
Integrity	High: the place remains in its original function as a residential dwelling.		
,	High: The original external form and detailing of the building is largely intact		
Authenticity			
Statement of	The place has cultural heritage significance:		
Significance	 As a good representative example of the many 4-5 room brick homes which were built in Subiaco during the early twentieth century to meet the needs and aspirations of middle-class residents such as public servants, senior office workers, small business owners, skilled tradesmen and single/widowed women of private means. As a good representative example of the application of materials and 		
	detailing which were derived from the Federation Queen Anne style, but		
	which were applied in a more restrained manner that suited the budgets and		
	expectations of the middle classes in Subiaco during the early twentieth		
	century.		
	For its aesthetic contribution to a largely intact group of early twentieth		
	century houses.		
	• For its association with the rapid development of Subiaco in the early 20th		
	century.		
Level of	Some significance (Level 3)		
Significance	Contributes to the heritage of the City of Subiaco.		
Heritage Listings	Local Heritage Survey - adopted 28/01/1995		
and Status	Local Heritage Survey - adopted 20/01/1995		
Key References	Wise's Post Office Directory 1894-1949		
	Australian Electoral Rolls, 1903-1980		
	Aerial Photographs, Landgate 1948-2020.		
	MWSSⅅ Plans, State Records Office of WA, Retro Maps <u>http://au-wa-sro-</u>		
	metromaps-uat.s3-website-ap-southeast-2.amazonaws.com/#/		
	Historical Notes for the Triangle Precinct prepared by Annette Green April 2020, held		
	by the City of Subiaco.		
	Heritage Assessment of 96 Barker Road, Subiaco. May 2014.		
	The West Australian, 22 May 1929, p. 16		

	The Daily News, 3 March 1931, p. 1.
Archival Site Plan Courtesy SROWA	
Additional photograph	

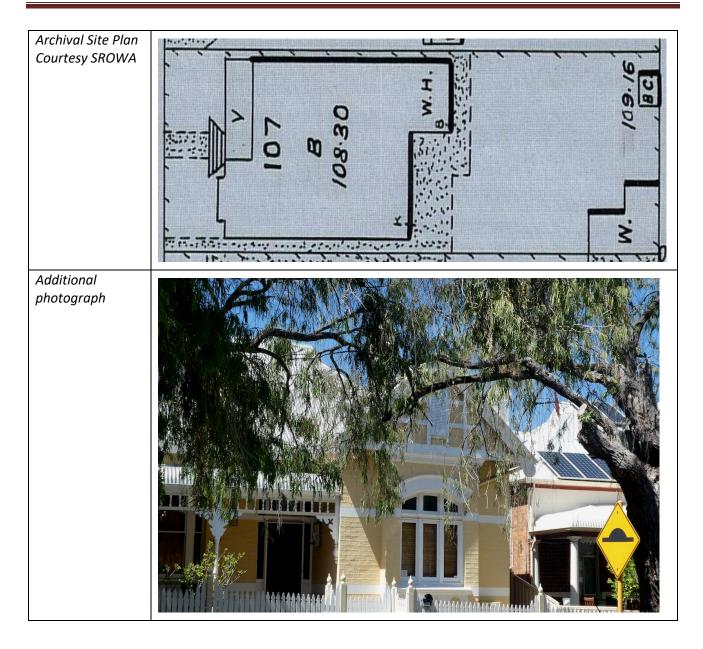
LOCATION INFORM	IATION		
Name	Oakhurst		
Place No.	24033		
Address	101 Barker Road (Lot 800, DP411851) Subiaco		
Other names	House, 101 Barker Road	· · · ·	
Place Type	Individual Building or Group	1	
Heritage Area	No		
ASSESSMENT OF SI	GNIFICANCE		
Photo (December 2020)			
Construction Date	c1902	Architectural Style	Federation Queen Anne
Construction	Walls	Roof	Other
Materials	Tuckpointed Brick	Corrugated Metal Sheeting	Rendered bands
Use	Current	Original	Other
000	Residential: Single storey	Residential: Single storey	
	residence	residence	
Historic Theme(s)	Demographic settlement an		l
	Occupations: Domestic activ	•	
Historical Notes	Subiaco's population increased significantly in the 1890s due to an economic depression in the eastern states and the discovery of gold in Western Australia. In the late 1890s, property developers bought large landholdings for subdivision in the Perth metropolitan area. The subdivisions were generally simple grid pattern developments with small lots for occupancy by working families. Subiaco was a popular and logical location for development and the increase in population and demand for services led to the proclamation of Subiaco as a municipality in 1897. The area that is now known as the 'Subiaco Triangle Precinct' attracted the construction of a range of dwellings, including timber cottages, semi-detached houses, two to three bedroom free-standing brick dwellings and substantial villas. This portion of Barker Road was subdivided for sale as residential lots in 1900 and this residence was built c1902 as the first occupant was recorded in 1903. The first occupant, and probable owner was Isaac Blackman (c1859-1939) who worked at the Perth Mint. Blackman was a skilled technician who had learnt his trade at the London Mint and was appointed as Foreman of Machinery at the Perth Mint in 1897. He		

lived in another house in Barker Road before settling here with his wife Mary Elizabeth Blackman and their two children. No information has been found abou architect or builder of this residence. Isaac Blackman retired from the Perth Mint in 1923 after 41 years working in his profession. In retirement, the couple lived on in this house which they named 'Oakhurst'. Following the deaths of her parents, Mabel Blackman lived at this hou until the early 1960s.	
A plan of the site prepared in the 1920s and revised in 1955 for the purpose of planning sewerage and water supply services shows that the original residence is consistent with the current form. Aerial photographs indicate that the place has a changed significantly since the mid 20th century apart from changing the roof cladding from green corrugated iron to zinc plated corrugated steel in the late 19 at the same time a new structure was built in the back yard.Physical Description• Traditional brick and iron Federation Queen Anne style house. • Brick construction with tuckpointed finish and twin textured rendered ba • Hipped roof sweeping down to form skillion verandah canopy. • Gable over projecting wing with roughcast render and timbered details. • Set behind small garden enclosed with timber picket fence. • Traditional brick and iron Federation era house with asymmetric plan for the façade. • Tuckpointed with rendered band but façade painted over obscuring the original finish. Rendered bands and rendered window heads and sills hav been painted in a contrasting colour to retain the distinction between finishes. • Hipped roof with bullnose verandah canopy.• Gable over projecting wing with rough cast render and timbered detailing also incorporating a louvered vent. 	not 80s, nds. m to e g, ive
Condition Based on a streetscape inspection the building appears to be in excellent condition	on.
Integrity High: the place remains in its original function as a residential dwelling.	
Authenticity High: The original external form and detailing of the building is largely intact	
Statement of The place has cultural heritage significance:	
 Significance As a good representative example of a well designed and detailed "gentleman's villa" of Subiaco dating from the early twentieth century. For its aesthetic value as a good representative example of a well-designed Federation Queen Anne villa of the early twentieth century, designed to a style and scale suited to the professional/business classes. For its aesthetic contribution to a largely intact group of early twentieth century houses. For its association with the rapid development of Subiaco in the early 20t century. 	a
Level of Some significance (Level 3)	
Significance Contributes to the heritage of the City of Subiaco.	
Heritage Listings Local Heritage Survey - adopted 4/02/2003 and Status	
Key References Wise's Post Office Directory 1894-1949	



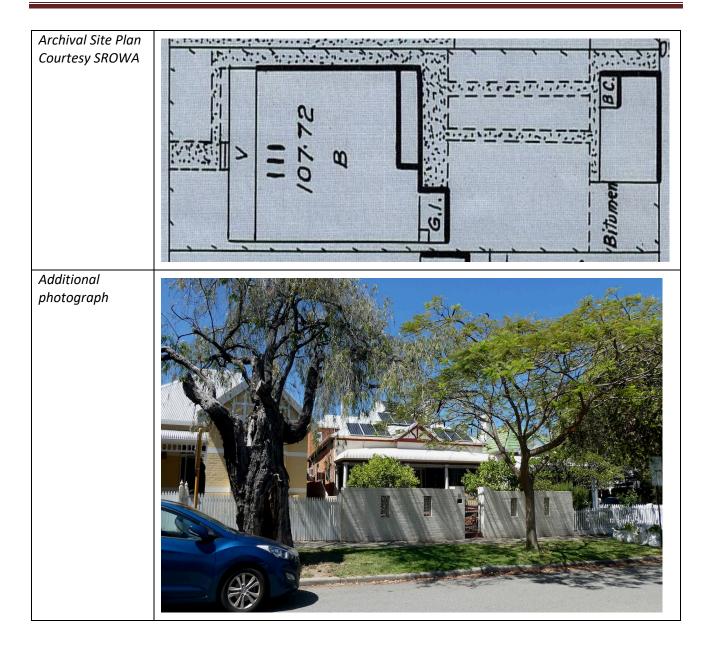
LOCATION INFORMATION				
Name	House, 107 Barker Road			
Place No.	24034			
Address	107 Barker Road (Lot 3, DP2319) Subiaco			
Other names				
Place Type	Individual Building or Group			
Heritage Area	No			
ASSESSMENT OF SI	GNIFICANCE			
Photo				
(December 2020)				
Construction Date	c1907	Architectural Style	Federation Queen Anne	
Construction	Walls	Roof	Other	
Materials	Painted Brick	Corrugated Metal Sheeting		
Use	Current	Original	Other	
	Residential: Single storey	Residential: Single storey		
	residence	residence		
Historic Theme(s)	Demographic settlement and		1	
(-)	Occupations: Domestic activities			
Historical Notes	Subiaco's population increased significantly in the 1890s due to an economic depression in the eastern states and the discovery of gold in Western Australia. In the late 1890s, property developers bought large landholdings for subdivision in the Perth metropolitan area. The subdivisions were generally simple grid pattern developments with small lots for occupancy by working families. Subiaco was a popular and logical location for development and the increase in population and demand for services led to the proclamation of Subiaco as a municipality in 1897. A subdivision plan for this portion of Subiaco was approved in 1900. There is no evidence to suggest that this site was developed until 1907 when an occupant is first recorded in the Post Office Directories in 1908. A carpenter, Joseph Smith was recorded living at the house in 1908, but the place was soon occupied by Arthur William Neale (c1863-1928), and his wife Annie Elizabeth nee Archer (c1857 -1942). Arthur Neale worked for the Perth Electricity and Gas Department for 33 years and after Arthur's death in 1928, Annie stayed on in the house until the late 1930s.			

Physical Description	 A plan of the site prepared in 1954 for the purpose of planning sewerage and water supply services shows that the current form of the residence has changed little since that time. A timber shed was located in the back yard and a brick water closet was located on the back property boundary to enable access for the night cart. Traditional brick and iron Federation era house with asymmetric plan form to the façade. Tuckpointed with rendered band but façade painted over obscuring the original finish. Rendered bands and rendered window heads and sills have been painted in a contrasting colour to retain the distinction between finishes. Hipped roof with bullnose verandah canopy. Gable over projecting wing with rough cast render and timbered detailing, also incorporating a louvered vent. Three section timber framed window to the projecting wing with decorative scroll sill apron. 		
Condition	 Three section sash window arrangement to recessed section of the façade. Based on a streetscape inspection the building appears to be in excellent condition. 		
Integrity	High: the place remains in its original function as a residential dwelling.		
Authenticity	Moderate - High: The original external detailing of the building is largely intact apart from the painted brickwork which has reduced the authenticity.		
Statement of Significance	 The place has cultural heritage significance: As a good representative example of a well designed and detailed "gentleman's villa" of Subiaco dating from the early twentieth century. For its aesthetic value as a good representative example of a well-designed Federation Queen Anne villa of the early twentieth century, designed to a style and scale suited to the professional/business classes. For its aesthetic contribution to a largely intact group of early twentieth century houses. For its association with the rapid development of Subiaco in the early 20th century. 		
Level of Significance Heritage Listings and Status	Some significance (Level 3) Contributes to the heritage of the City of Subiaco. Local Heritage Survey - adopted 4/02/2003		
Key References	 Wise's Post Office Directory 1894-1949 Australian Electoral Rolls, 1903-1980 Aerial Photographs, Landgate 1948-2020. Historical Notes for the Triangle Precinct prepared by Annette Green April 2020, held by the City of Subiaco. MWSSⅅ Plans, State Records Office of WA, Retro Maps http://au-wa-sro-metromaps-uat.s3-website-ap-southeast-2.amazonaws.com/#/ The Daily News, 5 December 1928, p. 9. 		



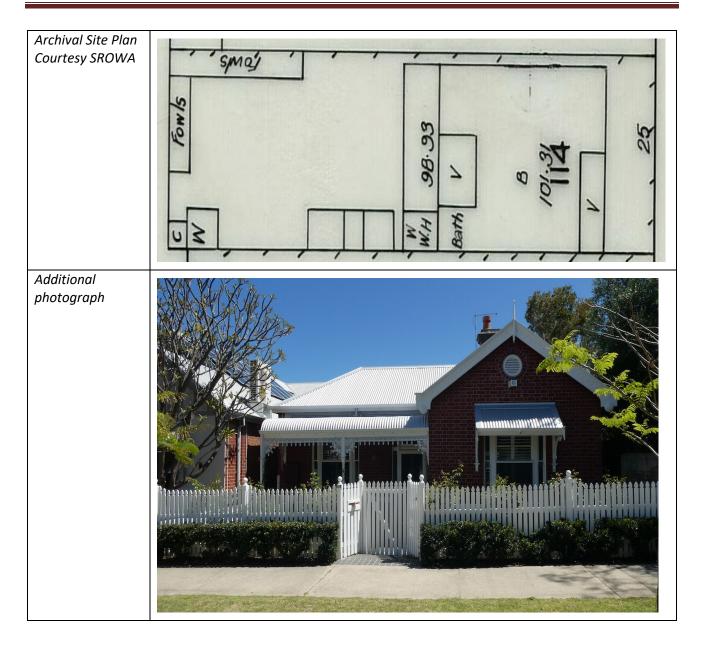
LOCATION INFORM	IATION		
Name	House, 111 Barker Road		
Place No.	24035		
Address	111 Barker Road (Lot 2, DP2319) Subiaco		
Other names			
Place Type	Individual Building or Group		
Heritage Area	No		
ASSESSMENT OF SI			
Photo			
Construction Date	c1912	Architectural Style	Federation Queen Anne
Construction	Walls	Roof	Other
Materials	Tuckpointed Brick	Corrugated Metal Sheeting	
Use	Current	Original	Other
000	Residential: Single storey	Residential: Single storey	
	residence	residence	
Historic Theme(s)	Demographic settlement an		1
	Occupations: Domestic activ		
Historical Notes	Subiaco's population increased significantly in the 1890s due to an economic depression in the eastern states and the discovery of gold in Western Australia. In the late 1890s, property developers bought large landholdings for subdivision in the Perth metropolitan area. The subdivisions were generally simple grid pattern developments with small lots for occupancy by working families. Subiaco was a popular and logical location for development and the increase in population and demand for services led to the proclamation of Subiaco as a municipality in 1897. A subdivision plan for this portion of Subiaco was approved in 1900. There is no evidence to suggest that this site was developed until 1912 because an occupant is first recorded in the Post Office Directories in 1913. The first occupant was Robert McQuarrie Piercy a potter. He was followed by a rapid sequence of occupants until the 1930s when blacksmith William Coad (c1870-1949) and his wife Alice occupied the place until the late 1940s. A plan of the site prepared in 1954 for the purpose of planning sewerage and water supply services shows that the current form of the residence has changed little since		

	that time although a galvanised iron addition was located on the rear of the building.
	A large shed and a brick water closet were located on the rear property boundary.
	Aerial photographs of the place since the mid 20th century indicate that a two storey
	addition was constructed on the rear of the property in the late 1970s.
Physical	 Altered brick and iron Federation style house with tuckpoint finish and
Description	rendered bands.
	Bullnose canopy to verandah, non-original verandah columns and filigree lace
	frieze.
	Solar panels to the front a little intrusive.
	• Garden enclosed by high brick wall reducing the contribution of the house to
	the streetscape.
	Substantial two storey addition to the rear.
Condition	Based on a streetscape inspection the building appears to be in excellent condition.
Integrity	High: the place remains in its original function as a residential dwelling.
Authenticity	Moderate - High: The original external detailing of the building is largely intact apart
· · · · · · · · · · · · · · · · · · ·	from the painted brickwork which has reduced the authenticity.
Statement of	The place has cultural heritage significance:
Significance	• As a good representative example of the many 4-5 room brick homes which
5 7	were built in Subiaco during the early twentieth century to meet the needs
	and aspirations of middle-class residents such as public servants, senior office
	workers, small business owners, skilled tradesmen and single/widowed
	women of private means.
	• As a good representative example of the application of materials and
	detailing which were derived from the Federation Queen Anne style, but
	which were applied in a more restrained manner that suited the budgets and
	expectations of the middle classes in Subiaco during the early twentieth
	century.
	• For its aesthetic contribution to a largely intact group of early twentieth
	century houses.
	• For its association with the rapid development of Subiaco in the early 20th
	century.
Level of	Some significance (Level 3)
Significance	Contributes to the heritage of the City of Subiaco.
Heritage Listings	Local Heritage Survey - adopted 4/02/2003
and Status	
Key References	Wise's Post Office Directory 1894-1949
	Australian Electoral Rolls, 1903-1980
	Aerial Photographs, Landgate 1948-2020.
	MWSSⅅ Plans, State Records Office of WA, Retro Maps <u>http://au-wa-sro-</u>
	metromaps-uat.s3-website-ap-southeast-2.amazonaws.com/#/
	Historical Notes for the Triangle Precinct prepared by Annette Green April 2020, held
	by the City of Subiaco.
	The West Australian, 21 July 1949, p. 1.
	The west Australian, 21 July 1949, p. 1.



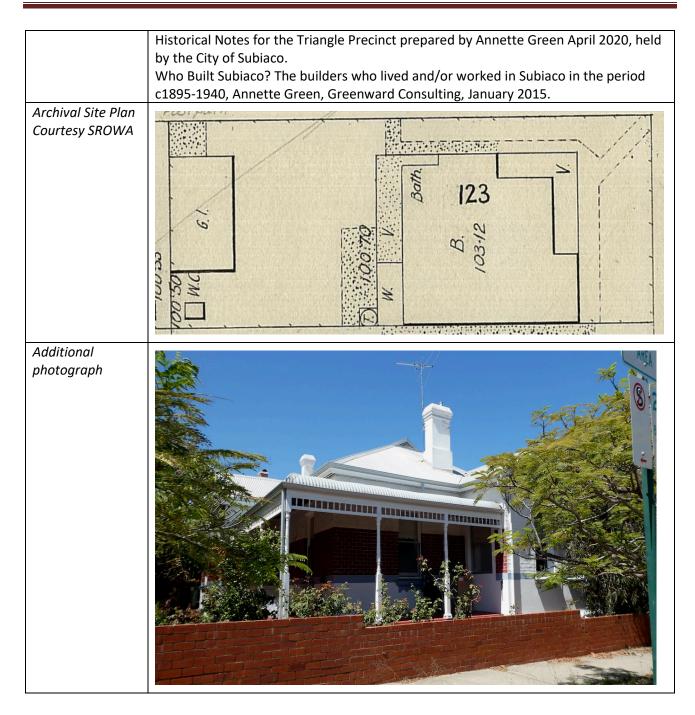
LOCATION INFORM	IATION		
Name	House, 114 Barker Road		
Place No.	24036		
Address	114 Barker Road (Lot 25, DP1921) Subiaco		
Other names			
Place Type	Individual Building or Group		
Heritage Area	No		
ASSESSMENT OF S	IGNIFICANCE		
Photo (December 2020)			
		1	
Construction Date	c1902	Architectural Style	Federation Queen Anne
Construction	Walls	Roof	Other
Materials	Tuckpointed Brick	Corrugated Metal Sheeting	
Use	Current	Original	Other
	Residential: Single storey	Residential: Single storey	
	residence	residence	
Historic Theme(s)	residence Demographic settlement an Occupations: Domestic activ	d mobility: Settlements	

	The Mills family lived at this residence for approximately a decade and subsequent occupants stayed for only short periods. In the 1940s, the place was occupied by carpenter Edward James Cox for several years. This pattern of occupancy suggests the place was owned by an absentee landlord. A plan of the site prepared in the 1920s and revised in 1954 for the purpose of planning sewerage and water supply services shows that the original front portion of the residence can still be readily determined. The plan shows that there was a large fowl run in the back yard and weatherboard additions across the back elevation. Aerial photographs of the place since the mid 20th century indicate that the additions across the rear of the place were removed in the late 1980s and a new larger structure added to the residence.
Physical	Traditional asymmetric plan brick and iron Federation Queen Anne style
Description	house.
Description	 Brick construction with tuckpoint finish.
	 Three section sash windows with one 1-over-1 main sash flanked by matching narrow sidelights.
	 Replacement roof, verandah and awning cladding.
	 Front garden enclosed by timber picket fence.
Condition	Based on a streetscape inspection the building appears to be in excellent condition.
Integrity	High: the place remains in its original function as a residential dwelling.
Authenticity	High: The original external form and detailing of the building is largely intact
,	
Statement of Significance	 The place has cultural heritage significance: As a good representative example of the many 4-5 room brick homes which were built in Subiaco during the early twentieth century to meet the needs and aspirations of middle-class residents such as public servants, senior office workers, small business owners, skilled tradesmen and single/widowed women of private means. As a good representative example of the application of materials and detailing which were derived from the Federation Queen Anne style, but which were applied in a more restrained manner that suited the budgets and expectations of the middle classes in Subiaco during the early twentieth century. For its aesthetic contribution to a largely intact group of early twentieth century houses. For its association with the rapid development of Subiaco in the early 20th century
Level of	Some significance (Level 3)
Significance	Contributes to the heritage of the City of Subiaco.
Heritage Listings	Local Heritage Survey - adopted 4/02/2003
and Status	
Key References	Wise's Post Office Directory 1894-1949
	Australian Electoral Rolls, 1903-1980
	Aerial Photographs, Landgate 1948-2020.
	MWSSⅅ Plans, State Records Office of WA, Retro Maps <u>http://au-wa-sro-</u>
	metromaps-uat.s3-website-ap-southeast-2.amazonaws.com/#/
	Historical Notes for the Triangle Precinct prepared by Annette Green April 2020, held
	by the City of Subiaco.



LOCATION INFORM	IATION		
Name	House, 123 Barker Road		
Place No.	24037		
Address	123 Barker Road (Lot 27, DP214) Subiaco		
Other names		,	
Place Type	Individual Building or Group)	
Heritage Area	No		
ASSESSMENT OF S	GNIFICANCE		
Photo			nation of line
Construction Date	c1904	Architectural Style	Federation Queen Anne
Construction	Walls	Roof	Other
Materials	Tuckpointed Brick	Corrugated Metal Sheeting	Painted brick
Use	Current	Original	Other
	Residential: Single storey	Residential: Single storey	
	residence	residence	
Historic Theme(s)	Demographic settlement an		
	Occupations: Domestic activ	-	
Historical Notes	Subiaco's population increased significantly in the 1890s due to an economic depression in the eastern states and the discovery of gold in Western Australia. In the late 1890s, property developers bought large landholdings for subdivision in the Perth metropolitan area. The subdivisions were generally simple grid pattern developments with small lots for occupancy by working families. Subiaco was a popular and logical location for development and the increase in population and demand for services led to the proclamation of Subiaco as a municipality in 1897. The area that is now known as the 'Subiaco Triangle Precinct' attracted the construction of a range of dwellings, including timber cottages, semi-detached houses, two to three bedroom free-standing brick dwellings and substantial villas. This portion of Barker Road was subdivided for sale as residential lots in 1932 but houses were being built on these sites prior to the formalisation of the lots. Information from the Post Office Directories indicates that this house was built c1904 and the first occupant was Lemuel Arthur Waldron (c1869-1936) a carpenter. He was only recorded at this place for one year before the place was occupied by land agent		

Physical Description	 Thomas Tate and his wife Charlotte Mary Tate. Waldron was likely the builder of this residence as he was a prolific speculative builder in Subiaco during the early 1900s. In June 1904, he advertised that he had already sold 17 houses in the area and that may have only been a portion of his portfolio of work. Typically, his projects were 5 to 7 room brick houses sold between £450 -£600, good quality brick villa of the early twentieth century. Waldron also placed numerous advertisements for houses and shops for rent, and dealt in new and used furniture. There were a number of occupants of the house in the 1910s, until occupied by accountant Francis Robert John Templeton (c1883-1950) and his wife Hilda, nee Rider (c1885-1966). The couple and their family lived at the house until the early 1960s. A plan of the site prepared in 1927 and reviewed in 1955 for the purpose of planning sewerage and water supply services shows that the current form of the residence has changed little since that time although a weatherboard addition was located on the rear of the building. A large galvanised iron shed and a brick water closet were located on the rear property boundary. Aerial photographs of the place since the mid 20th century indicate that the place has changed little since that time apart from the construction of a pool in the late 1980s. Substantial corner property displaying elements of the Federation Queen Anne style. Brick construction with tuckpoint finish flanked by rendered sections above and below the brickwork. Projecting bays to the twin facades connected by a corner verandah with bullnose canopy. Hipped and gabled roof, reclad, with retained tall painted brick and render chimneys.
	 Gables to the projecting wings incorporate render and timbered detailing. Some non-original finishes to the façade and changes to details.
	Garden enclosed by low brick wall.
Condition	Based on a streetscape inspection the building appears to be in good condition.
Integrity	High: the place remains in its original function as a residential dwelling.
Authenticity	High: The original external form and detailing of the building is largely intact
Statement of	The place has cultural heritage significance:
Significance	 As a good representative example of a well designed and detailed "gentleman's villa" of Subiaco dating from the early twentieth century. For its aesthetic value as a good representative example of a well-designed Federation Queen Anne villa of the early twentieth century, designed to a style and scale suited to the professional/business classes.
	 For its aesthetic contribution to a largely intact group of early twentieth century houses. For its association with the rapid development of Subiaco in the early 20th
	century and the small scale development by local builders of many residential properties.
Level of	Some significance (Level 3)
Significance	Contributes to the heritage of the City of Subiaco.
Heritage Listings	Local Heritage Survey - adopted 4/02/2003
and Status	
Key References	Wise's Post Office Directory 1894-1949 Australian Electoral Rolls, 1903-1980 Aerial Photographs, Landgate 1948-2020. MWSSⅅ Plans, State Records Office of WA, Retro Maps <u>http://au-wa-sro-metromaps-uat.s3-website-ap-southeast-2.amazonaws.com/#/</u>



LOCATION INFORM	NATION		
Name	Hawarden		
Place No.	24038		
Address	139 Barker Road (Lot 26, DP214) Subiaco		
Other names	House, 139 Barker Road		
Place Type	Individual Building or Group)	
Heritage Area	No		
ASSESSMENT OF S	IGNIFICANCE		
Photo (December 2020)			
Construction Date	1903	Architectural Style	Federation Queen Anne
Construction	Walls	Roof	Other
Materials	Painted Brick	Corrugated Metal Sheeting	
Use	Current	Original	Other
	Residential: Single storey	Residential: Single storey	
	residence	residence	
Historic Theme(s)	Demographic settlement an	•	
	Occupations: Domestic activities		
Historical Notes	Subiaco's population increased significantly in the 1890s due to an economic depression in the eastern states and the discovery of gold in Western Australia. In the late 1890s, property developers bought large landholdings for subdivision in the Perth metropolitan area. The subdivisions were generally simple grid pattern developments with small lots for occupancy by working families. Subiaco was a popular and logical location for development and the increase in population and demand for services led to the proclamation of Subiaco as a municipality in 1897. The area that is now known as the 'Subiaco Triangle Precinct' attracted the construction of a range of dwellings, including timber cottages, semi-detached houses, two to three bedroom free-standing brick dwellings and substantial villas. The subdivision plan for this portion of Barker Road was formalised in 1932 but houses were being built on these lots many years prior to that date. Information from the Post Office Directories and local newspaper reports indicate that this house was built in 1903. No details of the architect or builder were found in this research but an item in the local press in July 1903 requested trades to build a fence around		

	the property. In 1904, the place was occupied by Mrs Mary Jackson who, from the available information, was married to barman, Charles Jackson. In 1904, the place was advertised as 'A beautiful Furnished Villa, six rooms, electric light, All conveniences: everything new. Particulars on the premises, "Hawarden," Olive-st and Barker-rd., Subiaco.' The Post Office Directories record the Mrs Mary Jackson living at the house in 1905 so presumably it was not let or sold. In 1906, the 5-roomed VILLA was again advertised for rent for a 'term' and in the following year there were different occupants in the house. The name of the house 'Hawarden' seems to have been applied by the Jacksons, and is likely to originate with the Welsh castle of the same name. In 1907, the occupants of Hawarden advertised their talkative Mexican green parrot for sale for £10. In 1908, the place was offered for sale, as a beautiful Villa Residence, containing 5 rooms, kitchen, bathroom, and pantry with or without Vacant Allotment in Olive Street'. This advertisement indicates that the original owners had originally owned the two lots facing Olive Street. At the time of the auction in January 1908, the entire contents of the house were offered for sale and the listing indicates the home was well furnished. Subsequent occupants of the house only stayed for short periods until the early 1920s when Louisa Alice Toe (c1858-1943) a widow purchased the house. Louisa's husband George Ernest Toe, an accountant died in 1922 and this seems to have preempted the move. Louisa lived at the house until her death in 1943 and her daughter Beatrice, and son George, lived there until the late 1970s. A plan of the site prepared in 1927 and reviewed in 1955 for the purpose of planning sewerage and water supply services shows that the original residence was approximately two thirds the size of the existing building and featured a verandah across the rear elevation with timber structures on the ends of the verandahs. Aerial photographs of the place since the mid 20th
	second storey within the roof structure. The extent and form of the original residence can still be determined.
Physical	Substantial corner brick and iron Federation Queen Anne style house.
Description	Original house has been extended to the east.
	Brick construction with tuckpointing with contrasting rendered band.
	Brickwork has been painted obscuring the original finish with traces of the
	original tuckpointing visible beneath the paint.
	Hipped roof with dormers and gables. Main roof continues down with break
	of pitch to form verandah canopy.
	Corner verandah with canopy supported on turned timber posts.
	Gable over projecting wings with timber detailing.
	Garden enclosed with brick walls and palisade fencing.
Condition	Based on a streetscape inspection the building appears to be in good condition.
Integrity	High: the place remains in its original function as a residential dwelling.
Authenticity	Moderate - High: The original external detailing of the building is largely intact apart from the painted brickwork which has reduced the authenticity.
Statement of	The place has cultural heritage significance:
Significance	As a good representative example of a well designed and detailed
	"gentleman's villa" of Subiaco dating from the early twentieth century.
	 For its aesthetic value as a good representative example of a well-designed Federation Queen Anne villa of the early twentieth century, designed to a style and scale suited to the professional/business classes.
L	

	 For its aesthetic contribution to a largely intact group of early twentieth century houses. For its association with the rapid development of Subiaco in the early 20th century.
Level of	Some significance (Level 3)
Significance	Contributes to the heritage of the City of Subiaco.
Heritage Listings and Status	Local Heritage Survey - adopted 4/02/2003
Key References	Wise's Post Office Directory 1894-1949
	Australian Electoral Rolls, 1903-1980
	Aerial Photographs, Landgate 1948-2020.
	MWSSⅅ Plans, State Records Office of WA, Retro Maps <u>http://au-wa-sro-</u> metromaps-uat.s3-website-ap-southeast-2.amazonaws.com/#/
	Historical Notes for the Triangle Precinct prepared by Annette Green April 2020, held
	by the City of Subiaco.
	The West Australian, 6 July 1903, p. 2; 6 August 1904, p. 12; 17 September 1906, p. 8;
	26 July 1907, p. 8; 11 January 1908, p. 3; 30 January 1908, p. 2.
Archival Site Plan	20 July 1907, p. 0, 11 Juliuly 1900, p. 3, 30 Juliuly 1900, p. 2.
Courtesy SROWA	V V 139 99.96 B V 98.88 00.033 98.88 00.033 0.0013
Additional photograph	

LOCATION INFORM	IATION		
Name	House, 148 Barker Road		
Place No.	24039		
Address	148 Barker Road (Lot 14, DP419) Subiaco		
Other names			
Place Type	Individual Building or Group)	
Heritage Area	No		
ASSESSMENT OF SI	GNIFICANCE		
Photo			
(December 2020)			
Construction Date	c1902	Architectural Style	Federation Queen Anne
Construction	Walls	Roof	Other
Materials	Tuckpointed Brick	Corrugated Metal Sheeting	Timber panelling
Use	Current	Original	Other
030	Residential: Single storey	Residential: Single storey	
	residence	residence	
Historic Theme(s)	Demographic settlement an Occupations: Domestic activ Occupations: Commercial se	d mobility: Settlements vities	I
Historical Notes	Subiaco's population increased significantly in the 1890s due to an economic depression in the eastern states and the discovery of gold in Western Australia. In the late 1890s, property developers bought large landholdings for subdivision in the Perth metropolitan area. The subdivisions were generally simple grid pattern developments with small lots for occupancy by working families. Subiaco was a popular and logical location for development and the increase in population and demand for services led to the proclamation of Subiaco as a municipality in 1897. The area that is now known as the 'Subiaco Triangle Precinct' attracted the construction of a range of dwellings, including timber cottages, semi-detached houses, two to three bedroom free-standing brick dwellings and substantial villas. The subdivision plan for this portion of Barker Road was formalised in 1912 but houses were being built on these lots prior to that date. Information from the Post Office Directories and local newspaper reports indicate that this house was built c1902 and the first occupants were Frederick Charles Chandler and his wife Emily		

	Jane, nee Stow. The couple were married in 1901 and Frederick identified his
	occupation as a plasterer. Little information has been sourced about the couple who
	lived at this house until 1906. It is probable that Frederick was related to James
	Thomas Chandler, also identified as a plasterer and in some sources as a builder, who
	lived at 140 Barker Road in the same period. Given the occupations of Frederick and
	James it is likely this place was built by the Chandler family.
	In 1907, the place was occupied by Arthur Holmes, and between 1908 and 1911
	Arthur Ridoutt and his wife Ruby lived there. The Ridoutts were the subject of many
	articles in the local press at this time for their application to divorce. After they left the house, the place had a number of occupants until the 1920s when engine driver
	Albert Grose (c1880-1954) and his wife Jessie Adelaide Louise Grose, nee Cormack
	(c1888-1959) and their two children. The Grose family lived at the house until the late
	1950s.
	A plan of the site prepared in the 1920s and reviewed in 1954 for the purpose of
	planning sewerage and water supply services shows that the original residence is
	approximately one thirds the size of the current building. It featured a brick structure
	at the front with two weatherboard additions across the rear elevation. A garage,
	wash house and water closet were located in the back yard.
	Aerial photographs of the place since the mid 20th century indicate that the place
	was originally clad with terracotta tiles. In the late 1990s the large addition including
	the two storey portion was constructed adjoining the rear. While the roof cladding
	was changed to zincalume the extent and form of the original residence can still be determined.
Physical	Corner property with dual frontages to Barker Road and Olive Street.
Description	 Property has been added to at the rear, roof reclad and incorporated non-
2000.100.000	original details into roof form.
	 Symmetrical façade with twin gablets above the windows to the façade.
	 Verandah extends across the façade with masonry columns.
	• Rendered quoining to the corners of the façade, tuckpoint finish to the
	brickwork.
Condition	Based on a streetscape inspection the building appears to be in good condition.
Integrity	High: the place remains in its original function as a residential dwelling.
Authenticity	Moderate - High: The original external detailing of the building is largely intact
Ctatom ont of	although the change in roof cladding has diminished the authenticity.
Statement of Significance	The place has cultural heritage significance:
Significance	 As a good representative example of the many 4-5 room brick homes which were built in Subiaco during the early twentieth century to meet the needs
	and aspirations of middle-class residents such as public servants, senior office
	workers, small business owners, skilled tradesmen and single/widowed
	women of private means.
	 As a good representative example of the application of materials and
	detailing which were derived from the Federation Queen Anne style, but
	which were applied in a more restrained manner that suited the budgets and
	expectations of the middle classes in Subiaco during the early twentieth
	century.
	 For its aesthetic contribution to a largely intact group of early twentieth century houses.
	 For its association with the rapid development of Subiaco in the early 20th
	century and the small scale development by local builders of many residential
	properties.

Level of	Some significance (Level 3)		
Significance	Contributes to the heritage of the City of Subiaco.		
Heritage Listings	Local Heritage Survey - adopted 4/02/2003		
and Status			
Key References	Wise's Post Office Directory 1894-1949		
	Australian Electoral Rolls, 1903-1980		
	Aerial Photographs, Landgate 1948-2020.		
	MWSSⅅ Plans, State Records Office of WA, Retro Maps <u>http://au-wa-sro-</u>		
	metromaps-uat.s3-website-ap-southeast-2.amazonaws.com/#/		
	Historical Notes for the Triangle Precinct prepared by Annette Green April 2020, held		
	by the City of Subiaco.		
	Who Built Subiaco? The builders who lived and/or worked in Subiaco in the period		
	c1895-1940, Annette Green, Greenward Consulting, January 2015.		
Archival Site Plan			
Courtesy SROWA	1		
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	S. 201		
Additional			
photograph			

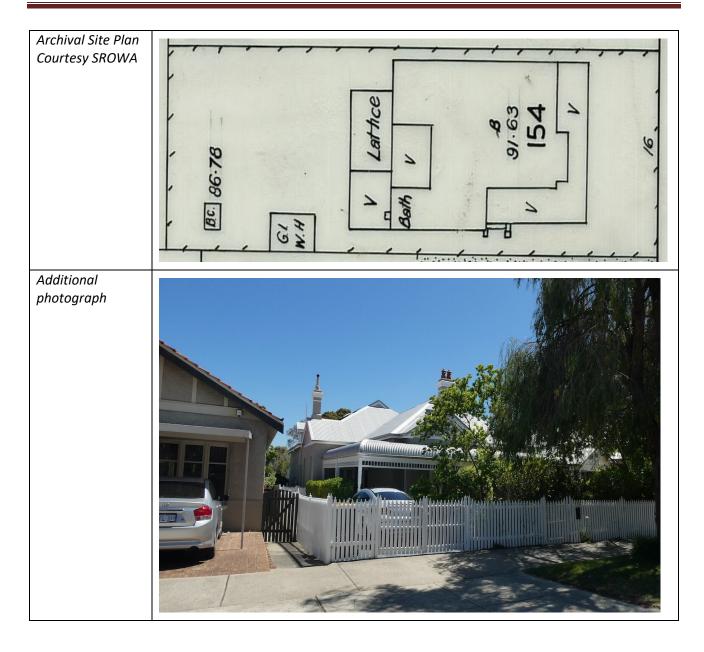
LOCATION INFORMATION			
Name	House, 150 Barker Road		
Place No.			
Address	150 Barker Road (Lot 15, DP	9419) Subiaco	
Other names		-,	
Place Type	Individual Building or Group)	
Heritage Area	No		
ASSESSMENT OF S	IGNIFICANCE		
Photo			
(December 2020)			
Construction Date	c1915	Architectural Style	Federation Queen Anne
Construction	Walls	Roof	Other
Materials	Painted Brick	Corrugated Metal Sheeting	Other
Use	Current	Original	Other
032		-	Other
	Residential: Single storey residence	Residential: Single storey residence	
Historic Theme(s)			
HISTORIC THEINE(S)	Demographic settlement an Occupations: Domestic activ	-	
Historical Notes	Subiaco's population increased significantly in the 1890s due to an economic depression in the eastern states and the discovery of gold in Western Australia. In the late 1890s, property developers bought large landholdings for subdivision in the Perth metropolitan area. The subdivisions were generally simple grid pattern developments with small lots for occupancy by working families. Subiaco was a popular and logical location for development and the increase in population and demand for services led to the proclamation of Subiaco as a municipality in 1897. The area that is now known as the 'Subiaco Triangle Precinct' attracted the construction of a range of dwellings, including timber cottages, semi-detached houses, two to three bedroom free-standing brick dwellings and substantial villas. The subdivision plan for this portion of Barker Road was approved in 1912 but houses were being built prior to that date. Information from the Post Office Directories indicates this house was built c1915 and the first occupant was clerk John Charles Hogan (c1880-1950) and his wife Alice Knyfton (c1904-1950). The couple lived at the house until 1925 and relocated to Rokeby Road. In 1926, another clerk, Walter		

	Young (c1902-1993) and his wife Eva Mary, nee Abbott (c1904-2001) moved in after their marriage in 1926 and remained there until the 1980s. A plan of the site prepared in the 1920s and reviewed in 1954 for the purpose of planning sewerage and water supply services shows that the original footprint of the residence is approximately half the size of the current building. It featured a verandah across half of the rear elevation with steps accessing the back yard where the wash house and brick water closet were located. A galvanised iron garage was located in the rear of the lot. Aerial photographs of the place since the mid 20th century indicate that the place appears to have originally been clad with grey tiles with the rear verandah roofed with corrugated iron. In 2000, a large addition was constructed adjoining the rear which retained the original structure and roof form. A new carport was also constructed alongside the main elevation. All of the structure roof was clad with corrugated iron. The later additions and change of roof cladding have not obscured the extent and form of the original residence.
Physical	Traditional largely symmetrical single storey Federation Queen Anne
Description	 bungalow. Brick construction which has been rendered with painted stringcourses at sill level and door head height.
	• Slightly off-centred projecting wing with roughcast render gable with timber detail, timber framed sash window with awning.
	 Entrance to the east of the projecting wing with traditional timber and glazed door with side panels and fanlights.
	 Hipped roof with vented gablets, separate raked roofs to the two flanking verandah/porch areas and gable roof to the projecting wing all clad with replacement corrugated metal sheeting.
	 Side car port with similar design detail to the house.
	fencing/gates.
Condition	Based on a streetscape inspection the building appears to be in good condition.
Integrity	High: the place remains in its original function as a residential dwelling.
Authenticity	Moderate - High: The original external detailing of the building is largely intact although the change in roof cladding, and the painted and rendered brickwork has had an impact on the authenticity.
Statement of	The place has cultural heritage significance:
Significance	• As a good representative example of the many 4-5 room brick homes which were built in Subiaco during the early twentieth century to meet the needs and aspirations of middle-class residents such as public servants, senior office workers, small business owners, skilled tradesmen and single/widowed women of private means.
	 As a good representative example of the application of materials and detailing which were derived from the Federation Queen Anne style, but which were applied in a more restrained manner that suited the budgets and expectations of the middle classes in Subiaco during the early twentieth century. For its aesthetic contribution to a largely intact group of early twentieth century houses.
	 For its association with the rapid development of Subiaco in the early 20th century and the small scale development by local builders of many residential properties.

Level of	Some significance (Level 3)
Significance	Contributes to the heritage of the City of Subiaco.
Heritage Listings and Status	Local Heritage Survey - Adopted 22/06/2021
Key References	Wise's Post Office Directory 1894-1949
	Australian Electoral Rolls, 1903-1980
	Aerial Photographs, Landgate 1948-2020.
	MWSSⅅ Plans, State Records Office of WA, Retro Maps http://au-wa-sro-
	metromaps-uat.s3-website-ap-southeast-2.amazonaws.com/#/
	Historical Notes for the Triangle Precinct prepared by Annette Green April 2020, held
	by the City of Subiaco.
Archival Site Plan Courtesy SROWA	
Additional photograph	<image/>

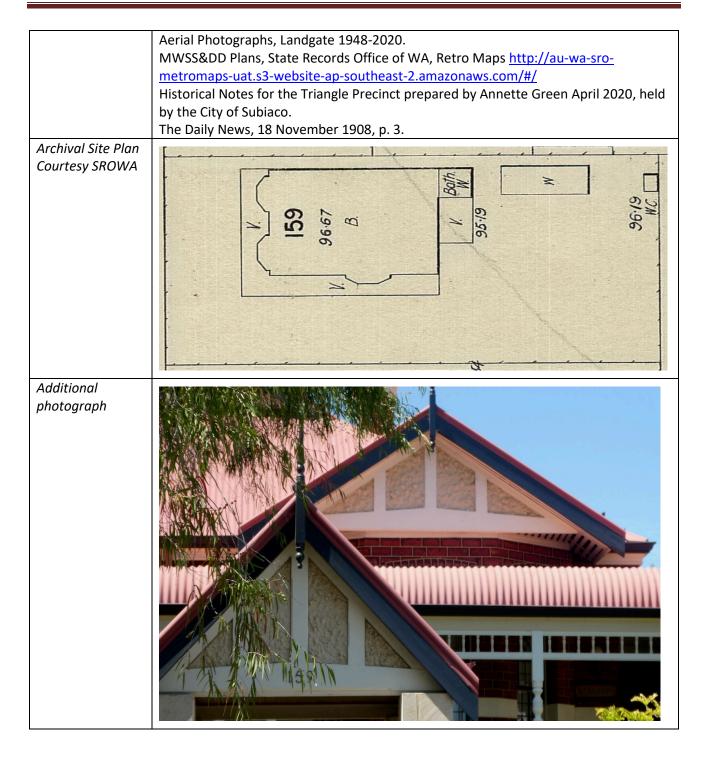
LOCATION INFORMATION			
Name	House, 154 Barker Road		
Place No.	24040		
Address	154 Barker Road (Lot 16, DP	419) Subiaco	
Other names			
Place Type	Individual Building or Group		
Heritage Area	No		
ASSESSMENT OF SI	GNIFICANCE		
Photo (December 2020)			
Construction Date	c1905	Architectural Style	Federation Queen Anne
Construction	Walls	Roof	Other
Materials	Painted Brick	Corrugated Metal Sheeting	other
Use	Current	Original	Other
050	Residential: One and a half	Residential: Single storey	
	storey residence	residence	
Historic Theme(s)	Demographic settlement and		
	Occupations: Domestic activ	-	
Historical Notes	Subiaco's population increased significantly in the 1890s due to an economic depression in the eastern states and the discovery of gold in Western Australia. In the late 1890s, property developers bought large landholdings for subdivision in the Perth metropolitan area. The subdivisions were generally simple grid pattern developments with small lots for occupancy by working families. Subiaco was a popular and logical location for development and the increase in population and demand for services led to the proclamation of Subiaco as a municipality in 1897. The area that is now known as the 'Subiaco Triangle Precinct' attracted the construction of a range of dwellings, including timber cottages, semi-detached houses, two to three bedroom free-standing brick dwellings and substantial villas. The subdivision plan for this portion of Barker Road was formalised in 1912 but houses were being built on these lots prior to that date. Information from the Post Office Directories indicates this house was built c1905 for commercial traveller John Joseph Fletcher Anderson (c1869-1941) and his wife Emily Lilias, nee Sibley (c1860- 1939) and their daughter. No detail of the architect or builder have been found in		

	this research. The Anderson family lived at the house until 1917 and subsequent
	occupants turned over every few years. During the 1930s the place was designated
	as being the residence of two different individuals suggesting the place may have
	been subdivided into two flats and was an investment property. In the early 1940s,
	the place was unoccupied for a couple of years supporting the proposition that it was owned by an absent landlord.
	From 1942 to 1949, the place was occupied by Ella Merle Annear and her two sons, one of whom served with the Australian Navy during World War II.
	A plan of the site prepared in the 1920s and reviewed in 1954 for the purpose of
	planning sewerage and water supply services shows that the original footprint of the
	residence is approximately half the size of the current building. It featured a semi
	enclosed verandah at the back with an additional verandah and a lattice enclosed
	area across the back elevation.
	Aerial photographs of the place since the mid 20th century indicate that the place
	appears to have originally been clad with tiles with additions across the rear roofed
	with corrugated iron.
	In the early 1990s a large addition was constructed adjoining the rear which altered
	the roof form including the inclusion of dormer windows. The later additions and
	change of roof cladding have not obscured the extent and form of the original
	residence.
Physical	Substantial brick and iron Federation style house with hipped and gabled
Description	roof, extensive bullnose verandah around front and west elevations.
	• Original tuck point finish painted over, retaining contrasting rendered band.
	Timbered details to gable.
	Traditional asymmetric planform to facade.
	 Substantial rear addition which does not impact on street view.
Condition	Based on a streetscape inspection the building appears to be in good condition.
Integrity	High: the place remains in its original function as a residential dwelling.
Authenticity	Moderate - High: The original external detailing of the building is largely intact
	although the painted brickwork has reduced the authenticity.
Statement of	The place has cultural heritage significance:
Significance	 As a good representative example of a well designed and detailed
	"gentleman's villa" of Subiaco dating from the early twentieth century.
	For its aesthetic value as a good representative example of a well-designed
	Federation Queen Anne villa of the early twentieth century, designed to a
	style and scale suited to the professional/business classes.
	For its aesthetic contribution to a largely intact group of early twentieth
	century houses.
	For its association with the rapid development of Subiaco in the early 20th
	century.
Level of	Some significance (Level 3)
Significance	Contributes to the heritage of the City of Subiaco.
Heritage Listings	Local Heritage Survey - adopted 4/02/2003
and Status	Winds Deet Office Directory 4004 4040
Key References	Wise's Post Office Directory 1894-1949
	Australian Electoral Rolls, 1903-1980
	Aerial Photographs, Landgate 1948-2020.
	MWSSⅅ Plans, State Records Office of WA, Retro Maps <u>http://au-wa-sro-</u> metromaps-uat.s3-website-ap-southeast-2.amazonaws.com/#/
	Historical Notes for the Triangle Precinct prepared by Annette Green April 2020, held
	by the City of Subiaco.
	by the city of sublice.



LOCATION INFORM	MATION		
Name	St Alban's		
Place No.			
Address	159 Barker Road (Lot 1, 2, D	P1552) Subiaco	
Other names	House, 159 Barker Road		
Place Type	Individual Building or Group)	
Heritage Area	No		
ASSESSMENT OF S	IGNIFICANCE		
Photo			
(December 2020)			
Construction Date	c1902	Architectural Style	Federation Queen Anne
Construction	Walls	Roof	Other
Materials	Tuckpointed Brick	Corrugated Metal Sheeting	
Use	Current	Original	Other
	Residential: Single storey	Residential: Single storey	
	residence	residence	
Historic Theme(s)	Demographic settlement an		I
	Occupations: Domestic activ	•	
Historical Notes	Subiaco's population increased significantly in the 1890s due to an economic depression in the eastern states and the discovery of gold in Western Australia. In the late 1890s, property developers bought large landholdings for subdivision in the Perth metropolitan area. The subdivisions were generally simple grid pattern developments with small lots for occupancy by working families. Subiaco was a popular and logical location for development and the increase in population and demand for services led to the proclamation of Subiaco as a municipality in 1897. The area that is now known as the 'Subiaco Triangle Precinct' attracted the construction of a range of dwellings, including timber cottages, semi-detached houses, two to three bedroom free-standing brick dwellings and substantial villas. The subdivision plan for this portion of Barker Road was approved in 1896 but development did not accelerate until the 1900s. From the readily available information this residence was constructed c1902 for Edward Thomas Anderson Basan (c1872-1958). Basan designated his occupation as financier and advertisements in the local press show he was associated with the Perth Printing		

	Press and was a money lender. Basan served on the Leederville Road Board. He was originally from Victoria where he married Mary Ann Petty (1868-1940) in 1896. There is no information on the builder or architect of this substantial villa. Basan engaged a gardener to establish a croquet lawn in 1906. The couple relocated to Victoria in 1909 and sold the house and contents in November 1908. An advertisement for the auction describes the home 'St Albans' as 'a well built and well appointed brick residence' and the grounds were 'beautifully laid out in lawns, choice flower beds, croquet lawn, etc.' The name of the house St Albans may have been through an association with the Melbourne suburb of that name but that has not been established. Subsequent occupants included accountant Isaac H Boas, and dyer Samuel Barber Nicoll who transferred the property to his son, Cyril Perth Nicholl (1906-1950) who lived there until his death in 1950. A plan of the site prepared in 1927 and reviewed in 1955 for the purpose of planning sewerage and water supply services shows that the original footprint of the residence has approximately doubled. Aerial photographs of the place since the mid 20th century indicate that the most significant additions occurred in the late 1990s.
	The form and extent of the original residence can still be determined.
Physical Description	 Traditional largely symmetrical single storey Federation Queen Anne bungalow. Brick construction which has been rendered with painted stringcourses at sill level and door head height. Slightly off-centred projecting wing with roughcast render gable with timber detail, timber framed sash window with awning. Entrance to the east of the projecting wing with traditional timber and glazed door with side panels and fanlights. Hipped roof with vented gablets, separate raked roofs to the two flanking
	 verandah/porch areas and gable roof to the projecting wing all clad with replacement corrugated metal sheeting. Side car port with similar design detail to the house. Garden enclosed by low brick wall with tall brick piers and palisade fencing/gates.
Condition	Based on a streetscape inspection the building appears to be in good condition.
Integrity	High: the place remains in its original function as a residential dwelling.
Authenticity	High: The original external form and detailing of the original building is largely intact
Statement of	The place has cultural heritage significance:
Significance	 As a good representative example of a well designed and detailed "gentleman's villa" of Subiaco dating from the early twentieth century. For its aesthetic value as a good representative example of a well-designed Federation Queen Anne villa of the early twentieth century, designed to a style and scale suited to the professional/business classes. For its aesthetic contribution to a largely intact group of early twentieth century houses. For its association with the rapid development of Subiaco in the early 20th century.
Level of	Some significance (Level 3)
Significance Heritage Listings and Status	Contributes to the heritage of the City of Subiaco. Local Heritage Survey - Adopted 22/06/2021
Key References	Wise's Post Office Directory 1894-1949
-,	Australian Electoral Rolls, 1903-1980



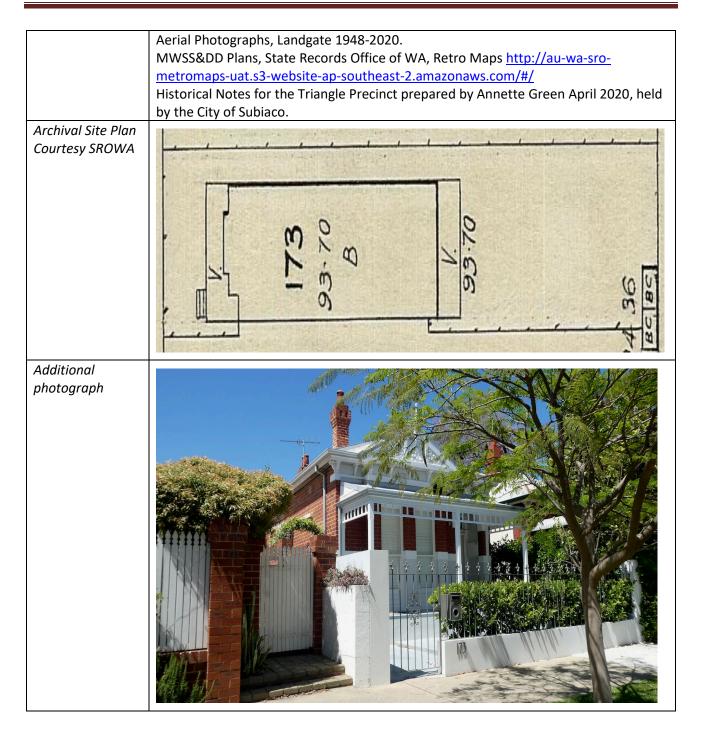
LOCATION INFORM	IATION		
Name	House, 162 Barker Road		
Place No.	24041		
Address	162 Barker Road (Lot 41, DP	1125) Subiaco	
Other names			
Place Type	Individual Building or Group		
Heritage Area	No		
ASSESSMENT OF SI	GNIFICANCE		
Photo			
(December 2020)			
Construction Data	-1002		
Construction Date	c1902	Architectural Style	Victorian Georgian
Construction Materials	Walls	Roof	Other Brick quaining
	Limestone	Corrugated Metal Sheeting	Brick quoining
Use	Current	Original Desidential Single storey	Other
	Residential: One and a half	Residential: Single storey	
listoria Thoma(a)	storey residence	residence	
Historic Theme(s)	Demographic settlement an Occupations: Domestic activ	-	
Historical Notes	Subiaco's population increased significantly in the 1890s due to an economic depression in the eastern states and the discovery of gold in Western Australia. In the late 1890s, property developers bought large landholdings for subdivision in the Perth metropolitan area. The subdivisions were generally simple grid pattern developments with small lots for occupancy by working families. Subiaco was a popular and logical location for development and the increase in population and demand for services led to the proclamation of Subiaco as a municipality in 1897. The area that is now known as the 'Subiaco Triangle Precinct' attracted the construction of a range of dwellings, including timber cottages, semi-detached houses, two to three bedroom free-standing brick dwellings and substantial villas. The subdivision plan for this portion of Barker Road was approved in 1895 but development did not accelerate until the 1900s. From the readily available information this cottage was built c1902 and was first occupied by Bridget Malloy Snigge (c1839-1919). Bridget Snigge from Caltowie South Australia, settled in Western Australia following the death of her husband in 1885. It is not clear if any of		

	-
	her five children accompanied her to Western Australia. No direct documentary evidence has been found to determine who built the house but it is likely that Bridget Snigge had a strong influence as the design and materials of this cottage are comparable with the building stock of Caltowie. The choice of stone for the cottage was unusual for Subiaco. Bridget Snigge left Western Australia in 1911 and returned to Caltowie, she may have retained ownership of the place as its record of turn over of tenants suggest it had an absentee landowner throughout the first half of the twentieth century. A plan of the site prepared in the 1920s and reviewed in 1954 for the purpose of planning sewerage and water supply services shows that the original footprint of the residence is approximately a third the size of the current building. The original simple cottage featured a verandah across the rear of the building with small timber enclosures on the ends of the verandah. A wash house and brick water closet were located in the middle of the back yard. Aerial photographs of the place since the mid 20th century indicate that the roof was originally clad with red corrugated iron, which is again consistent with common practice in Caltowie. An addition clad with corrugated metal sheeting on the western side of the lot was undertaken in the early 1980s, and the roof cladding of the original structure was replaced in the late 1980s. In late 2017, all but the original cottage was demolished and an extensive addition constructed incorporating a two storey portion. These significant later additions have not obscured the extent and form of the original residence.
Physical	• Limestone and brick workers cottage with symmetrical planning to the façade
Description	incorporating central entrance flanked by sash windows with top lights.
'	 Brick quoining with tuckpoint finish around all openings and to the edges of
	the façade.
	 Separate bullnose verandah to the verandah which extends across the full
	extent of the frontage.
	Hipped roof.
	Substantial addition to the rear.
	Restored with new roof claddings.
	Small garden area with integral parking, enclosed with new timber picket
	style fence.
Condition	Based on a streetscape inspection the building appears to be in good condition.
Integrity	High: the place remains in its original function as a residential dwelling.
Authenticity	High: The original external form and detailing of the original building is largely intact.
Statement of	The place has cultural heritage significance:
Significance	• As a good representative example of the many 4-5 room brick homes which
	were built in Subiaco during the early twentieth century to meet the needs
	and aspirations of middle-class residents such as public servants, senior office
	workers, small business owners, skilled tradesmen and single/widowed
	 women of private means. As a rare and unusual example of the application of limestone as a building
	 As a rare and unusual example of the application of limestone as a building material, and detailing which derived from the Victorian Georgian style,
	which reflect the origins and preferences of the original owner, Bridget
	Snigge from South Australia.
	 For its aesthetic contribution to a largely intact group of early twentieth
	century houses.
	• For its association with the rapid development of Subiaco in the early 20th
	century.
	· · ·

Level of	Considerable significance (Level 2)
Significance	Very Important to the heritage of the City of Subiaco.
Heritage Listings	Local Heritage Survey - Adopted 4/02/2003
and Status	
Key References	Wise's Post Office Directory 1894-1949
Rey Rejerences	Australian Electoral Rolls, 1903-1980
	Adstralian Electoral Kolls, 1905-1980 Aerial Photographs, Landgate 1948-2020.
	MWSSⅅ Plans, State Records Office of WA, Retro Maps http://au-wa-sro- metromaps-uat.s3-website-ap-southeast-2.amazonaws.com/#/
	Historical Notes for the Triangle Precinct prepared by Annette Green April 2020, held
	by the City of Subiaco.
	Southern Cross, 7 March 1919, p. 7
Archival Site Plan	
Courtesy SROWA	
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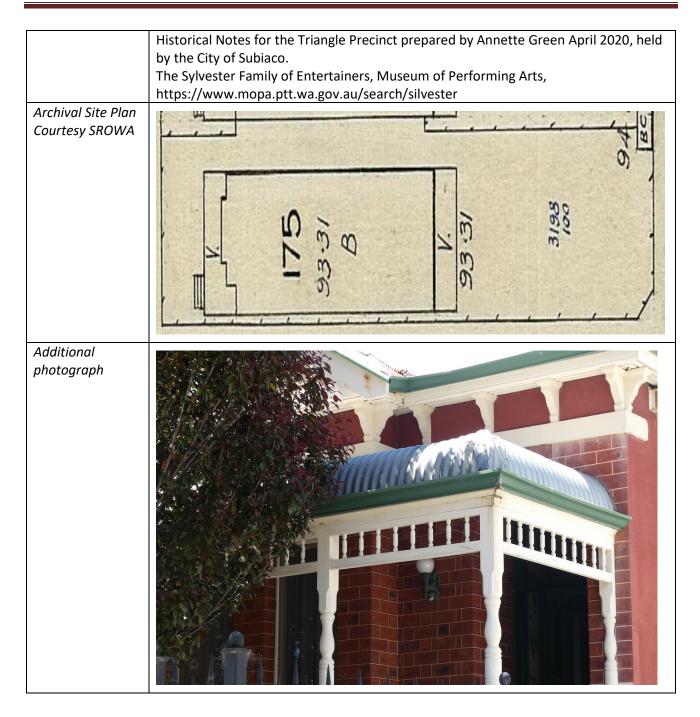
LOCATION INFORMATION			
Name	House, 173 Barker Road		
Place No.	24042		
Address	173 Barker Road (Lot 249 25	50. DP34008) Subjaco	
Other names			
Place Type	Individual Building or Group	<u> </u>	
Heritage Area	No		
ASSESSMENT OF SI			
Photo			A27, **2, 29
(December 2020)			
Construction Date	c1902	Architectural Style	Federation Queen Anne
Construction	Walls	Roof	Other
Materials	Tuckpointed brick	Corrugated Metal Sheeting	Painted brick
Use	Current	Original	Other
030	Residential: Single storey	Residential: Single storey	
	residence	residence	
Llistoria Thoma(s)			
Historic Theme(s)	Demographic settlement an Occupations: Domestic active	•	
Historical Notes	Subiaco's population increased significantly in the 1890s due to an economic depression in the eastern states and the discovery of gold in Western Australia. In the late 1890s, property developers bought large landholdings for subdivision in the Perth metropolitan area. The subdivisions were generally simple grid pattern developments with small lots for occupancy by working families. Subiaco was a popular and logical location for development and the increase in population and demand for services led to the proclamation of Subiaco as a municipality in 1897. The area that is now known as the 'Subiaco Triangle Precinct' attracted the construction of a range of dwellings, including timber cottages, semi-detached houses, two to three bedroom free-standing brick dwellings and substantial villas. The subdivision plan for this portion of Barker Road was approved in 1896 but development did not accelerate until the 1900s. From the readily available information this cottage was built c1902 and was first occupied by carpenter Joseph William Fairbanks. Fairbanks only lived at the house for one year before moving on.		

Physical Description	 perhaps with the assistance of other members of the Fairbanks family who were carpenters and living in Subiaco at that time. The similarity of this property and the one adjacent at 175 Barker Road suggest the two places were built for the same owner as investment properties despite being built at different times. No evidence of the builder or architect of the place has been found in this research. Subsequent occupants had a high turn over in the following years indicating the house was an investment property. Long standing occupants during the 1930s and 1940s was mechanic James Leo McMahon and his wife Noelene. A plan of the site prepared in the 1927 and reviewed in 1955 for the purpose of planning sewerage and water supply services shows that the original footprint of the residence has not changed significantly apart from and addition at the rear which has replaced an original verandah. Aerial photographs of the place since the mid 20th century indicate that this addition took place in the late 1980s. The addition replaced the original red corrugated iron roof cladding with corrugated metal sheeting which is currently evident. The extent and form of the original residence are still clearly evident.
Description	Replacement roof claddings.
	Separate skillion verandah positioned below decorative eaves.
	 Shallow bay window to the façade with timbered gable above the pair of tall sash windows.
	 Arched porch opening with recessed entrance.
	 Some non-original details not overly detracting from the original aesthetic of
	the house.
	 Front garden predominantly paved, enclosed by low rendered wall with
	palisade fencing and plantings.
Condition	Based on a streetscape inspection the building appears to be in good condition.
Integrity	High: the place remains in its original function as a residential dwelling.
Authenticity	High: The original external form and detailing of the original building is largely intact
Statement of	The place has cultural heritage significance:
Significance	 As a good representative example of the many 4-5 room brick homes which were built in Subiaco during the early twentieth century to meet the needs and aspirations of middle-class residents such as public servants, senior office workers, small business owners, skilled tradesmen and single/widowed women of private means. As a good representative example of the application of materials and detailing which were derived from the Federation Queen Anne style, but which were applied in a more restrained manner that suited the budgets and expectations of the middle classes in Subiaco during the early twentieth century. For its aesthetic contribution to a largely intact group of early twentieth century houses, particularly the adjacent similar property at 175 Barker Road. For its association with the rapid development of Subiaco in the early 20th
	century and the small scale development by local builders of many residential properties.
Level of	Some significance (Level 3)
Significance	Contributes to the heritage of the City of Subiaco.
Heritage Listings and Status	Local Heritage Survey - adopted 4/02/2003.
Key References	Wise's Post Office Directory 1894-1949
	Australian Electoral Rolls, 1903-1980



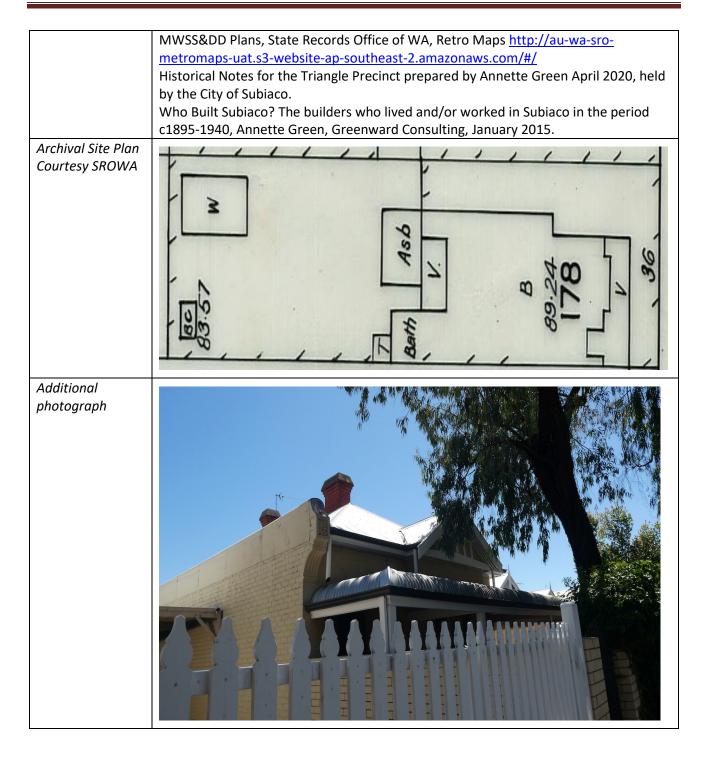
LOCATION INFORM	IATION			
Name	House, 175 Barker Road			
Place No.	24043			
Address	175 Barker Road (Lot 248, DP34008) Subiaco			
Other names				
Place Type	Individual Building or Group			
Heritage Area	No			
ASSESSMENT OF SI	GNIFICANCE			
Photo				
(December 2020)				
Construction Date	c1905	Architectural Style	Federation Queen Anne	
Construction	Walls	Roof	Other	
Materials	Tuckpointed brick	Corrugated Metal Sheeting	Cement rendered bands	
Use	Current	Original	Other	
	Residential: Single storey	Residential: Single storey		
	residence	residence		
Historic Theme(s)	Demographic settlement an	d mobility: Settlements		
	Occupations: Domestic activities			
Historical Notes	Subiaco's population increased significantly in the 1890s due to an economic depression in the eastern states and the discovery of gold in Western Australia. In the late 1890s, property developers bought large landholdings for subdivision in the Perth metropolitan area. The subdivisions were generally simple grid pattern developments with small lots for occupancy by working families. Subiaco was a popular and logical location for development and the increase in population and demand for services led to the proclamation of Subiaco as a municipality in 1897. The area that is now known as the 'Subiaco Triangle Precinct' attracted the construction of a range of dwellings, including timber cottages, semi-detached houses, two to three bedroom free-standing brick dwellings and substantial villas. The subdivision plan for this portion of Barker Road was approved in 1896 but development did not accelerate until the 1900s. From the readily available information this cottage was built c1905. The similarity of this property and the one adjacent at 173 Barker Road suggest the two places were built for the same owner as			

	investment properties despite being built at different times. No evidence of the builder or architect of the place has been found in this research. The first occupant was widow Catherine Howard (c1832-1920) who lived there with her son Edwin Ellis Howard who was a grocer . There was a rapid turnover of occupants until the 1940s when the place was occupied by theatrical artist Alfred William Sylvester (c1870-1956), mechanic Ernest Sylvester and usherette Ida Sylvester. No further information has been found about this family but the Sylvester Family of Entertainers have been identified in the Western Australian Museum of Performing Art as a travelling troupe who regularly worked with animals. A plan of the site prepared in the 1927 and reviewed in 1955 for the purpose of planning sewerage and water supply services shows that the original footprint of the residence has not changed significantly apart from an addition at the rear which has replaced an original verandah. Aerial photographs of the place since the mid 20th century indicate that this addition took place c1980. The extent and form of the original residence are still clearly evident.
Physical	Traditional Federation era house of brick and iron construction with tuck
Description	point finish.
= = = = = = = = = = = = = = = = = = = =	 Bullnose verandah, turned timber columns across entire façade.
	 Timbered gable above sash windows supported on rendered brackets that
	are a feature of the entire elevation.
	 Hipped roof with tall brick and rendered chimney.
	 House largely obscured from the street by mature plantings.
Condition	Based on a streetscape inspection the building appears to be in good condition.
Integrity	High: the place remains in its original function as a residential dwelling.
Authenticity	High: The original external form and detailing of the original building is largely intact
Statement of	The place has cultural heritage significance:
Significance	 As a good representative example of the many 4-5 room brick homes which were built in Subiaco during the early twentieth century to meet the needs and aspirations of middle-class residents such as public servants, senior office workers, small business owners, skilled tradesmen and single/widowed women of private means. As a good representative example of the application of materials and detailing which were derived from the Federation Queen Anne style, but which were applied in a more restrained manner that suited the budgets and expectations of the middle classes in Subiaco during the early twentieth century. For its aesthetic contribution to a largely intact group of early twentieth century houses, particularly the adjacent similar property at 173 Barker Road. For its association with the rapid development of Subiaco in the early 20th century and the small scale development by local builders of many residential properties.
Level of	Some significance (Level 3)
Significance	Contributes to the heritage of the City of Subiaco.
Heritage Listings	Local Heritage Survey - adopted 4/02/2003
and Status	
Key References	Wise's Post Office Directory 1894-1949
	Australian Electoral Rolls, 1903-1980
	Aerial Photographs, Landgate 1948-2020.
	MWSSⅅ Plans, State Records Office of WA, Retro Maps <u>http://au-wa-sro-</u>
	metromaps-uat.s3-website-ap-southeast-2.amazonaws.com/#/



LOCATION INFORM	IATION			
Name	House, 178 Barker Road			
Place No.	24044			
Address	178 Barker Road (Lot 36, DP	1125) Subiaco		
Other names				
Place Type	Individual Building or Group			
Heritage Area	No			
ASSESSMENT OF SI	GNIFICANCE			
Photo				
(December 2020)				
Construction Date	c1906	Architectural Style	Federation Queen Anne	
Construction	Walls	Roof	Other	
Materials	Painted Brick	Corrugated Metal Sheeting		
Use	Current	Original	Other	
030	Residential: Single storey	Residential: Single storey		
	residence	residence		
Historic Theme(s)				
	Demographic settlement and mobility: Settlements Occupations: Domestic activities			
Historical Notes	Subiaco's population increased significantly in the 1890s due to an economic depression in the eastern states and the discovery of gold in Western Australia. In the late 1890s, property developers bought large landholdings for subdivision in the Perth metropolitan area. The subdivisions were generally simple grid pattern developments with small lots for occupancy by working families. Subiaco was a popular and logical location for development and the increase in population and demand for services led to the proclamation of Subiaco as a municipality in 1897. The area that is now known as the 'Subiaco Triangle Precinct' attracted the construction of a range of dwellings, including timber cottages, semi-detached houses, two to three bedroom free-standing brick dwellings and substantial villas. The subdivision plan for this portion of Barker Road was approved in 1896 but development did not accelerate until the 1900s. From the readily available information this cottage was built c1906, no detail of the builder or architect have been found in this research. The first occupants were Walter Lloyd Blanch (c1871-1950) a railway employee and his wife Susie, nee McLean. The place had a sequence			

Physical	of occupants over the next decade which suggests it was an investment property owned by an absentee owner. One of these occupants was local builder and carpenter Robert Donald who lived there from 1912-1916. In the early 1920s, it was owned and occupied by accountant Robert William John Burns and his wife Alice Kathleen, and in the 1940s by Emily Groves. A plan of the site prepared in the 1920s and reviewed in 1954 for the purpose of planning sewerage and water supply services shows that the original footprint of the residence has not changed significantly apart from an addition at the rear which has replaced an original verandah, and the construction of a carport on the front of the lot. Aerial photographs of the place since the mid 20th century indicate that this addition took place in the late 1980s and at the time of the addition the red corrugation iron roof cladding was replaced with the current corrugated iron sheeting. The extent and form of the original residence are still clearly evident. • Federation Queen Anne style house of brick and iron construction.
Description	 Original tuckpoint finish has been painted over.
	 Shallow bay window with gabled above incorporating roughcast render and timber detailing.
	 1-over-1 timber framed sash windows.
	Hipped roof with brick and render chimneys.
	 Side parapet wall with decorative detailing.
	Property largely obscured from view by high brick wall.
Condition	Based on a streetscape inspection the building appears to be in good condition.
Integrity	High: the place remains in its original function as a residential dwelling.
Authenticity	Moderate - High: The original external detailing of the building is largely intact
	although the painted brickwork has reduced the authenticity as has the alterations to
	the verandah to accommodate a carport.
Statement of	The place has cultural heritage significance:
Significance	 As a good representative example of the many 4-5 room brick homes which were built in Subiaco during the early twentieth century to meet the needs and aspirations of middle-class residents such as public servants, senior office workers, small business owners, skilled tradesmen and single/widowed women of private means. As a good representative example of the application of materials and detailing which were derived from the Federation Queen Anne style, but which were applied in a more restrained manner that suited the budgets and expectations of the middle classes in Subiaco during the early twentieth century. For its aesthetic contribution to a largely intact group of early twentieth century houses. For its association with the rapid development of Subiaco in the early 20th century and the small scale development by local builders of many residential properties.
Level of	Some significance (Level 3)
Significance	Contributes to the heritage of the City of Subiaco.
Heritage Listings and Status	Local Heritage Survey - adopted 4/02/2003
Key References	Wise's Post Office Directory 1894-1949
	Australian Electoral Rolls, 1903-1980
	Aerial Photographs, Landgate 1948-2020.



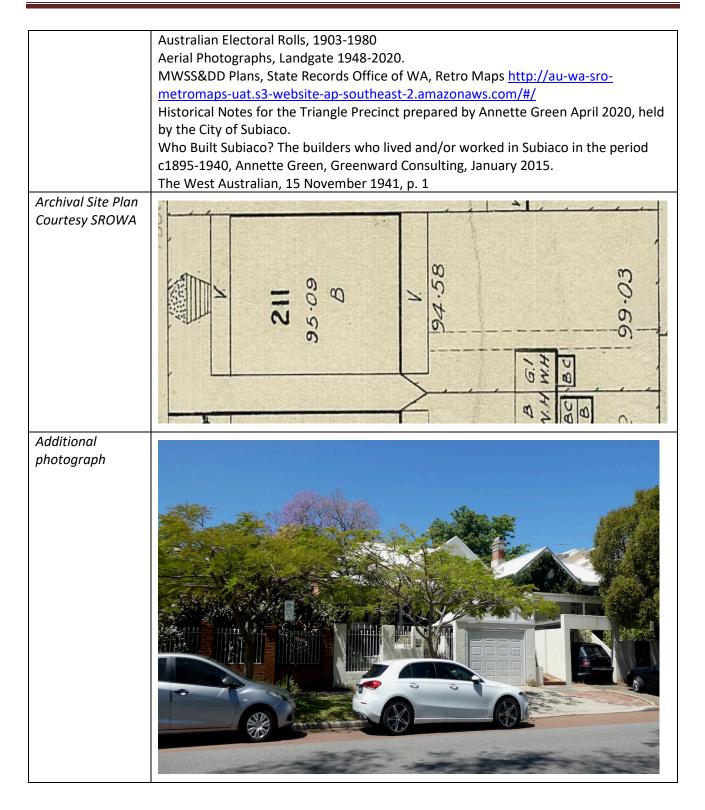
LOCATION INFORM	IATION		
Name	House, 208 Barker Road		
Place No.	24046		
Address	208 Barker Road (Lot 87, DP	1088) Subiaco	
Other names			
Place Type	Individual Building or Group		
Heritage Area	No		
ASSESSMENT OF S	GNIFICANCE		
Photo (December 2020)			
Construction Date	c1911	Architectural Style	Federation Queen Anne
Construction	Walls	Roof	Other
Materials	Weatherboard	Corrugated metal sheeting	
Use	Current	Original	Other
030	Residential: Single storey	Residential: Single storey	
	residence	residence	
Historic Theme(s)	Demographic settlement an		I
	Occupations: Domestic activ	-	
Historical Notes	Subiaco's population increased significantly in the 1890s due to an economic depression in the eastern states and the discovery of gold in Western Australia. In the late 1890s, property developers bought large landholdings for subdivision in the Perth metropolitan area. The subdivisions were generally simple grid pattern developments with small lots for occupancy by working families. Subiaco was a popular and logical location for development and the increase in population and demand for services led to the proclamation of Subiaco as a municipality in 1897. The area that is now known as the 'Subiaco Triangle Precinct' attracted the construction of a range of dwellings, including timber cottages, semi-detached houses, two to three bedroom free-standing brick dwellings and substantial villas. The subdivision plan for this portion of Barker Road was approved in 1895 but development did not accelerate until the 1900s. From the readily available information this house was built c1911 and there is no evidence to suggest there was any development on this site prior to that date. The first occupants were Shepherd Howarth (1866-1940) and his wife Ada Maria, nee Batty (1868-1932) and their three		

	children. Bootmaker Shepherd Howarth and the family moved to Western Australia from Victoria in the early 1900s. No detail of the builder or architect of this house has been found in the current research, however it is likely that it was commissioned by Howarth as the family lived there until the 1950s. The choice of timber for the house was relatively unusual as brick construction was favoured by the Subiaco Council at that time. After the deaths of Ada in 1932 and Shepherd in 1940, George Howarth, who worked as a letterpress machinist in the printing trade, lived at the house until his death in 1951. A plan of the site prepared in the 1920s and reviewed in the 1950s for the purpose of planning sewerage and water supply services shows that the original footprint of the residence has been doubled through an addition to the rear. The original residence featured a verandah across the full width to the house with a bathroom enclosed on the verandah. The back yard was accessed by steps from the back of the house and a brick water closet was located in the back yard. Aerial photographs of the place since the mid 20th century indicate that the main house was originally clad with red corrugated iron sheeting. In the late 1990s, a large addition was constructed adjoining the rear of the residence which altered the roof form from the front ridge line and reclad the whole building in the current zinc coated corrugated sheeting. The extent and form of the original residence are still clearly evident.
Physical	Timber framed and weatherboard cottage, weatherboards look like stone
Description	blocks.
	 Asymmetric plan form, hipped roof to main part of house and gable to the projecting wing
	projecting wing.
	 Bullnose verandah canopy. Timber casement windows to the projecting bay and sash window to the
	 Initial casement windows to the projecting bay and sash window to the recessed section.
	 Non-original timber brackets to verandah.
Condition	Based on a streetscape inspection the building appears to be in good condition.
Integrity	High: the place remains in its original function as a residential dwelling.
Authenticity	High: The original external form and detailing of the original building is largely intact
Statement of	The place has cultural heritage significance:
Significance	• As a good representative example of the many 4-5 room brick homes which
	were built in Subiaco during the early twentieth century to meet the needs
	and aspirations of middle-class residents such as public servants, senior office
	workers, small business owners, skilled tradesmen and single/widowed
	 women of private means. As a good representative example of the application of materials and
	• As a good representative example of the application of materials and detailing which were derived from the Federation Queen Anne style, but
	which were applied in a more restrained manner that suited the budgets and
	expectations of the middle classes in Subiaco during the early twentieth
	century.
	• For its aesthetic contribution to a largely intact group of early twentieth
	century houses.
	• For its association with the rapid development of Subiaco in the early 20th
	century and the small scale development by local builders of many residential
	properties.
Level of	Some significance (Level 3)
Significance	Contributes to the heritage of the City of Subiaco.

Heritage Listings	Local Heritage Survey - adopted 4/02/2003
and Status	
Key References	Wise's Post Office Directory 1894-1949
	Australian Electoral Rolls, 1903-1980
	Aerial Photographs, Landgate 1948-2020.
	MWSSⅅ Plans, State Records Office of WA, Retro Maps http://au-wa-sro-
	metromaps-uat.s3-website-ap-southeast-2.amazonaws.com/#/
	Historical Notes for the Triangle Precinct prepared by Annette Green April 2020, held
	by the City of Subiaco.
	Who Built Subiaco? The builders who lived and/or worked in Subiaco in the period
	c1895-1940, Annette Green, Greenward Consulting, January 2015.
Archival Site Plan	
Courtesy SROWA	
-	
	1 2 G B B B B B B B B B B B B B B B B B B
	<u>.</u>
Additional	
photograph	

LOCATION INFORM	IATION		
Name	House, 211 Barker Road		
Place No.	24047		
Address	211 Barker Road (Lot 4, DP1	.535) Subiaco	
Other names			
Place Type	Individual Building or Group	1	
Heritage Area	No		
ASSESSMENT OF SI	GNIFICANCE		
Photo (December 2020)			
Construction Date	c1902	Architectural Style	Federation Queen Anne
Construction	Walls	Roof	Other
Materials	Painted Brick	Corrugated metal sheeting	
Use	Current	Original	Other
000	Residential: Single storey	Residential: Single storey	
	residence	residence	
Historic Theme(s)	Demographic settlement an		
	Occupations: Domestic activ	•	
Historical Notes	Subiaco's population increased significantly in the 1890s due to an economic depression in the eastern states and the discovery of gold in Western Australia. In the late 1890s, property developers bought large landholdings for subdivision in the Perth metropolitan area. The subdivisions were generally simple grid pattern developments with small lots for occupancy by working families. Subiaco was a popular and logical location for development and the increase in population and demand for services led to the proclamation of Subiaco as a municipality in 1897. The area that is now known as the 'Subiaco Triangle Precinct' attracted the construction of a range of dwellings, including timber cottages, semi-detached houses, two to three bedroom free-standing brick dwellings and substantial villas. The subdivision plan for this portion of Barker Road was approved in 1896 but development did not accelerate until the 1900s. From the readily available residence this residence was built c1904 and appears to have been an investment property that had many occupants through the first half of the 20th century. Its similarity with the adjacent property at 215 Barker Road suggests the two properties were a small scale		

	
	development by a local builder. Because the first occupant identified in the Post Office Directories was plasterer, and later builder, James Chandler, it is proposed that this residence and 215 Barker Road were built by the Chandler family which included James, his son Harry and Frederick Chandler who lived in Barker Road, possibly a brother. Further research is needed to determine the Chandler family relationships and the construction projects they undertook. There was a rapid turnover of occupants until the early 1920s when motor driver Nelson Bond (c1871-1941)and his wife Janet Hart, nee Parker and two of their six children settled in the house after moving from Victoria. The Bond family lived at the house until 1940. A plan of the site prepared in 1927 and reviewed in 1955 for the purpose of planning sewerage and water supply services shows that the original footprint of the residence has not changed significantly since that time. The original property featured a verandah across the full width to the house and a galvanised iron wash house and brick toilet on the western boundary of the back yard. Aerial photographs of the place since the mid 20th century indicate that the house was reroofed with corrugated iron in the early 1960s and again in late 2015 when the current painted corrugated sheeting was installed. The extent and form of the original residence are still clearly evident.
Dhuningl	
Physical Description	Federation era house of brick construction.
Description	Brickwork has been painted obscuring the original finish.
	 Hipped and gabled roof with timbered and roughcast detail. Shallow projecting bay forming an improvement of an asymmetric frontage.
	 Shallow projecting bay forming an impression of an asymmetric frontage however verandah extends across the entire width of the facade.
	 Garage to front garden which impacts slightly on the contribution to the streetscape.
Condition	Based on a streetscape inspection the building appears to be in good condition.
Integrity	High: the place remains in its original function as a residential dwelling.
Authenticity	Moderate - High: The original external detailing of the building is largely intact
	although the painted brickwork has reduced the authenticity.
Statement of	The place has cultural heritage significance:
Significance	 As a good representative example of the many 4-5 room brick homes which were built in Subiaco during the early twentieth century to meet the needs and aspirations of middle-class residents such as public servants, senior office workers, small business owners, skilled tradesmen and single/widowed women of private means. As a good representative example of the application of materials and detailing which were derived from the Federation Queen Anne style, but which were applied in a more restrained manner that suited the budgets and expectations of the middle classes in Subiaco during the early twentieth century. For its aesthetic contribution to a largely intact group of early twentieth century houses. For its association with the rapid development of Subiaco in the early 20th
	century and the small scale development by local builders of many residential properties.
Level of	Some significance (Level 3)
Significance	Contributes to the heritage of the City of Subiaco.
Heritage Listings and Status	Local Heritage Survey - adopted 4/02/2003
Key References	Wise's Post Office Directory 1894-1949



LOCATION INFORM	IATION		
Name	Bellerive		
Place No.	24048		
Address	244 Barker Road (Lot 98, DP	21088) Subjaco	
Other names	House, 244 Barker Road	1000/ 5001000	
Place Type	Individual Building or Group		
<i>,</i> ,	No		
Heritage Area ASSESSMENT OF SI			
Photo	IGNIFICANCE		
(December 2020)			
Construction Date	c1905	Architectural Style	Federation Queen Anne
Construction	Walls	Roof	Other
Materials	Tuckpointed Brick	Corrugated metal sheeting	Painted brick and painted rendered bands
Use	Current	Original	Other
	Residential: Single storey	Residential: Single storey	
	residence	residence	
Historic Theme(s)	Demographic settlement an	d mobility: Settlements	
	Occupations: Domestic activ	vities	
Historical Notes	Subiaco's population increased significantly in the 1890s due to an economic depression in the eastern states and the discovery of gold in Western Australia. In the late 1890s, property developers bought large landholdings for subdivision in the Perth metropolitan area. The subdivisions were generally simple grid pattern developments with small lots for occupancy by working families. Subiaco was a popular and logical location for development and the increase in population and demand for services led to the proclamation of Subiaco as a municipality in 1897. The area that is now known as the 'Subiaco Triangle Precinct' attracted the construction of a range of dwellings, including timber cottages, semi-detached houses, two to three bedroom free-standing brick dwellings and substantial villas. The subdivision plan for this portion of Barker Road was approved in 1895 but development did not accelerate until the 1900s. From the readily available information this house was built c1905 and the first occupant was Mrs Annie Gubby, nee Swannell (c1852-1907). Anne Gubby appears to have relocated from Victoria		

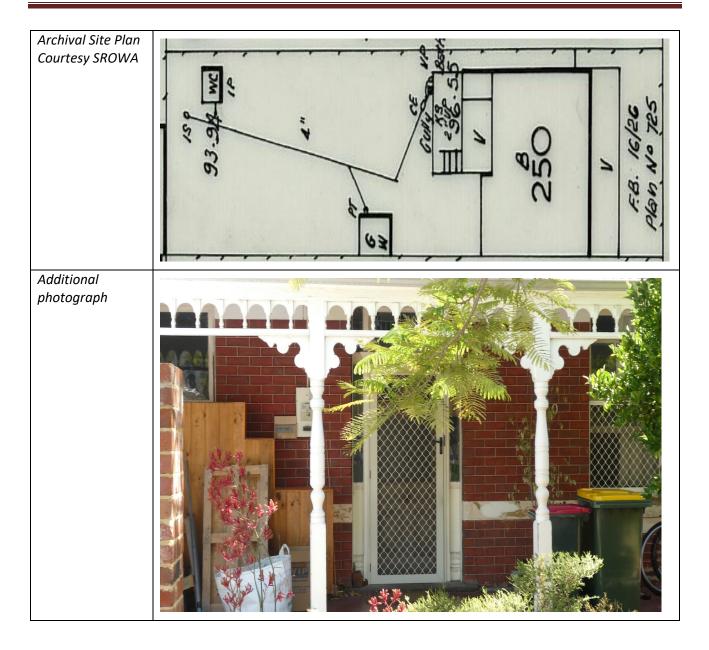
	following the death of her husband John Gubby, a gentleman, in 1904. It is likely that	
	Anne Gubby purchased the house but no information was discovered as to the	
	builder or architect of the residence. At this time many houses were being built and	
	sold in Subiaco. Anne Gubby named the house 'Bellerive' and sadly died in 1907 aged	
	55. In c1912, the house was occupied by wicker worker George Edward Wood	
	(c1882-1933) and his wife Edith Emily Moore (c1882-1931) and their two sons. When	
	Edith Wood died in 1931, an item in the local press celebrated her voluntary works	
	with the Young Australia League, Mothers Union of St Andrew's Church, Subiaco	
	Branch of the Ugly Men's Association and the Subiaco Boy Scouts. George Wood died	
	in 1933 as a result of a motor cycle accident and their son Norman James Wood, a	
	bank officer stayed on in the house for a short while.	
	From c1940 until the mid 1960s the place was occupied by public servant Bryn Arvfon	
	Jones (1894-1963) and his wife Dora Winifred, nee Castle (1895-1967). The couple	
	had married in 1920 and lived all their married life in Subiaco.	
	A plan of the site prepared in the 1920s and reviewed in the 1950s for the purpose of	
	planning sewerage and water supply services shows that the footprint of the	
	residence has almost doubled since that time. The original property featured a	
	verandah across the full width of the rear of the house and evidence of another	
	earlier addition in timber which included the bathroom. The back yard included a	
	timber wash house and brick water closet, a long trellis, possibly for grape vines, was located in the centre of the yard.	
	Aerial photographs of the place since the mid 20th century indicate that the house	
	was roofed with red corrugated iron in the early 1960s with the rear skillion roof in	
	corrugated metal sheeting. In c1990, an extension was added to the rear of the	
	residence which clad all of the roof in red painted corrugated sheeting. The extent	
	and form of the original residence are still clearly evident.	
Physical	Traditional symmetric Federation Queen Anne style house.	
Description	Brick construction with rendered strong course and rendered dado below sill	
	level.	
	 Hipped and gabled roof with red corrugated cladding. 	
	Windows arranged in groups of three timber casements with leaded lights to	
	top lights to the bay and sash windows to the recessed section.	
	 Asymmetric frontage with verandah across recessed section. 	
	Gable to projecting wing with roughcast render and timbered detail plus	
	louvered vent.	
Condition	Front garden enclosed by timber picket fence.	
Condition	Based on a streetscape inspection the building appears to be in good condition.	
Integrity Authenticity	High: the place remains in its original function as a residential dwelling.High: The original external form and detailing of the original building is largely intact	
Statement of	The place has cultural heritage significance:	
Significance	 As a good representative example of the many 4-5 room brick homes which 	
	were built in Subiaco during the early twentieth century to meet the needs	
	and aspirations of middle-class residents such as public servants, senior office	
	workers, small business owners, skilled tradesmen and single/widowed	
	women of private means.	
	 As a good representative example of the application of materials and 	
	detailing which were derived from the Federation Queen Anne style, but	
	which were applied in a more restrained manner that suited the budgets and	
	expectations of the middle classes in Subiaco during the early twentieth	
	century.	

	Ear its postbotic contribution to a largely intact group of parky twontieth		
	 For its aesthetic contribution to a largely intact group of early twentieth century houses 		
	century houses.		
	• For its association with the rapid development of Subiaco in the early 20th		
	century and the small scale development by local builders of many residential properties.		
Level of	Some significance (Level 3)		
Significance	Contributes to the heritage of the City of Subiaco.		
Heritage Listings	Local Heritage Survey - adopted 4/02/2003		
and Status	Local Hentage Survey - adopted 4/02/2005		
Key References	Wise's Post Office Directory 1894-1949		
Rey Rejerences	Australian Electoral Rolls, 1903-1980		
	Aerial Photographs, Landgate 1948-2020.		
	MWSSⅅ Plans, State Records Office of WA, Retro Maps <u>http://au-wa-sro-</u>		
	metromaps-uat.s3-website-ap-southeast-2.amazonaws.com/#/		
	Historical Notes for the Triangle Precinct prepared by Annette Green April 2020, held		
	by the City of Subiaco.		
	Who Built Subiaco? The builders who lived and/or worked in Subiaco in the period		
	c1895-1940, Annette Green, Greenward Consulting, January 2015.		
	The Sunday Times, 17 February 1907, p. 1.		
	The Argus, 28 Nov 1904, p. 1.		
	The West Australian, 12 August 1933, p. 12.		
Archival Site Plan Courtesy SROWA			
	244 Plan NP /35 Plan NP /35		
Additional			
photograph			

LOCATION INFORM	ATION		
Name	House, 250 Barker Road		
Place No.	24049		
Address	250 Barker Road (Lot 100, D	P1088) Subiaco	
Other names		,	
Place Type	Individual Building or Group)	
Heritage Area	No		
ASSESSMENT OF S			
Photo			
(December 2020)			
Construction Date	c1915	Architectural Style	Federation Queen Anne
Construction	Walls	Roof	Other
Materials	Tuckpointed Brick	Corrugated metal sheeting	Decorative timber detail on bullnose verandah
Use	Current	Original	Other
	Residential: Single storey	Residential: Single storey	
	residence	residence	
Historic Theme(s)	Demographic settlement an Occupations: Domestic activ	d mobility: Settlements	·
Historical Notes	Subiaco's population increased significantly in the 1890s due to an economic depression in the eastern states and the discovery of gold in Western Australia. In the late 1890s, property developers bought large landholdings for subdivision in the Perth metropolitan area. The subdivisions were generally simple grid pattern developments with small lots for occupancy by working families. Subiaco was a popular and logical location for development and the increase in population and demand for services led to the proclamation of Subiaco as a municipality in 1897. The area that is now known as the 'Subiaco Triangle Precinct' attracted the construction of a range of dwellings, including timber cottages, semi-detached houses, two to three bedroom free-standing brick dwellings and substantial villas. The subdivision plan for this portion of Barker Road was approved in 1895 but development did not accelerate until the 1900s. From the readily available information this house was built c1915 and was immediately occupied by Charles Matthews a book binder and later printer, his wife Annie Ethel Matthews (c1877-		

	1960) and their two daughters. No detail has been discovered about the builder or architect of this house although it is likely that Charles Matthews purchased it from one of the many investors/builders working in Subiaco at that time. Charles and Annie lived at this house until Charles died in 1954. A plan of the site prepared in the 1920s and reviewed in the 1950s for the purpose of planning sewerage and water supply services shows that the footprint of the residence has changed little since that time. The original verandah at the rear of the house is now enclosed and extended but the building displays a similar footprint. The back yard was accessed by a set of steps from the house and included a galvanised iron wash house and brick water closet. Aerial photographs of the place since the mid 20th century indicate that the house was roofed with corrugated iron. It is not entirely clear when the verandah roof was reclad but appears to be in the 1970s. The extent and form of the original residence are still clearly evident.
Physical	Symmetrical fronted brick and iron Federation era house with hipped roof
Description	and bullnose verandah canopy.
,	• Timber framed sash windows.
	Rendered bands across the façade.
Condition	Based on a streetscape inspection the building appears to be in reasonable condition.
Integrity	High: the place remains in its original function as a residential dwelling.
Authenticity	High: The original external form and detailing of the original building is largely intact
Statement of	The place has cultural heritage significance:
Significance Level of	 As a good representative example of the many 4-5 room brick homes which were built in Subiaco during the early twentieth century to meet the needs and aspirations of middle-class residents such as public servants, senior office workers, small business owners, skilled tradesmen and single/widowed women of private means. As a good representative example of the application of materials and detailing which were derived from the Federation Queen Anne style, but which were applied in a more restrained manner that suited the budgets and expectations of the middle classes in Subiaco during the early twentieth century. For its aesthetic contribution to a largely intact group of early twentieth century houses. For its association with the rapid development of Subiaco in the early 20th century and the small scale development by local builders of many residential properties.
Level of	÷ · ·
Significance	Contributes to the heritage of the City of Subiaco.
Heritage Listings and Status	Local Heritage Survey - adopted 4/02/2003
	Wise's Post Office Directory 1894 1940
Key References	 Wise's Post Office Directory 1894-1949 Australian Electoral Rolls, 1903-1980 Aerial Photographs, Landgate 1948-2020. MWSSⅅ Plans, State Records Office of WA, Retro Maps http://au-wa-sro-metromaps-uat.s3-website-ap-southeast-2.amazonaws.com/#/ Historical Notes for the Triangle Precinct prepared by Annette Green April 2020, held by the City of Subiaco. Who Built Subiaco? The builders who lived and/or worked in Subiaco in the period
	c1895-1940, Annette Green, Greenward Consulting, January 2015.

Heritage Place Record – House, 250 Barker Road



LOCATION INFORM	IATION		
Name	Houses, 252 and 254 Barker	^r Road	
Place No.	24050		
Address	252 Barker Road (Lot 2, SP8	505) Subiaco	
Other names			
Place Type	Individual Building or Group		
Heritage Area	No		
ASSESSMENT OF SI			
Photo			
(December 2020)			
Construction Date	c1905	Architectural Stule	Federation Queen Anne
		Architectural Style	
Construction	Walls Tuska sinted Driek	Roof	Other Dullages used a h
Materials	Tuckpointed Brick	Corrugated metal sheeting	Bullnose verandah
Use	Current	Original	Other
	Residential: Conjoined	Residential: Conjoined	
	residence	residence	
Historic Theme(s)	Demographic settlement an		
Historical Notes	Occupations: Domestic activities Subiaco's population increased significantly in the 1890s due to an economic depression in the eastern states and the discovery of gold in Western Australia. In the late 1890s, property developers bought large landholdings for subdivision in the Perth metropolitan area. The subdivisions were generally simple grid pattern developments with small lots for occupancy by working families. Subiaco was a popular and logical location for development and the increase in population and demand for services led to the proclamation of Subiaco as a municipality in 1897. The area that is now known as the 'Subiaco Triangle Precinct' attracted the construction of a range of dwellings, including timber cottages, semi-detached houses, two to three bedroom free-standing brick dwellings and substantial villas. The subdivision plan for this portion of Barker Road was approved in 1896 but development did not accelerate until the 1900s. It was not uncommon for lots to be purchased by investor/builders who constructed homes for sale, often one or two houses at a time which financed the next purchase. This pair of conjoined houses was first evident in the Post Office Directories in 1906, indicating a construction date		

	of 1905. The adjacent pair at 258 and 260 Barker Road demonstrate similar scale and detail which suggests they were built by the same contractor. No detail has been found to conclusively prove who built these four houses. This pair of houses had a rapid turnover of residents and the occupations of those listed in the Post Office Directories are not always possible to determine. Up to the 1920s there were many occupants with semi-skilled professions; compositor, banker, clerk, stationer, civil servant and bookkeeper. In the 1930s and 1940s less skilled occupations are listed such as truck driver and labourer, although skilled professional people were listed including an auditor and a musician. A plan of the site prepared in the 1920s and reviewed in the 1950s for the purpose of planning sewerage and water supply services shows that the footprint of the two residences have changed little since that time. The original verandahs appear to have been enclosed and extended. The back yard included a wash house abutting the end of the building and brick water closets on the back property boundary. Aerial photographs of the place since the mid 20th century indicate that the pair were roofed with red corrugated iron over the main house, and the skillion roof was galvanised corrugated iron until the late 1980s. By 1995, 252 Barker Road had been completely reroofed in corrugated metal sheeting, and 254 was reroofed in red corrugated sheeting by 2000. The extent and form of the original residences are still clearly evident.
Physical	
Description	 A pair of brick and iron duplex cottages divided by a high brick party wall. Smaller cottages with hipped and gabled roof, bullnose verandahs. Both have colorbond roofs albeit of different colours. Timber framed sash windows. Original finish tuck point with rendered bands. Central projecting bays with gables above incorporating rough cast render finish and timber finials.
Condition	Based on a streetscape inspection the building appears to be in fair to good
	condition.
Integrity	High: The place continues to be occupied as a church residence.
Authenticity	High: The original external form and detailing of the original building is largely intact
Statement of Significance	 The place has cultural heritage significance: This pair of semi-detached cottages are a good representative example of the standard of modest rental accommodation built for people such as tradesmen, junior employees, labourers and single women/widows in Subiaco during the early twentieth century. As representative examples 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 working families in Subiaco during the early twentieth century.
Level of	Some significance (Level 3)
Significance	Contributes to the heritage of the City of Subiaco.
Heritage Listings and Status	Local Heritage Survey - adopted 4/02/2003
Key References	Wise's Post Office Directory 1894-1949 Australian Electoral Rolls, 1903-1980 Aerial Photographs, Landgate 1948-2020. MWSSⅅ Plans, State Records Office of WA, Retro Maps <u>http://au-wa-sro-metromaps-uat.s3-website-ap-southeast-2.amazonaws.com/#/</u>

Archival Site Plan Courtesy SROWA	Historical Notes for the Triangle Precinct prepared by Annette Green April 2020, held by the City of Subiaco. Who Built Subiaco? The builders who lived and/or worked in Subiaco in the period c1895-1940, Annette Green, Greenward Consulting, January 2015.
Additional photograph	

LOCATION INFORM	IATION		
Name	House, 255 Barker Road		
Place No.	24051		
Address	255 Barker Road (Lot 3, DP1	1369) Subiaco	
Other names			
Place Type	Individual Building or Group)	
Heritage Area	No	-	
ASSESSMENT OF SI	GNIFICANCE		
Photo			
Construction Date	c1905	Architectural Style	Federation Queen Anne
Construction	Walls	Roof	Other
Materials	Painted brick	Corrugated metal sheeting	
Use	Current	Original	Other
	Residential: Two storey	Residential: Single storey	
	residence	residence	
Historic Theme(s)	Demographic settlement ar	nd mobility: Settlements	
	Occupations: Domestic acti	•	
Historical Notes	Subiaco's population increased significantly in the 1890s due to an economic depression in the eastern states and the discovery of gold in Western Australia. In the late 1890s, property developers bought large landholdings for subdivision in the Perth metropolitan area. The subdivisions were generally simple grid pattern developments with small lots for occupancy by working families. Subiaco was a popular and logical location for development and the increase in population and demand for services led to the proclamation of Subiaco as a municipality in 1897. The area that is now known as the 'Subiaco Triangle Precinct' attracted the construction of a range of dwellings, including timber cottages, semi-detached houses, two to three bedroom free-standing brick dwellings and substantial villas. The subdivision plan for this portion of Barker Road was approved in 1896 but development did not accelerate until the 1900s. From the readily available information this house was built in 1905 and it was commissioned by the owner John Arnott Maddison (c1863-1930). Maddison was a tailor, originally from Durham UK and was working in premises in Rokeby Road. His advertisement stated, 'Tenders		

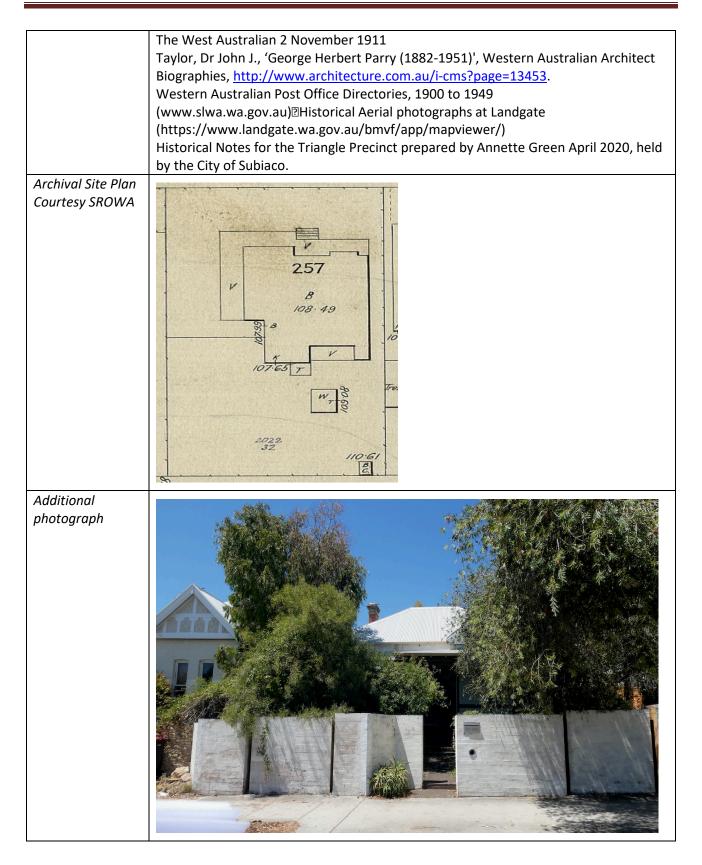
	 invited until noon Wednesday, 12th, for Brick Villa, Barker-road, Subiaco. Plans and specifications at J.A. Maddison, Tailor, Rokeby-road, Subiaco.' Whilst not completely conclusive it is reasonable to assume that as Maddison and his wife Ada Louise Wills, nee Woolcock (c1869-1946) were living in the house in the following year the house was built for them. Maddison also served as a councillor for the North Ward in the Subiaco Council. The Maddisons, including their daughter Elsie May who worked as a milliner, lived at this house until 1914 and then relocated to Victoria. During the 1920s the place was occupied by labourer John Buckingham and in 1925 by Hendry Cutton Jermy carpenter. In the 1940s, it was occupied by soldier Leslie Houston Turner (c1893-1965) who had served during the First and Second World Wars, and his wife Jessie, nee Eddy. A plan of the site prepared in 1926 and reviewed in 1954 for the purpose of planning sewerage and water supply services shows that the footprint of the residence has doubled little since that time. The original residence had a simple rectangular plan form. The back yard included a wash house, brick water closet on the back property boundary and a large trellis on the western boundary. 	
	Aerial photographs of the place since the mid 20th century indicate that the house	
	was roofed with red corrugated iron until the early 1990s.	
	In the late 1990s a large extension was constructed adjoining the rear of the house	
	which is consistent with the current form of the flat roofed two storey portion. The new addition has retained the original roof from the ridge line and the extent and	
	form of the original residence are still clearly evident.	
Physical	Traditional asymmetric Federation Queen Anne style house, set in a slightly	
Description	elevated position on the south side of Barker Road behind a high rubble	
	stone wall.	
	 The brickwork has been painted obscuring the original tuck point finish to the brick. The rendered band has been painted in a contrasting colour to retain the distinction between finishes. 	
	 The projecting wing incorporates a gabled with roughcast render and timber 	
	detailing above a pair of 1-over-1 sash windows.	
	Skillion verandah canopy supported on timber posts.	
	Hipped and gablet roof with brick chimneys with rendered corbelling.	
Condition	Based on a streetscape inspection the building appears to be in fair to good	
	condition.	
Integrity	High: The place continues to be occupied as a residence.	
Authenticity	Moderate - High: The original external detailing of the building is largely intact	
Statement of	although the painted brickwork has reduced the authenticity. The place has cultural heritage significance:	
Significance	 As a good representative example of the many 4-5 room brick homes which 	
Significance	were built in Subiaco during the early twentieth century to meet the needs	
	and aspirations of middle-class residents such as public servants, senior office	
	workers, small business owners, skilled tradesmen and single/widowed	
	women of private means.	
	 As a good representative example of the application of materials and detailing which were derived from the Federation Queen Anne style, but which were applied in a more restrained manner that suited the budgets and expectations of the middle classes in Subiaco during the early twentieth century. 	
	 For its aesthetic contribution to a largely intact group of early twentieth century houses. 	

	• For its association with the rapid development of Subiaco in the early 20th century and the small scale development by local builders of many residential properties.
Level of	Some significance (Level 3)
Significance	Contributes to the heritage of the City of Subiaco.
Heritage Listings and Status	Local Heritage Survey - adopted 4/02/2003.
Key References	 Wise's Post Office Directory 1894-1949 Australian Electoral Rolls, 1903-1980 Aerial Photographs, Landgate 1948-2020. MWSSⅅ Plans, State Records Office of WA, Retro Maps http://au-wa-sro-metromaps-uat.s3-website-ap-southeast-2.amazonaws.com/#/ Historical Notes for the Triangle Precinct prepared by Annette Green April 2020, held by the City of Subiaco. Who Built Subiaco? The builders who lived and/or worked in Subiaco in the period c1895-1940, Annette Green, Greenward Consulting, January 2015.
Archival Site Plan Courtesy SROWA	7ellis 7ellis 7ellis 7ellis
Additional photograph	

LOCATION INFORM	IATION			
Name	St Andrew's Anglican Church Rectory			
Place No.	25450			
Address	257 Barker Road (Lot 1 and	257 Barker Road (Lot 1 and 2, DP1369) Subiaco		
Other names	Rectory, 257 and 259 Barker	r Road		
Place Type	Individual Building or Group			
Heritage Area	No			
ASSESSMENT OF S	GNIFICANCE			
Photo				
(December 2020)				
Construction Date	1912	Architectural Style	Federation Queen Anne	
Construction	Walls	Roof	Other	
Materials	Painted brick	Corrugated metal sheeting		
Use	Current	Original	Other	
	Religious: Housing	Religious: Housing		
Historic Theme(s)	Social and civic activities: Re		-	
	Demographic settlement an	-		
Historical Notes	The following information is a direct extract from the Heritage Assessment of St Andrews Anglican Church Rectory, 257 Barker Road, Subiaco prepared by Greenward Consulting for the City of Subiaco, 23 March 2015. In the period 1896-1906 the first permanent churches were established in the area as follows: 1896 - Subiaco Wesleyan (Methodist) Church erected in Broome Road (later Hay Street)(near the corner with Axon Street). Since demolished. Replaced by the new Subiaco Wesleyan Church at 233 Bagot Road in 1906. Since demolished. 1897-1898 - Presbyterian Church erected at 315-317 Bagot Road. Adjacent manse built in 1907. 1897 -Church of England Mission Hall (later names St Andrew's Anglican Church) built at 371 Broome Road (later Hay Street). Since demolished. Replaced by the present St			
	-	t 259 Barker Road in 1906-19		

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	 1898 - St Joseph's Catholic Church built for the Sisters of St John of God and also used as a school (West Leederville). When St Joseph's Parish, Subiaco, was created in 1901 this was also used as the first Parish Church. Since demolished. 1900 - Church of Christ constructed at 260 Bagot Road. This is still extant (albeit with a modern façade) 1903 - Rosalie Wesleyan (Methodist) Church erected in Keighley Road (near the south-west corner of Rosalie Street). Since demolished. 1905 - Jolimont Wesleyan (Methodist) Church erected at 18 Jersey Street. Since demolished. 1906 - Congregational Church erected at 179 Bagot Road. Since demolished. As noted above, the first Anglican Church in Subiaco was built on Hay Street in 1897. With an increasing congregation (reflecting the rapid suburban development of Subiaco), land for a new Anglican Church was acquired on Barker Road in c.1905 and the first stage of the present church was built in 1906-1907. In August 1911, Lots 1 & 2 of Deposited Plan 1369 (adjoining the eastern boundary of the church site) were purchased by the Diocesan Trustees of the Church of England. Plans for a new rectory were then prepared for this site by Herbert Parry, an architect whose father had been the Anglican Bishop of Perth (1876-1893), and whose practice included the design of a large number of Anglican Church buildings. The plans had been accepted and put out for tender by the beginning of November:
	TO BUILDERS. TENDERS will be received until NOON on WEDNESDAY, November 15, for the ERECTION of a RECTORY in Barker-road, Subiaco, for the Diocesan Trustees of the Church of England. No Tender necessarily accepted. HERBERT PARRY, A.W.A.I.A., Architect, T. and G. Chambers, St. George's-terrace, Perth.
	A tender for £775 was accepted in January 1912 and the house was constructed during that year. The first occupant was the Rev. Robert John Craggs who lived here from c.1912 to 1919 (and who had previously lived at 369 Barker Road). Subsequent entries in the Post Office Directories indicate that the Rectors of St Andrew's (and the occupants of the house) then changed every 1-6 years through until at least 1949. Major renovations and repairs were undertaken in the 1970s, including the construction of a new verandah along the north (front) and west facades (following the footprint of an earlier verandah), the addition of a family room at the rear and the erection of a 1.8m high courtyard wall to the front boundary. These works, valued at \$2000, were designed and constructed by a local builder and parishioner, R. J. Davies. A Conservation Plan was prepared for the Church and Rectory in 2000.This concluded that St Andrew's Anglican Church and Rectory was the only pre-WWI church and rectory complex in Subiaco still being used for their original purpose.
Physical Description	 The following extract has been taken from the heritage assessment of St Andrew's Anglican Church Rectory, prepared by Greenward Consulting, March 2015. St Andrew's Rectory was constructed in the Federation Queen Anne style, but important stylistic details have been obscured by renovations undertaken in the 1970s. Key elements of the present building include the: Asymmetrical plan. Gable-hipped roof. This has a prominent gable to the main (northern) façade,
	but the original decorative detailing of this element has been replaced by a plain panel.

	The roof is now clad with corrugated metal sheeting.		
	• Two face-brick chimneys (one on either side of the house), each with a		
	rendered projecting cornice and cap. Painted brick walls (originally face brick).		
	• Projecting wing at the western end of the street frontage. This has a pair of		
	individual double hung windows with a continuous flat rendered lintel and a		
	continuous flat rendered sill. The upper sashes have 9 small panes of glass		
	and the lower sashes a single pane.		
	• Central entry (flanked by the projecting wing on the western side and a		
	shallow rectangular window bay on the eastern side).		
	• The entrance door features sidelights (fitted with obscure glass) and stained		
	glass highlights.		
	• Shallow projecting window bay on the western side of the main façade.		
	Public views to this area are obscured by the boundary wall and garden		
	vegetation, but glimpses of the windows suggests that they are similar to		
	those of the projecting wing(see above).		
	• Return verandah, stepping across the main façade and returning along the		
	western side.		
	• The front yard is bounded by a high painted brick wall, backed by mature		
	shrubs and trees, which combine to obscure public views of the façade.		
	• The side (western) façade is visible in views along the side driveway and		
	across the adjacent church grounds.		
Condition	Based on a streetscape inspection the building appears to be in fair to good		
	condition.		
Integrity	High: The place continues to be occupied as a church residence.		
Authenticity	Moderate: The original external detailing was altered by renovations undertaken in the 1970s, including the painting of the face brickwork and construction a new verandah.		
Statement of	The place has cultural heritage significance:		
Significance	For its role as the residence for the adjacent St Andrew's Anglican Church		
	since its construction in 1912.		
	 As part of the only pre-WWI church and rectory complex in Subiaco that is 		
	still being used for the original purpose.		
	 As a good representative example of a well designed and detailed 		
	"gentleman's villa" of Subiaco dating from the early twentieth century.		
	• For its aesthetic value as a good representative example of a well-designed		
	Federation Queen Anne villa of the early twentieth century, designed to a		
	style and scale suited to the professional/business classes.		
Level of	Some significance (Level 3)		
Significance	Contributes to the heritage of the City of Subiaco.		
Heritage Listings	Heritage List - Adopted 23/ 06/2015.		
and Status	Local Heritage Survey - adopted 4/02/2003.		
	Anglican Church Inventory - 30/07/1992.		
Key References	Certificate of Title Volume 153 Folio 35		
	Churches constructed in Subiaco, 1896-1962, a private research project by Annette		
	Green, Greenward Consulting, March 2015.		
	St Andrew's Anglican Church Subiaco Conservation Plan(prepared by Hocking		
	Planning & Architecture et al 2000).		
	Heritage Assessment of St Andrew's Anglican Church, 257 Barker Road Subiaco		
	(prepared by Greenward Consulting for the City of Subiaco, April 2014)		
	The Daily News, 10 March 1896 p 2.		



LOCATION INFORM	IATION		
Name	Houses, 258 and 260 Barke	r Road	
Place No.	24052		
Address	258 Barker Road (Lot 1, 2, S	P28263) Subiaco	
Other names		,	
Place Type	Individual Building or Group	0	
Heritage Area	No		
ASSESSMENT OF S	GNIFICANCE		
Photo			
(December 2020)			
Construction Date	c1906	Architectural Style	Federation Queen Anne
Construction	Walls	Roof	Other
Materials	Painted brick	Corrugated metal sheeting	Bullnose verandah
Use	Current	Original	Other
0.50	Residential: Conjoined	Residential: Conjoined	
	residence	residence	
Historic Theme(s)	Demographic settlement ar		
	Occupations: Domestic acti	-	
Historical Notes	Subiaco's population increased significantly in the 1890s due to an economic depression in the eastern states and the discovery of gold in Western Australia. In the late 1890s, property developers bought large landholdings for subdivision in the Perth metropolitan area. The subdivisions were generally simple grid pattern developments with small lots for occupancy by working families. Subiaco was a popular and logical location for development and the increase in population and demand for services led to the proclamation of Subiaco as a municipality in 1897. The area that is now known as the 'Subiaco Triangle Precinct' attracted the construction of a range of dwellings, including timber cottages, semi-detached houses, two to three bedroom free-standing brick dwellings and substantial villas. The subdivision plan for this portion of Barker Road was approved in 1896 but development did not accelerate until the 1900s. It was not uncommon for lots to be purchased by investor/builders who constructed homes for sale, often one or two houses at a time which financed the next purchase. This pair of conjoined houses was first evident in the Post Office Directories in 1906, indicating a construction date		

	of 1905. The adjacent pair at 258 and 260 Barker Road demonstrate similar scale and detail which suggests they were built by the same contractor. No detail has been found to conclusively prove who built these four houses. The occupation of this pair of houses had a rapid turnover and the occupations of those who are listed in the Post Office Directories are not always possible to determine. Throughout the first half of the 20th century there was a mix of occupations undertaken by the people living at these two houses; wood and coal merchant, bank officer, motor driver, retired contractor, glazier, railway employee, traveller, labourer, meter reader, engine driver, upholstress and blacksmith. A plan of the site prepared in the 1920s and reviewed in the 1950s for the purpose of planning sewerage and water supply services shows that the footprint of the two residences have changed little since that time. The original verandahs appear to have been enclosed and extended. The back yard included a wash house abutting the end of each house and brick water closets on the back property boundary. Aerial photographs of the place since the mid 20th century indicate that the pair were roofed with red corrugated iron over the main house, and the skillion roof was galvanised corrugated iron until the late 1980s. By 1995, 252 Barker Road had been completely reroofed in corrugated metal sheeting, and 254 was reroofed in red corrugated sheeting by 2000. The extent and form of the original residences are still clearly evident.
Dh. cited	
Physical Description	 Pair of duplex cottages that have similar finishes. Brick construction with painted finish. Central gables above a pair of timber framed sash windows. The gables have a smooth render finish with cornice. Hipped and gabled roof with separate bullnose verandah canopies supported on turned timber pacts.
Condition	on turned timber posts. Based on a streetscape inspection the building appears to be in fair to good
	condition.
Integrity	High: The place continues to be occupied as a church residence.
Authenticity	Moderate - High: The original external detailing of the building is largely intact although the painted brickwork has reduced the authenticity.
Statement of	The place has cultural heritage significance:
Significance	 As a good representative example of the many 4-5 room brick homes which were built in Subiaco during the early twentieth century to meet the needs and aspirations of middle-class residents such as public servants, senior office workers, small business owners, skilled tradesmen and single/widowed women of private means. As a good representative example of the application of materials and detailing which were derived from the Federation Queen Anne style, but which were applied in a more restrained manner that suited the budgets and expectations of the middle classes in Subiaco during the early twentieth century. For its aesthetic contribution to a largely intact group of early twentieth century houses. For its association with the rapid development of Subiaco in the early 20th century and the small scale development by local builders of many residential properties.
Level of	Some significance (Level 3)
Significance	Contributes to the heritage of the City of Subiaco.
Heritage Listings and Status	Local Heritage Survey - adopted 4/02/2003.

Key References	Wise's Post Office Directory 1894-1949 Australian Electoral Rolls, 1903-1980 Aerial Photographs, Landgate 1948-2020. MWSSⅅ Plans, State Records Office of WA, Retro Maps http://au-wa-sro-
	metromaps-uat.s3-website-ap-southeast-2.amazonaws.com/#/
	Historical Notes for the Triangle Precinct prepared by Annette Green April 2020, held
	by the City of Subiaco.
	Who Built Subiaco? The builders who lived and/or worked in Subiaco in the period c1895-1940, Annette Green, Greenward Consulting, January 2015.
Archival Site Plan	
Courtesy SROWA	B B B B B B B B B B B B B B B B B B B
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Additional photograph	

LOCATION INFORM	ATION			
Name	St Andrew's Anglican Church			
Place No.	2437			
Address	259 Barker Road (Lot 8,9,10	259 Barker Road (Lot 8,9,10,11,12, DP2240) Subiaco		
Other names		, , , ,		
Place Type	Individual Building or Group	0		
Heritage Area	No	-		
ASSESSMENT OF S	-			
Photo	54			
(December 2020)				
Construction Date	1906, 1929, 1953, 1981, 2007.	Architectural Style	Federation Gothic	
Construction	Walls	Roof	Other	
Materials	Face Brick	Variegated tile	Rock faced stone foundations	
Use	Current	Original	Other	
	Religious: church	Religious: church		
Historic Theme(s)	Social and civic activities: Religion Demographic settlement and mobility: Settlements			
Historical Notes	The following extract has been taken from the heritage assessment of St Andrew's Anglican Church, prepared by Greenward Consulting, April 2014. The first Anglican Church in Subiaco was constructed in Hay Street in 1897. By 1906, the growth of Subiaco had provided the impetus for the construction of a larger and more centrally located Anglican church. The new church was designed by architect, Austin Bastow, in the Federation Gothic style and was planned to be built in stages - with the most elaborate elements, the north-western entry tower and a transept at the eastern end being omitted from the original construction phase. Austin Bastow was an American born architect, with strong links to the Subiaco community. He had settled in Subiaco by the late nineteenth century and became active in local politics, serving as Mayor in 1899-1902 and 1905-1906. In the early twentieth century (before relocating in 1907) Bastow was very active as a Perth architect and in later years listed the design of St Andrew's as one of his major works.			

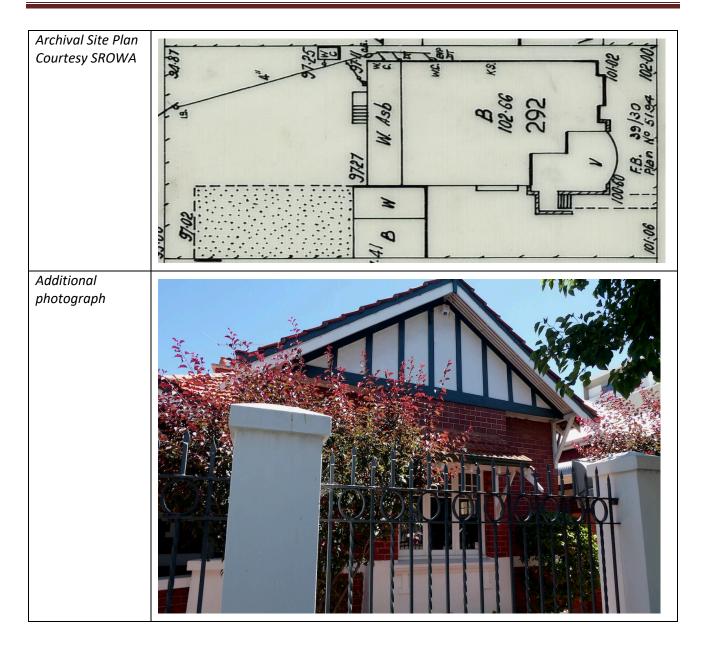
Physical Description	 The church was finally extended in 1929, but the designs by architect, Herbert Parry, were much more modest than the original intent, featuring a gabled porch rather than the landmark tower at the north-west corner. Together with a new chancel and vestries at the eastern end, these works were carefully detailed and built in brick and stone to blend seamlessly with the original. In 1952-1953, new additions were designed by Hobbs, Winning and Leighton, architects, and constructed by R.J. Davies, builder - replacing and extending weatherboard rooms at the eastern end of the church. In c.1981, Duncan, Stephen and Mercer, Architects, were contracted to undertake further alterations and additions. These works included the relocation of the southeast entry porch to the south-west door, but primarily related to significant internal alterations, impacting on the configuration of the church. Since 2000, the rose window at the west end has been replaced with three slender pointed windows, and the interior has been further reconfigured. <i>The following extract has been taken from the heritage assessment of St Andrew's Anglican Church, by Greenward Consulting, April 2014.</i> St Andrew's Church was constructed in the Federation Gothic style. The key element of the Federation Gothic style that was omitted by the failure to complete the original design, was the landmark tower intended for the north-west corner. The building (as built in 1906 and extended in 1929) was a much more modest expression of the Federation Gothic style. The elements that demonstrate the style include; Use of contrasting materials including rock-faced stone foundations, Englishbond face brick-walls, and rendered detailing to the window surrounds, gable ends, string courses, plinth caps and buttress caps. (Note: the inter-war additions replicated this detailing, but the mid-late twentieth century additions are distinguished by the use of simple stretcher bond face brickwork with no rene
Condition	Based on a streetscape inspection the building appears to be in fair to good
Integrity	condition. High: the place continues to be occupied and used as an Anglican Church.
Authenticity	Moderate: When constructed in 1906 the church was completed as only the first
	stage of the intended design. Since that time it has been extended and altered in four primary stages, to meet the changing needs of the church(1929, 1953, 1981 and post 2000).
Statement of	St Andrew's Anglican Church, 257 Barker Road, Subiaco is of cultural heritage
Significance	 significance: As a good example of the design work of Austin Bastow, a local resident and Perth architect who was also a councillor of the municipality of Subiaco from c.1897, and Mayor in 1899-1902 and 1905-1906 (although the church was never completed to his original vision); For its social and historical value as the oldest surviving establishment church in central Subiaco;

	 As physical evidence of the development of Subiaco as an established suburb in the early twentieth century; 			
	• For is social significance for former and current members of the congregation			
	and for those who have celebrated important life events at this church;			
	• For its social significance to the families of those commemorated in memorial			
	plaques, stained glass windows and furnishings;			
	As one of a decreasing number of inner-city churched of its period that still			
	accommodate the original function;			
	For its landmark value in central Subiaco.			
Level of	Considerable significance (Level 2)			
Significance	Very Important to the heritage of the City of Subiaco.			
Heritage Listings	Heritage List - Adopted 23/06/2015.			
and Status	Local Heritage Survey - adopted 4/02/2003.			
	Anglican Church Inventory - 30/07/1992.			
Key References	Heritage Assessment of St Andrew's Anglican Church, 257 Barker Road, Subiaco,			
	Greenward Consulting.			
	Hocking Planning & Architecture et al, St Andrew's Anglican Church Subiaco			
	Conservation Plan, prepared for the Anglican Church of Australia Diocese of Path and			
	the parish of Subiaco, July 2000.			
	Taylor, John J., 'Austin Bastow (1867-1942)', Western Australian Architect			
	Biographies, http://www.architecture.com.au/i-cms?page=13453, accessed 19 March			
	2014.			
	Western Mail 7 July 1906 pp 24 and 42.			
	Western Mail 10 July 1914 p 34.			
	The West Australian 22 September 1928 p 4.			
	The West Australian 15 August 1929 p 18.			
	Various other newspaper articles referencing the construction, consecration and			
	extension of the church(trove.nla.gov.au)			
	Various newspaper articles referencing Austin Bastow as Mayor of Subiaco			
	(trove.nla.gov.au)			
	Historical Notes for the Triangle Precinct prepared by Annette Green April 2020, held			
	by the City of Subiaco.			
Archival Site Plan				
Courtesy SROWA				
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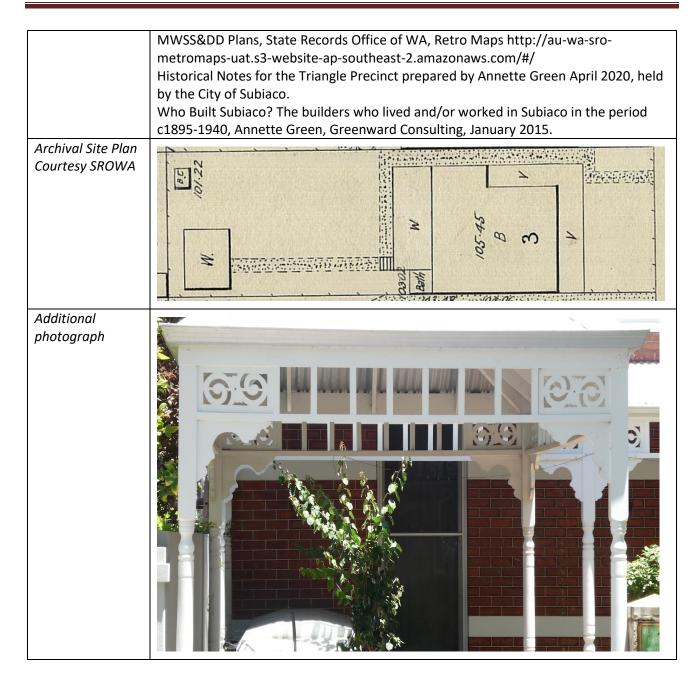
LOCATION INFORMATION				
Name	Bant Residence (fmr)			
Place No.	9160			
Address	292 Barker Road (Lot 46, 4	7, DP1381) Subiaco		
Other names	House, 292 Barker Road			
Place Type	Individual Building or Grou	р		
Heritage Area	No			
ASSESSMENT OF S	IGNIFICANCE			
Photo (December 2020)				
Construction Date	1930	Architectural Style	Inter-War Californian Bungalow	
Construction	Walls	Roof	Other	
Materials	Common Brick	Terracotta tile		
Use	Current	Original	Other	
	Commercial: Office	Residential: Single storey	Residential: Single storey	
		residence	residence	
Historic Theme(s)	Demographic settlement and mobility: Settlements Occupations: Domestic activities Occupations: Commercial services and industries			
Historical Notes	While the Subiaco area was subdivided into Perth Suburban Lots in 1883 the population of the district had only risen to around 100 by 1895. In the mid 1890s the significant population growth that flowed from gold discoveries in Coolgardie and Kalgoorlie placed increasing stress on the existing housing market in Perth. It was the opportunities that this provided for the owners of the large tracts of relatively undeveloped residential land in Subiaco that finally commenced the transformation of Subiaco from bush to suburb. In the early twentieth century the area that is now known as the 'Subiaco Triangle Precinct' attracted the construction of a range of dwellings, including timber cottages, semi-detached houses, two to three bedroom free-standing brick dwellings and substantial villas. This former residence was built c1928 for William Horace (Horrie) Bant (c1883-1957) and his wife Evelyn May, nee Styles (c1884-1951). The couple had married in 1909 in Subiaco and lived all their married life there. Horrie ran 'Bants Furniture Store' on			

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Physical Description	 Rokeby Road and later alongside at 294 Barker Road. Before the house was built there is no evidence to show that there was any residential development on the site although A.J. Machin did operate his plumbing business from this site. Horrie and Evelyn Bant, had five children and the couple lived at the house until the 1950s. Horrie staying on in the house after Evelyn's death in 1951. The place appears to have continued to be used as a residence for some years and subsequently converted to office premises. The additions to the rear of the building and the opening of the access to rear laneway to enable parking appears to have occurred in the late 1980s. The place continues to be used for office premises. Single storey red brick and tile residential building now in commercial use. Pair of terracotta pots to chimney. Scroll finials to gables and gablets. Timber trim to gables. Smooth rendered verandah wall with rendered copings and caps supporting timber verandah posts. Tiled awnings over main windows. 	
	Recent canvas awnings to verandah gables	
Condition	Based on a streetscape inspection the building appears to be in fair to good condition.	
Integrity	Moderate - based on a streetscape view the interventions to create office spaces has changed the original layout as a residence.	
Authenticity	High: The original external detailing of the building is largely intact and/or sympathetically restored/extended, and the place has been well maintained.	
Statement of	The place has cultural heritage significance:	
Significance	 This place is a good example of a well designed and detailed "gentleman's villa" of Subiaco dating from the Inter-War period. 	
	 This place has aesthetic value as a good representative example of a well designed California Bungalow of the Inter-War era. The place has historia value for its association with William Harses (Herris) 	
	 The place has historic value for its association with William Horace (Horrie) Bant and his family who owned and managed Bants Furniture store from premises nearby; originally on Rokeby Road and later in the lot immediately west at 294 Barker Road. 	
	 It is a representative example of the adaptation of some of Subiaco's large Inter-War residences for alternative uses, reflecting changes in the local community over time. 	
Level of	Considerable significance (Level 2)	
Significance	Very Important to the heritage of the City of Subiaco.	
Heritage Listings and Status	Local Heritage Survey - Adopted 22/06/2021	
Key References	 Wise's Post Office Directory 1894-1949 Australian Electoral Rolls, 1903-1980 Aerial Photographs, Landgate 1948-2020. MWSSⅅ Plans, State Records Office of WA, Retro Maps http://au-wa-sro-metromaps-uat.s3-website-ap-southeast-2.amazonaws.com/#/ Historical Notes for the Triangle Precinct prepared by Annette Green April 2020, held by the City of Subiaco. Who Built Subiaco? The builders who lived and/or worked in Subiaco in the period 	
	c1895-1940, Annette Green, Greenward Consulting, January 2015.	



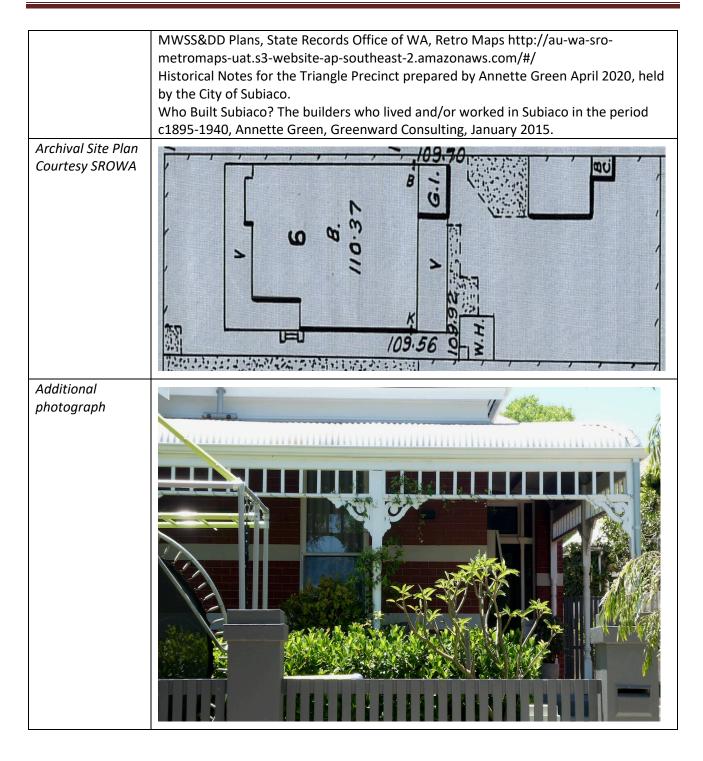
LOCATION INFORM	IATION		
Name	House, 3 Bedford Avenue		
Place No.	24059		
Address	3 Bedford Avenue (Lot 28, D	P214) Subiaco	
Other names		,	
Place Type	Individual Building or Group		
Heritage Area	No	·	
ASSESSMENT OF SI			
Photo			
(December 2020)			
Construction Date	c1912	Architectural Style	Federation Queen Anne
Construction	Walls	Roof	Other
Materials	Tuckpointed Brick	Corrugated metal sheeting	Painted rendered bands
Use	Current	Original	Other
	Residential: Single storey	Residential: Single storey	
	residence	residence	
Historic Theme(s)	Demographic settlement an		I
	Occupations: Domestic activ	-	
Historical Notes	Subiaco's population increased significantly in the 1890s due to an economic depression in the eastern states and the discovery of gold in Western Australia. In the late 1890s, property developers bought large landholdings for subdivision in the Perth metropolitan area. The subdivisions were generally simple grid pattern developments with small lots for occupancy by working families. Subiaco was a popular and logical location for development and the increase in population and demand for services led to the proclamation of Subiaco as a municipality in 1897. The area that is now known as the 'Subiaco Triangle Precinct' attracted the construction of a range of dwellings, including timber cottages, semi-detached houses, two to three bedroom free-standing brick dwellings and substantial villas. This portion of Bedford Avenue was formally approved for residential subdivision in 1932 but evidence from the Post Office Directories indicates there was development on these lots prior to that date. From the readily available information this residence was built c1912 and the first occupant was dressmaker, Elizabeth Ann Hall. No information has been found in this research about Elizabeth Hall, or the builder or		

	1	
	architect of this residence. Elizabeth Hall remained at the house for only one year before moving on and the place was occupied by a series of occupants indicating it was an investment property owned by an absentee landlord. In1928, Mrs Daisy Sadlier took up occupancy with her three children following the death of her husband Egbert George Harold (c1888-1927) at the age of 39. She lived at this place until her death in 1953. During this period she took in boarders including saleswoman, Amy Foster during the 1940s. A plan of the site prepared in 1927 and reviewed in 1955 for the purpose of planning sewerage and water supply services shows that the footprint of the residence has doubled little since that time. The original residence had a simple rectangular plan form with a verandah across the entire width of the back elevation. The back yard included a wash house and brick water closet on the back property boundary. Aerial photographs of the place since the mid 20th century indicate that the house was clad with red corrugated iron in the 1970s which was a likely replacement for corrugated galvanised iron. An addition was constructed to the rear c1980 which was extended c2000. The new addition has retained the original roof from the ridge line and the extent and form of the original residence are still clearly evident.	
Physical		
Description	 Traditional brick and iron Federation Queen Anne style house with hipped roof incorporating a centrally placed brick and rendered corbel chimney. 	
	 Tuckpoint finish to brick with rendered bands. 	
	Full length sash windows.	
	Bullnose verandah canopy that wraps around the north elevation of the	
	housel. Carport in front garden has followed the same style as the verandah.	
Condition	Based on a streetscape inspection the building appears to be in fair to good	
	condition.	
Integrity	High: the place remains in its original function as a residential dwelling.	
Authenticity	High: The original external detailing of the building is largely intact and/or	
	sympathetically restored/extended, and the place has been well maintained.	
Statement of	The place has cultural heritage significance:	
Significance	 As a good representative example of the many 4-5 room brick homes which were built in Subiaco during the early twentieth century to meet the needs and aspirations of middle-class residents such as public servants, senior office workers, small business owners, skilled tradesmen and single/widowed women of private means. As a good representative example of the application of materials and detailing which were derived from the Federation Queen Anne style, but which were applied in a more restrained manner that suited the budgets and expectations of the middle classes in Subiaco during the early twentieth century. For its aesthetic contribution to a largely intact group of early twentieth century houses. For its association with the rapid development of Subiaco in the early 20th century and the small scale development by local builders of many residential properties. 	
Level of	Some significance (Level 3)	
Significance	Contributes to the heritage of the City of Subiaco.	
Heritage Listings and Status	Local Heritage Survey - adopted 4/02/2003.	
Key References	Wise's Post Office Directory 1894-1949	
Rey Rejerches	Australian Electoral Rolls, 1903-1980	
	Aerial Photographs, Landgate 1948-2020.	



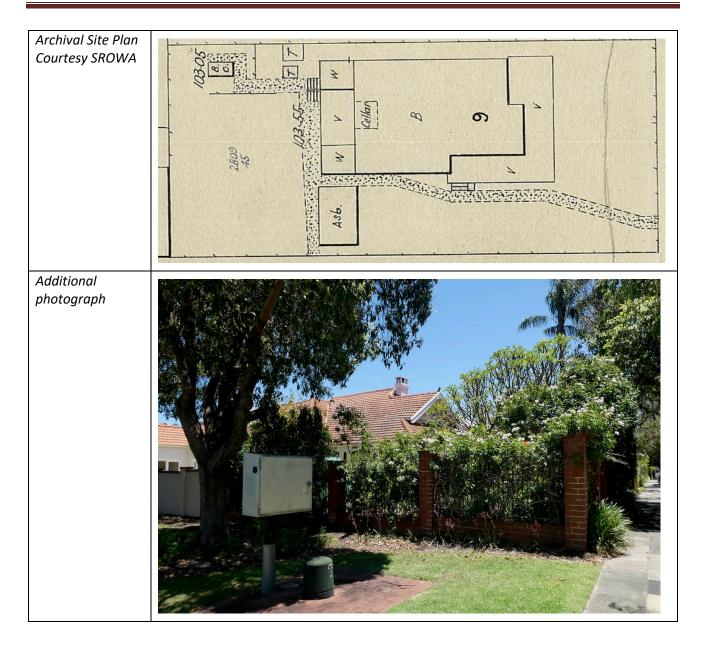
LOCATION INFORMATION					
Name					
Place No.	24060				
Address	6 Bedford Avenue (Lot 49, D	P214) Subiaco			
Other names					
Place Type	Individual Building or Group				
Heritage Area	No				
ASSESSMENT OF SI					
Photo	GNIFICANCE				
(December 2020)					
Construction Date	c1907	Architectural Style	Federation Queen Anne		
Construction	Walls	Roof	Other		
Materials	Tuckpointed Brick	Reoj	other		
Use	Current	Original	Other		
036	Residential: Single storey	Residential: Single storey	Other		
	residence	residence			
Historic Theme(s)	Demographic settlement an				
HISLOILC ITTETTE(S)	Occupations: Domestic activ	-			
Historical Notes	Subiaco's population increased significantly in the 1890s due to an economic depression in the eastern states and the discovery of gold in Western Australia. In the late 1890s, property developers bought large landholdings for subdivision in the Perth metropolitan area. The subdivisions were generally simple grid pattern developments with small lots for occupancy by working families. Subiaco was a popular and logical location for development and the increase in population and demand for services led to the proclamation of Subiaco as a municipality in 1897. The area that is now known as the 'Subiaco Triangle Precinct' attracted the construction of a range of dwellings, including timber cottages, semi-detached houses, two to three bedroom free-standing brick dwellings and substantial villas. This portion of Bedford Avenue was formally approved for residential subdivision in 1932 but evidence from the Post Office Directories indicates there was development on these lots prior to that date. From the readily available information this residence was built c1907 and the first occupants were young couple Archibald Charles Mackie (c1878-1959) and his wife Margaret Helen Scrymgour (c1880-1960) who had married				

In 1906. Archibald Mackie designated his occupation as a warehouseman. The Mackie family lived at this house until the mid 1930s and subsequent occupants were relatively short term tenants. A plan of the site prepared in the 1920s and reviewed in 1954 for the purpose of planning sewerage and water supply services shows that the footprint of the residence has not significantly changed. The original residence had a verandah across the entire width of the back elevation with a galvanised iron enclosure. The back yard included a wash house, shed and brick water closet on the northern property boundary. Aerial photographs of the place since the mid 20th century indicate that the house was clad with red corrugated iron until the mid 1980s which was replaced with corrugated galvanised iron. A new addition has been constructed across the rear of the building in the early 2000s followed by a new garage c2006. These additions have not had a significant impact on the understanding of the form and extent of the original residence. Physical • Substantial Federation Queen Anne style house with traditional asymmetric plan form to the façade. Phipsed and gable roof incorporating decorative detail to the gable. • Tall brick chimneys with rendered corbel detailing. Baudo an a streetscape inspection the building is placely intact and/or sympathetically restored/extended, and the place has peen well maintained. Statement of Significance Significance • As a good representative example of the application of materials and detailing which were applied in a more restrained maner that suited the building is alregiv intact and/or sympathetically restored/extended, and the place has		
Description plan form to the façade. Brick construction with tuckpoint finish and rendered bands. Hipped and gable roof incorporating decorative detail to the gable. Tall brick chimneys with rendered corbel detailing. Bullnose verandah canopy extending across full width of elevation with a return to the south elevation. Condition Based on a streetscape inspection the building appears to be in fair to good condition. Integrity High: The original external detailing of the building is largely intact and/or sympathetically restored/extended, and the place has been well maintained. Statement of Significance Significance The place has cultural heritage significance: • As a good representative example of the many 4-5 room brick homes which were built in Subiaco during the early twentieth century to meet the needs and aspirations of middle-class residents such as public servants, senior office workers, small business owners, skilled tradesmen and single/widowed women of private means. • As a good representative example of the application of materials and detailing which were derived from the Federation Queen Anne style, but which were applied in a more restrained manner that suited the budgets and expectations of the middle classes in Subiaco during the early twentieth century houses. • For its association with the rapid development of Subiaco in the early 20th century houses. • For its association with the rapid development of Subiaco in the early 20th century and the smaill scale development by local builders of	Physical	Mackie family lived at this house until the mid 1930s and subsequent occupants were relatively short term tenants. A plan of the site prepared in the 1920s and reviewed in 1954 for the purpose of planning sewerage and water supply services shows that the footprint of the residence has not significantly changed. The original residence had a verandah across the entire width of the back elevation with a galvanised iron enclosure. The back yard included a wash house, shed and brick water closet on the northern property boundary. Aerial photographs of the place since the mid 20th century indicate that the house was clad with red corrugated iron until the mid 1980s which was replaced with corrugated galvanised iron. A new addition has been constructed across the rear of the building in the early 2000s followed by a new garage c2006. These additions have not had a significant impact on the understanding of the form and extent of the original residence.
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and StatusKey ReferencesWise's Post Office Directory 1894-1949 Australian Electoral Rolls, 1903-1980	-	
Australian Electoral Rolls, 1903-1980		Local Heritage Survey - adopted 4/02/2003.
	Key References	Wise's Post Office Directory 1894-1949
Aerial Photographs, Landgate 1948-2020.		Australian Electoral Rolls, 1903-1980
		Aerial Photographs, Landgate 1948-2020.



LOCATION INFORM	IATION		
Name	House, 9 Bedford Avenue		
Place No.	24061		
Address	9 Bedford Avenue (Lot 32, 151, DP214, DP302203) Subiaco		
Other names			
Place Type	Individual Building or Group	0	
Heritage Area	No	~	
ASSESSMENT OF S			
Photo			
(December 2020)			<image/>
Construction Date	c1920	Architectural Style	Federation Queen Anne
Construction	Walls	Roof	Other
Materials	Tuckpointed Brick	Terracotta tile	Rendered brick
Use	Current		Other
USE		Original	Other
	Residential: Single storey	Residential: Single storey residence	
llistoria Thomas(a)	residence		
Historic Theme(s)	Demographic settlement ar	•	
Historical Notes	Occupations: Domestic activities Subiaco's population increased significantly in the 1890s due to an economic depression in the eastern states and the discovery of gold in Western Australia. In the late 1890s, property developers bought large landholdings for subdivision in the Perth metropolitan area. The subdivisions were generally simple grid pattern developments with small lots for occupancy by working families. Subiaco was a popular and logical location for development and the increase in population and demand for services led to the proclamation of Subiaco as a municipality in 1897. The area that is now known as the 'Subiaco Triangle Precinct' attracted the construction of a range of dwellings, including timber cottages, semi-detached houses, two to three bedroom free-standing brick dwellings and substantial villas. This portion of Bedford Avenue was formally approved for residential subdivision in 1932 but evidence from the Post Office Directories indicates there was development on these lots prior to that date. From the readily available information this residence was built c1920 for the owner and occupant accountant Wemyss Manley Guthrie (c1877-1953) and his wife Annie, nee Hutchison (c1876-1960). The couple had		

Physical Description	 married in 1907, had three children and this place was their family home until the 1950s. Prior to living in Subiaco, the Guthries had lived in mining towns in regional Western Australia where Wemyss Guthrie worked as an accountant. A plan of the site prepared in the 1927 and reviewed in 1955 for the purpose of planning sewerage and water supply services shows that the footprint of the residence has been retained despite an extension to the original residence and a new large building in the rear of the lot. The original residence had a verandah across the entire width of the back elevation with timber enclosures on the ends of the verandah. A cellar was located at the rear of the house. The back yard included an asbestos garage, tank stands and a brick water closet. Aerial photographs of the place since the mid 20th century indicate that the house was extended and a new building was constructed at the rear of the lot in the early 1990s. These additions have not had a significant impact on the understanding of the form and extent of the original residence. Substantial Federation era house of brick and tile construction. Hipped roof with timbered gable above the verandah. The roof continues down to form the verandah canopy which is supported on turned timber posts.
	·
	 Timber casement windows with leaded top light windows. Leaded lights in the front door which faces Park Street.
	 Leaded lights in the front door which faces Park Street. Brick construction with tuckpoint finish to the lower section below sill level
	• Blick construction with tuckpoint mish to the lower section below sin level with roughcast render above.
Condition	Based on a streetscape inspection the building appears to be in fair to good
Condition	condition.
Integrity	High: the place remains in its original function as a residential dwelling.
Authenticity	High: The original external detailing of the building is largely intact and/or
ruthenticity	sympathetically restored/extended, and the place has been well maintained.
Statement of	The place has cultural heritage significance:
Significance	 As a good representative example of a well designed and detailed
- <u>5</u> ,	"gentleman's villa" of Subiaco dating from the Inter war period.
	• For its aesthetic value as a good representative example of a well-designed
	Bungalow villa of the Inter War period, designed to a style and scale suited to
	the professional/business classes.
	 For its aesthetic contribution to a largely intact group of early twentieth
	century houses.
	• For its association with the ongoing development of Subiaco in the Inter War
	period.
Level of	Some significance (Level 3)
Significance	Contributes to the heritage of the City of Subiaco.
Heritage Listings	Local Heritage Survey - adopted 4/02/2003.
and Status	
Key References	Wise's Post Office Directory 1894-1949
	Australian Electoral Rolls, 1903-1980
	Aerial Photographs, Landgate 1948-2020.
	MWSSⅅ Plans, State Records Office of WA, Retro Maps http://au-wa-sro-
	metromaps-uat.s3-website-ap-southeast-2.amazonaws.com/#/
	Historical Notes for the Triangle Precinct prepared by Annette Green April 2020, held
	by the City of Subiaco.
	Who Built Subiaco? The builders who lived and/or worked in Subiaco in the period
	c1895-1940, Annette Green, Greenward Consulting, January 2015.



LOCATION INFORM	IATION			
Name	House, 10 Bedford Avenue			
Place No.	24062			
Address	10 Bedford Avenue (Lot 48,	DP214) Subiaco		
Other names		,		
Place Type	Individual Building or Group)		
Heritage Area	No	·		
ASSESSMENT OF S				
Photo				
(December 2020)				
Construction Date	c1905	Architectural Style	Federation Queen Anne	
Construction	Walls	Roof	Other	
Materials	Tuckpointed Brick	Corrugated metal sheeting		
Use	Current	Original	Other	
050	Residential: Single storey	Residential: Single storey		
	residence	residence		
Historic Theme(s)	Demographic settlement an		l	
	Occupations: Domestic activ	•		
Historical Notes	Subiaco's population increased significantly in the 1890s due to an economic depression in the eastern states and the discovery of gold in Western Australia. In the late 1890s, property developers bought large landholdings for subdivision in the Perth metropolitan area. The subdivisions were generally simple grid pattern developments with small lots for occupancy by working families. Subiaco was a popular and logical location for development and the increase in population and demand for services led to the proclamation of Subiaco as a municipality in 1897. The area that is now known as the 'Subiaco Triangle Precinct' attracted the construction of a range of dwellings, including timber cottages, semi-detached houses, two to three bedroom free-standing brick dwellings and substantial villas. This portion of Bedford Avenue was formally approved for residential subdivision in 1932 but evidence from the Post Office Directories indicates there was development on these lots prior to that date. From the readily available information this residence was built c1905 for the owner and occupant Isaac Brown Jones (c1861-1937) and his wife Edith, nee Millington (c1872-1943). Isaac Jones was a tea merchant and			

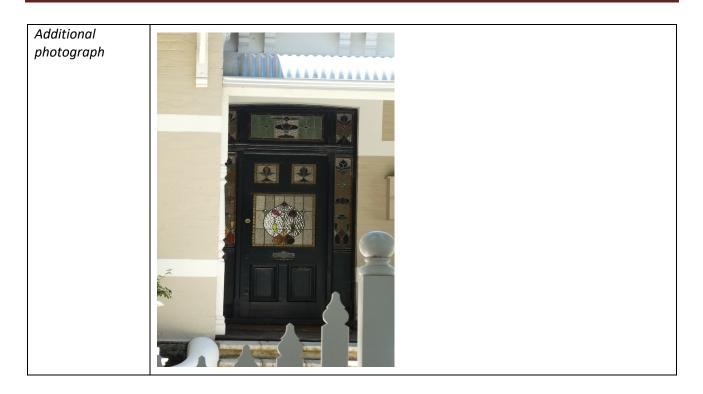
	managing director of Robert Jones and Co. Ltd. The couple had married in 1902 and had two children, this was the family home of Isaac and Edith Jones until their deaths, their daughter Ena Cox subsequently occupied the home in the 1950s. A plan of the site prepared in the 1920s and reviewed in 1954 for the purpose of planning sewerage and water supply services shows that the footprint of the residence has been retained despite a large extension to the rear of the building. The original residence had a verandah across the entire width of the back elevation with timber enclosures on the ends of the verandah. The back yard included tank stands, a timber wash house and a brick water closet on the rear property boundary. The carport on the front property boundary was evident in this plan. Aerial photographs of the place since the mid 20th century indicate that the house was extended in 2004 including an upper level. These additions have not had a significant impact on the understanding of the form and extent of the original residence.
Physical	Large brick and iron Federation Queen Anne house with prominent bay
Description	window incorporated into the projecting wing.
Description	
	Traditional asymmetric plan form with hipped roof to main house and
	faceted hip to the wing, bullnose canopy to the verandah.
	• Tuckpoint finish with rendered bands and rendered window arches and sills.
	Decorative sill apron.
	Ornate eaves brackets to the facade and open eaves to the remainder of the
	house.
	• 1-over-1 timber framed sash windows.
Condition	Based on a streetscape inspection the building appears to be in fair to good
	condition.
Integrity	High: the place remains in its original function as a residential dwelling.
Authenticity	High: The original external detailing of the building is largely intact and/or
	sympathetically restored/extended, and the place has been well maintained.
Statement of	The place has cultural heritage significance:
Significance	 As a good representative example of a well designed and detailed
Significance	"gentleman's villa" of Subiaco dating from the early 20th century.
	• For its aesthetic value as a good representative example of a well-designed
	Federation Bungalow villa of the early 20th century, designed to a style and
	scale suited to the professional/business classes.
	For its aesthetic contribution to a largely intact group of early twentieth
	century houses.
	• For its association with the ongoing development of Subiaco in the early 20th
	century period.
Level of	Some significance (Level 3)
Significance	Contributes to the heritage of the City of Subiaco.
Heritage Listings	Local Heritage Survey - adopted 4/02/2003.
and Status	
Key References	Wise's Post Office Directory 1894-1949
.,	Australian Electoral Rolls, 1903-1980
	Aerial Photographs, Landgate 1948-2020.
	MWSSⅅ Plans, State Records Office of WA, Retro Maps http://au-wa-sro-
	metromaps-uat.s3-website-ap-southeast-2.amazonaws.com/#/
	Historical Notes for the Triangle Precinct prepared by Annette Green April 2020, held
	by the City of Subiaco.
	Who Built Subiaco? The builders who lived and/or worked in Subiaco in the period
	c1895-1940, Annette Green, Greenward Consulting, January 2015.

	The West Australian, 3 November 1937, 1.
Archival Site Plan Courtesy SROWA	
Additional photograph	

LOCATION INFORM	IATION		
Name	St Aubyn		
Place No.	,		
Address	14 Bedford Avenue (Lot 47,	DP214) Subiaco	
Other names	House, 14 Bedford Avenue	,	
Place Type	Individual Building or Group)	
Heritage Area	No		
ASSESSMENT OF S	IGNIFICANCE		
Photo (December 2020)			
Construction Data			
Construction Date	c1905	Architectural Style	Federation Queen Anne
Construction	Walls Deinted Briek	Roof	Other
Materials	Painted Brick	Corrugated metal sheeting	Other
Use	Current	Original	Other
	Residential: Single storey	Residential: Single storey	
Historic Theme(s)	residence	residence	
HISTORIC THEMPE(S)	Demographic settlement and mobility: Settlements Occupations: Domestic activities		
Historical Notes	Subiaco's population increased significantly in the 1890s due to an economic depression in the eastern states and the discovery of gold in Western Australia. In the late 1890s, property developers bought large landholdings for subdivision in the Perth metropolitan area. The subdivisions were generally simple grid pattern developments with small lots for occupancy by working families. Subiaco was a popular and logical location for development and the increase in population and demand for services led to the proclamation of Subiaco as a municipality in 1897. The area that is now known as the 'Subiaco Triangle Precinct' attracted the construction of a range of dwellings, including timber cottages, semi-detached houses, two to three bedroom free-standing brick dwellings and substantial villas. This portion of Bedford Avenue was formally approved for residential subdivision in 1932 but evidence from the Post Office Directories indicates development occurred on these lots prior to that date. From this source, this residence was built c1905 and the first occupant was property developer James Chesters. Chesters, originally from Melbourne, purchased a large parcel of land between Heytesbury and Hamersley		

Physical Description	 Roads within the Triangle Precinct and subdivided and sold the lots. He lived at this Bedford Avenue residence while building a new house at 65 Hamersley Road. No information has been found in this research to determine the builder of this residence. Chesters lived at this residence for only one year and the following years had a rapid turnover of occupants which suggests Chesters retained ownership of the place and leased it to tenants. One of these residents was Barnett Asher Feinberg (1856-1938) who advertised the sale of his household furniture in March 1907, in the advertisement for the sale the place was referred to as 'St Aubyn'. In the early 1920s, the place was occupied by Mary Anne Linthorne, the widow of tailor William Robert Linthorne (c1858-1911). The couple had lived and worked for many years in the Geraldton region and had thirteen children. Mary Anne Linthorne and several of her children lived at this place until the early 1940s. A plan of the site prepared in the 1920s and reviewed in 1954 for the purpose of planning sewerage and water supply services shows that the footprint of the brick portion of the residence was quite small with a large timber addition to the rear, a smaller brick addition and two other timber additions. The back yard included two more timber buildings and a brick water closet. The front yard featured a circular path around a central garden bed and a wide flight of steps accessing the front of the house. Aerial photographs of the place since the mid 20th century indicate that the house was extended in 2003 including a carport accessed from Park Street. These additions have not had a significant impact on the understanding of the form and extent of the original residence. Traditional asymmetric Federation Queen Anne style house. Brick construction with painted finish and rendered and painted string courses at sill level and door head height. Hipped and gabled roof, clad in replacement corrugated metal sheeting.	
	sash window and the main entrance abutting the projecting wing. The entrance consists of panelled door with leaded lights, side lights and panels and fanlight.	
Condition	• The garden is enclosed by a timber picket fence. Based on a streetscape inspection the building appears to be in fair to good	
	condition.	
Integrity	High: the place remains in its original function as a residential dwelling.	
Authenticity	Moderate - High: The original external detailing of the building is largely intact	
	although the painted brickwork has reduced the authenticity.	
Statement of	The place has cultural heritage significance:	
Significance	 As a good representative example of the many 4-5 room brick homes which were built in Subiaco during the early twentieth century to meet the needs and aspirations of middle-class residents such as public servants, senior office workers, small business owners, skilled tradesmen and single/widowed women of private means. 	

	 As a good representative example of the application of materials and detailing which were derived from the Federation Queen Anne style, but which were applied in a more restrained manner that suited the budgets and expectations of the middle classes in Subiaco during the early twentieth century. For its aesthetic contribution to a largely intact group of early twentieth century houses. For its association with the rapid development of Subiaco in the early 20th century and its association with James Chesters one of the key developers in the Triangle Precinct.
Level of	Some significance (Level 3)
Significance Heritage Listings	Contributes to the heritage of the City of Subiaco. Local Heritage Survey - Adopted 22/06/2021
and Status	Local Heritage Sulvey - Auopteu 22/00/2021
Key References	 Wise's Post Office Directory 1894-1949 Australian Electoral Rolls, 1903-1980 Aerial Photographs, Landgate 1948-2020. MWSSⅅ Plans, State Records Office of WA, Retro Maps http://au-wa-sro-metromaps-uat.s3-website-ap-southeast-2.amazonaws.com/#/ Historical Notes for the Triangle Precinct prepared by Annette Green April 2020, held by the City of Subiaco. Who Built Subiaco? The builders who lived and/or worked in Subiaco in the period c1895-1940, Annette Green, Greenward Consulting, January 2015. The West Australian, 4 March 1907, p. 2. The Irwin Index, 8 February 1941, p. 2.
Archival Site Plan Courtesy SROWA	



LOCATION INFORM	ATION			
Name	House, 18 Bedford Avenue			
Place No.	,			
Address	18 Bedford Avenue (Lot 44.	18 Bedford Avenue (Lot 44, DP214) Subiaco		
Other names		,		
Place Type	Individual Building or Group			
Heritage Area	No			
ASSESSMENT OF S				
Photo	ACT AL MARK		A CARLES AND A CARLE	
(December 2020)				
		a new particular and the second	in the second	
Construction Data	c100E	Architoctural Stula	Enderstion Queen Anno	
Construction Date	c1905	Architectural Style	Federation Queen Anne	
Construction	Walls	Roof	Federation Queen Anne Other	
Construction Materials	Walls Painted brick	Roof Corrugated metal sheeting	Other	
Construction	Walls Painted brick Current	Roof Corrugated metal sheeting Original		
Construction Materials	WallsPainted brickCurrentResidential: Single storey	Roof Corrugated metal sheeting Original Residential: Single storey	Other	
Construction Materials Use	WallsPainted brickCurrentResidential: Single storeyresidence	Roof Corrugated metal sheeting Original Residential: Single storey residence	Other	
Construction Materials	WallsPainted brickCurrentResidential: Single storeyresidenceDemographic settlement an	Roof Corrugated metal sheeting Original Residential: Single storey residence d mobility: Settlements	Other	
Construction Materials Use	WallsPainted brickCurrentResidential: Single storeyresidenceDemographic settlement anOccupations: Domestic activity	Roof Corrugated metal sheeting Original Residential: Single storey residence d mobility: Settlements vities	Other	
Construction Materials Use Historic Theme(s)	WallsPainted brickCurrentResidential: Single storeyresidenceDemographic settlement an Occupations: Domestic activ People: Local heroes and ba	Roof Corrugated metal sheeting Original Residential: Single storey residence d mobility: Settlements <i>i</i> ties ttlers	Other Other	
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Construction Materials Use Historic Theme(s)	WallsPainted brickCurrentResidential: Single storey residenceDemographic settlement an Occupations: Domestic activ People: Local heroes and baSubiaco's population increas depression in the eastern st the late 1890s, property dev Perth metropolitan area. Th developments with small loc	Roof Corrugated metal sheeting Original Residential: Single storey residence d mobility: Settlements vities ttlers sed significantly in the 1890s of ates and the discovery of gold velopers bought large landhold e subdivisions were generally ts for occupancy by working fac	Other Other Other due to an economic I in Western Australia. In dings for subdivision in the simple grid pattern amilies. Subiaco was a	
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Construction Materials Use Historic Theme(s)	WallsPainted brickCurrentResidential: Single storey residenceDemographic settlement an Occupations: Domestic activ People: Local heroes and bas Subiaco's population increas depression in the eastern st the late 1890s, property dev Perth metropolitan area. Th developments with small lo popular and logical location demand for services led to t The area that is now known construction of a range of d	Roof Corrugated metal sheeting Original Residential: Single storey residence d mobility: Settlements vities ttlers sed significantly in the 1890s of ates and the discovery of gold velopers bought large landhold e subdivisions were generally ts for occupancy by working far for development and the incr he proclamation of Subiaco as as the 'Subiaco Triangle Preci wellings, including timber cott	Other Other Other Other I in Western Australia. In dings for subdivision in the simple grid pattern amilies. Subiaco was a rease in population and s a municipality in 1897. nct' attracted the tages, semi-detached	
Construction Materials Use Historic Theme(s)	WallsPainted brickCurrentResidential: Single storey residenceDemographic settlement an Occupations: Domestic activ People: Local heroes and baseSubiaco's population increase depression in the eastern st the late 1890s, property developments with small loc popular and logical location demand for services led to t The area that is now known construction of a range of d houses, two to three bedroor	Roof Corrugated metal sheeting Original Residential: Single storey residence d mobility: Settlements vities ttlers sed significantly in the 1890s of ates and the discovery of gold velopers bought large landhold e subdivisions were generally ts for occupancy by working far for development and the incr he proclamation of Subiaco as as the 'Subiaco Triangle Preci wellings, including timber cotto om free-standing brick dwelling	Other Other Other Other due to an economic I in Western Australia. In dings for subdivision in the simple grid pattern amilies. Subiaco was a rease in population and s a municipality in 1897. nct' attracted the tages, semi-detached ags and substantial villas.	
Construction Materials Use Historic Theme(s)	WallsPainted brickCurrentResidential: Single storeyresidenceDemographic settlement an Occupations: Domestic activ People: Local heroes and baseSubiaco's population increase depression in the eastern st the late 1890s, property dev Perth metropolitan area. Th developments with small loop popular and logical location demand for services led to t The area that is now known construction of a range of d houses, two to three bedrood This portion of Bedford Ave	Roof Corrugated metal sheeting Original Residential: Single storey residence d mobility: Settlements vities ttlers sed significantly in the 1890s of ates and the discovery of gold velopers bought large landhold e subdivisions were generally ts for occupancy by working far for development and the incr he proclamation of Subiaco as as the 'Subiaco Triangle Preci wellings, including timber cott	Other Other Other Other Other due to an economic I in Western Australia. In dings for subdivision in the simple grid pattern amilies. Subiaco was a rease in population and s a municipality in 1897. nct' attracted the tages, semi-detached ngs and substantial villas. or residential subdivision in	
Construction Materials Use Historic Theme(s)	WallsPainted brickCurrentResidential: Single storey residenceDemographic settlement an Occupations: Domestic activ People: Local heroes and bas Subiaco's population increas depression in the eastern st the late 1890s, property dev Perth metropolitan area. Th developments with small loc popular and logical location demand for services led to t The area that is now known construction of a range of d houses, two to three bedrood This portion of Bedford Ave 1932 but evidence from the	Roof Corrugated metal sheeting Original Residential: Single storey residence d mobility: Settlements vities ttlers sed significantly in the 1890s of ates and the discovery of gold velopers bought large landhold store and the discovery of gold velopers bought large landhold for development and the increase of the proclamation of Subiaco at as the 'Subiaco Triangle Precise wellings, including timber cotto on free-standing brick dwelling nue was formally approved for the proced of	Other Other Other Other Other Other Other Due to an economic I in Western Australia. In dings for subdivision in the simple grid pattern amilies. Subiaco was a rease in population and s a municipality in 1897. nct' attracted the tages, semi-detached hags and substantial villas. or residential subdivision in tes development occurred	

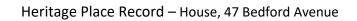
Physical Description	 further conclusive information has been found in this research. The place was likely to have been an investment property because there was a rapid turnover of occupants in the first ten years. The builder or architect of the place have not been determined. In the late 1910s until the mid 1940s, the place was occupied by the Nash family. Richard Harry Nash (c1890-1951) and his wife Ruby, nee Piper (c1892-1979) married in 1913 and had six children. Born in Victoria, Richard (Dick) Nash began his career as a railway employee and served as the Perth Tramways Employees Secretary in 1921. He was active in the Union and Labor movement as well as contributing to the community as a volunteer on several organisations. He gained a Federal seat for the Labor Party in 1943 and served until 1946. During World War II, two of the Nash sons died during active service. After Dick Nash died in 1951, Ruby Nash and one of her sons lived in the house until the 1970s. A plan of the site prepared in 1927 and reviewed in 1955 for the purpose of planning sewerage and water supply services shows that the footprint of the residence has almost doubled since that time. In the 1950s, a verandah was located across the full width of the rear elevation with a portion enclosed with weatherboard. Aerial photographs of the place since the mid 20th century indicate that the place was extended in a number of phases of works. The rear two storey addition now in evidence was first constructed as a single storey extension in 1989/1990 and further updated in 2008/2009 with the addition of a covered patio. Addition of the second storey to the rear of the property took place in 2011/2012. The extent and form of the original residence are still clearly evident. Traditional Federation Queen Anne bungalow with some alterations that do not detract from the place. Asymmetric plan to the façade with hipped and gabled roof clad in corrugated metal sheeting. The projecting wing has timber detail and projects o	
	Front garden is enclosed by timber picket style fence with plantings.	
Condition	Based on a streetscape inspection the building appears to be in fair to good condition.	
Integrity	High: the place remains in its original function as a residential dwelling.	
Authenticity	Moderate - High: The original external detailing of the building is largely intact	
Charles and f	although the painted brickwork has reduced the authenticity.	
Statement of	The place has cultural heritage significance:	
Significance	 As a good representative example of the many 4-5 room brick homes which were built in Subiaco during the early twentieth century to meet the needs and aspirations of middle-class residents such as public servants, senior office workers, small business owners, skilled tradesmen and single/widowed women of private means. As a good representative example of the application of materials and elements and single workers and service the service of the application of materials and elements and service the service of the se	
	detailing which were derived from the Federation Queen Anne style, but which were applied in a more restrained manner that suited the budgets and	

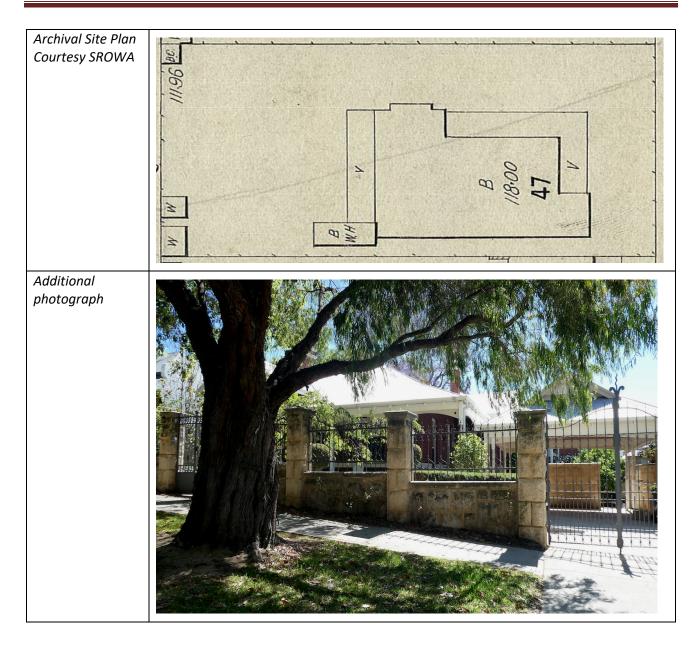
	expectations of the middle classes in Subiaco during the early twentieth century.	
	• For its aesthetic contribution to a largely intact group of early twentieth century houses.	
	 For its association with the rapid development of Subiaco in the early 20th century and the small scale development by local builders of many residential properties. The place had a long association with Senator in the Western Australian parliament between 1943 and 1948 Richard (Dick) Nash and his family. 	
Level of	Considerable significance (Level 2)	
Significance	Very Important to the heritage of the City of Subiaco.	
Heritage Listings and Status	Local Heritage Survey - Adopted 22/06/2021	
Key References	Wise's Post Office Directory 1894-1949 Australian Electoral Rolls, 1903-1980	
	Aerial Photographs, Landgate 1948-2020.	
	MWSSⅅ Plans, State Records Office of WA, Retro Maps http://au-wa-sro-	
	metromaps-uat.s3-website-ap-southeast-2.amazonaws.com/#/	
	Historical Notes for the Triangle Precinct prepared by Annette Green April 2020, held	
	by the City of Subiaco.	
	Who Built Subiaco? The builders who lived and/or worked in Subiaco in the period	
	c1895-1940, Annette Green, Greenward Consulting, January 2015.	
	The Biographical Dictionary of the Australian Senate, vol. 2, 1929-1962, Melbourne University Press, Carlton, Vic., 2004, pp. 67-71.	
Archival Site Plan		
Courtesy SROWA		



LOCATION INFORM	ATION		
Name	House, 47 Bedford Avenue		
Place No.	24063		
Address	47 Bedford Avenue (Lot 12,	DP40663) Subiaco	
Other names			
Place Type	Individual Building or Group		
Heritage Area	No		
ASSESSMENT OF S			
Photo			
(December 2020)			
Construction Date	c1903	Architectural Style	Federation Queen Anne
Construction	Walls	Roof	Other
Materials	Tuckpointed Brick	Corrugated metal sheeting	
Use		Original	Other
	Current		Other
	Residential: Single storey	Residential: Single storey	
	Residential: Single storey residence	Residential: Single storey residence	
Historic Theme(s)	Residential: Single storey residence Demographic settlement an	Residential: Single storey residence d mobility: Settlements	
Historic Theme(s)	Residential: Single storey residence Demographic settlement an Occupations: Domestic activ	Residential: Single storey residence d mobility: Settlements vities	
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	Residential: Single storey residence Demographic settlement an Occupations: Domestic activ People: Local heroes and ba Subiaco's population increas depression in the eastern sta the late 1890s, property dev	Residential: Single storey residence d mobility: Settlements rities ttlers sed significantly in the 1890s o ates and the discovery of gold relopers bought large landhold	due to an economic in Western Australia. In dings for subdivision in the
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	Residential: Single storey residence Demographic settlement an Occupations: Domestic activ People: Local heroes and ba Subiaco's population increas depression in the eastern sta the late 1890s, property dev Perth metropolitan area. Th developments with small lot	Residential: Single storey residence d mobility: Settlements rities ttlers sed significantly in the 1890s of ates and the discovery of gold relopers bought large landhold e subdivisions were generally ts for occupancy by working fa	due to an economic in Western Australia. In dings for subdivision in the simple grid pattern amilies. Subiaco was a
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	Residential: Single storey residence Demographic settlement an Occupations: Domestic activ People: Local heroes and ba Subiaco's population increas depression in the eastern sta the late 1890s, property dev Perth metropolitan area. Th developments with small lot popular and logical location demand for services led to t The area that is now known	Residential: Single storey residence d mobility: Settlements rities ttlers sed significantly in the 1890s of ates and the discovery of gold relopers bought large landhold e subdivisions were generally ts for occupancy by working fa for development and the incr he proclamation of Subiaco as	due to an economic in Western Australia. In dings for subdivision in the simple grid pattern amilies. Subiaco was a ease in population and s a municipality in 1897. nct' attracted the
	Residential: Single storey residence Demographic settlement an Occupations: Domestic activ People: Local heroes and ba Subiaco's population increas depression in the eastern sta the late 1890s, property dev Perth metropolitan area. Th developments with small lot popular and logical location demand for services led to t The area that is now known construction of a range of de	Residential: Single storey residence d mobility: Settlements rities ttlers sed significantly in the 1890s of ates and the discovery of gold relopers bought large landhold e subdivisions were generally ts for occupancy by working fa for development and the incr he proclamation of Subiaco as as the 'Subiaco Triangle Preci	due to an economic in Western Australia. In dings for subdivision in the simple grid pattern amilies. Subiaco was a ease in population and s a municipality in 1897. nct' attracted the tages, semi-detached
	Residential: Single storey residence Demographic settlement an Occupations: Domestic activ People: Local heroes and ba Subiaco's population increas depression in the eastern sta the late 1890s, property dev Perth metropolitan area. Th developments with small lot popular and logical location demand for services led to t The area that is now known construction of a range of de houses, two to three bedrood	Residential: Single storey residence d mobility: Settlements rities ttlers sed significantly in the 1890s of ates and the discovery of gold relopers bought large landhold e subdivisions were generally ts for occupancy by working fa for development and the incr he proclamation of Subiaco as as the 'Subiaco Triangle Preci wellings, including timber cot	due to an economic in Western Australia. In dings for subdivision in the simple grid pattern amilies. Subiaco was a ease in population and s a municipality in 1897. nct' attracted the tages, semi-detached gs and substantial villas.
	Residential: Single storey residence Demographic settlement an Occupations: Domestic activ People: Local heroes and ba Subiaco's population increas depression in the eastern sta the late 1890s, property dev Perth metropolitan area. Th developments with small lot popular and logical location demand for services led to t The area that is now known construction of a range of de houses, two to three bedrood From the readily available in	Residential: Single storey residence d mobility: Settlements rities ttlers sed significantly in the 1890s of ates and the discovery of gold relopers bought large landhold e subdivisions were generally ts for occupancy by working fa for development and the incr he proclamation of Subiaco as as the 'Subiaco Triangle Preci wellings, including timber cotto om free-standing brick dwelling	due to an economic in Western Australia. In dings for subdivision in the simple grid pattern amilies. Subiaco was a ease in population and s a municipality in 1897. nct' attracted the tages, semi-detached gs and substantial villas. built c1903 for the owner
	Residential: Single storey residence Demographic settlement an Occupations: Domestic activ People: Local heroes and ba Subiaco's population increas depression in the eastern sta the late 1890s, property dev Perth metropolitan area. Th developments with small lot popular and logical location demand for services led to t The area that is now known construction of a range of de houses, two to three bedrood From the readily available in and occupier George Pestell South Wales and his wife Lili	Residential: Single storey residence d mobility: Settlements vities ttlers sed significantly in the 1890s of ates and the discovery of gold relopers bought large landhold e subdivisions were generally ts for occupancy by working fa for development and the incr he proclamation of Subiaco as as the 'Subiaco Triangle Preci wellings, including timber cotto om free-standing brick dwellin formation this residence was	due to an economic in Western Australia. In dings for subdivision in the simple grid pattern amilies. Subiaco was a ease in population and s a municipality in 1897. nct' attracted the tages, semi-detached gs and substantial villas. built c1903 for the owner er for the Bank of News and their three children. No

	the residence. George Pestell was an all round sportsman in his youth and later actively involved with the Young Men's Christian Association and other community groups. After George Pestell died in 1935, Lilian Pestell lived on the residence until her death in 1951. A plan of the lot prepared in 1927 and reviewed in 1955 for the purpose of planning sewerage and water supply services shows that the footprint of the residence has almost doubled since that time. At that time the place had a verandah across the full width of the rear elevation. Aerial photographs of the place since the mid 20th century indicate that the place has been extended in several programs of work since 1964. The first stage c2001 and a larger addition c2003 on the north west corner of the residence. The extent and form of the original residence are still clearly evident.
Physical	Traditional redbrick and iron Federation Queen Anne style house.
Description	 Asymmetric plan form to the façade with timber framed casements and top
	lights to the projecting wing and roughcast gable detail above.Tuckpoint finish with rendered bands.
	 Hipped roof to main part of the house with vented gablet apex and brick and
	rendered chimney.
Condition	Based on a streetscape inspection the building appears to be in fair to good
	condition.
Integrity	High: the place remains in its original function as a residential dwelling.
Authenticity	High: The original external form and detailing of the original building is largely intact
Statement of	The place has cultural heritage significance:
Significance	• As a good representative example of a well designed and detailed
	"gentleman's villa" of Subiaco dating from the early 20th century.
	• For its aesthetic value as a good representative example of a well-designed
	Federation Queen Anne villa of the early 20th century, designed to a style
	 and scale suited to the professional/business classes. For its association with prominent businessman, sportsman and community
	member, George Pestell (c1870-1935) and his family for over three decades.
	 For its aesthetic contribution to a largely intact group of early twentieth
	century houses.
	 For its association with the ongoing development of Subiaco in the early 20th
	century period.
Level of	Considerable significance (Level 2)
Significance	Very Important to the heritage of the City of Subiaco.
Heritage Listings	Local Heritage Survey - adopted 4/02/2003.
and Status	
Key References	Wise's Post Office Directory 1894-1949
	Australian Electoral Rolls, 1903-1980
	Aerial Photographs, Landgate 1948-2020. MWSSⅅ Plans, State Records Office of WA, Retro Maps <u>http://au-wa-sro-</u>
	metromaps-uat.s3-website-ap-southeast-2.amazonaws.com/#/
	Historical Notes for the Triangle Precinct prepared by Annette Green April 2020, held
	by the City of Subiaco.
	Who Built Subiaco? The builders who lived and/or worked in Subiaco in the period
	c1895-1940, Annette Green, Greenward Consulting, January 2015.
	The West Australian, 1 May 1935, p. 17.





LOCATION INFORM	/IATION		
Name	House, 11 Chester Street		
Place No.	24068		
Address	11 Chester Street (Lot 112,	DP504) Subiaco	
Other names			
Place Type	Individual Building or Group	0	
Heritage Area	Chesters' Subdivision Herita	age Area	
ASSESSMENT OF S	IGNIFICANCE		
Photo (December 2020)			
Construction Date	c1915	Architectural Style	Federation Arts and Crafts
Construction	Walls	Roof	Other
Materials	Painted brick	Concrete Tile	
Use	Current	Original	Other
	Residential: Single storey	Residential: Single storey	
	residence	residence	
Historic Theme(s)	Demographic settlement ar	nd mobility: Settlements	
	Occupations: Domestic acti	vities	
Historical Notes	Subdivision Conservation A	een taken from the Communi rea, prepared by Greenward (Consulting, August 2013.
	James Chesters, an investor from Melbourne, purchased Perth Suburban Lots 249 to		
	252 in October 1891. In the following year he commenced selling residential lots in a		
	newly subdivided estate laid out as Deposited Plan 504 (extending across Perth		
	Suburban Lots 249 and 250).		
	No development took place on Lot 112 until c.1915 when a house was constructed		
	for Francis Schuldt. This appears to have been developed as an investment property as, after a short-term occupancy by a Mrs Bell, it was purchased by John Duffell of		
	•		-
	father, Joseph Duffell in 190	t Merchants (a firm that had l סמ	Seen established by John S
	Tradici, Joseph Dunen III 190	JJ].	
		-	oll) Thomas in 1909 and the
	John (Jack) Joseph Duffell (d	21888-1951) married Mary (D	-
	John (Jack) Joseph Duffell (couple raised their four dau	c1888-1951) married Mary (D ughters at this house. Jack Du	ffell designated his
	John (Jack) Joseph Duffell (couple raised their four dau occupation as a clerk and a	21888-1951) married Mary (D	ffell designated his was wound up in 1923, he

	1942 at the age of 47 but did not serve out of Australia. At the time of his death he was also described as the Advocate of the Australian Legion of Ex-Servicemen and Women.
	A plan of the lot prepared in 1927 and reviewed in 1955 for the purpose of planning sewerage and water supply services shows that the footprint of the residence has not changed significantly since that time. There was a large timber addition across the rear of the residence and a galvanised iron laundry, shed and a brick toilet across the back property boundary. Aerial photographs of the place since the mid 20th century indicate that the timber addition was roofed with corrugated galvanised iron which appears to have been replaced in the 1980s. The extent and form of the original residence are still clearly evident.
Physical	Altered Federation Arts and Craft house of brick construction with roughcast
Description	render and painted finish.
	 Asymmetric plan form with projecting wing.
	 Prominent gable with timber detailing.
	 Hipped roof with tall rendered chimneys.
	• Timber framed casement openings arranged in groups of three, with top light
	windows protected by an awning.
	Verandah has been removed.
	• Prominent Flame tree on the front verge contributes to the streetscape.
Condition	Based on a streetscape inspection the building appears to be in fair to good
	condition.
Integrity	High: the place remains in its original function as a residential dwelling.
Authenticity	Moderate - High: The original external detailing of the building is largely intact
	although the painted brickwork and removed verandah has reduced the authenticity.
Statement of	The place has cultural heritage significance:
Significance	• As a good representative example of the many 4-5 room brick homes which
	were built in Subiaco during the early twentieth century to meet the needs
	and aspirations of middle-class residents such as public servants, senior office
	workers, small business owners, skilled tradesmen and single/widowed
	women of private means.
	 As a good representative example of the application of materials and detailing which were derived from the Federation Queen Anne style, but which were applied in a more restrained manner that suited the budgets and expectations of the middle classes in Subiaco during the early twentieth century.
	• For its aesthetic contribution to a largely intact group of early twentieth
	century houses.
	• For its association with the rapid development of Subiaco in the early 20th
	century and the small scale development by local builders of many residential
	properties.
Level of	Some significance (Level 3)
Significance	Contributes to the heritage of the City of Subiaco.
Heritage Listings	Chesters' Subdivision Heritage Area.
and Status	Local Heritage Survey - adopted 4/02/2003.
Key References	Wise's Post Office Directory 1894-1949
	Australian Electoral Rolls, 1903-1980
	Aerial Photographs, Landgate 1948-2020.
	MWSSⅅ Plans, State Records Office of WA, Retro Maps <u>http://au-wa-sro-</u>
	metromaps-uat.s3-website-ap-southeast-2.amazonaws.com/#/

	Historical Notes for the Triangle Precinct prepared by Annette Green April 2020, held by the City of Subiaco.		
	Who Built Subiaco? The builders who lived and/or worked in Subiaco in the period		
	c1895-1940, Annette Green, Greenward Consulting, January 2015.		
	Heritage Assessment of the Chester's Subdivision Heritage Area, prepared by Annette		
	Green, Greenward Consulting, August 2013.		
	The Mirror, 26 February 1909, p. 11.		
	The West Australian, 18 September 1950, p 29.		
Archival Site Plan			
Courtesy SROWA			
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LOCATION INFORM	IATION		
Name	House, 16 Chester Street		
Place No.	4058		
Address	16 Chester Street (Lot 298, 1	131, 280, DP504, DP26129, D	P27595) Subiaco
Other names			
Place Type	Individual Building or Group)	
Heritage Area	Chesters' Subdivision Heritage Area		
ASSESSMENT OF SI	GNIFICANCE	-	
Photo (December 2020)			
Construction Date	c1919	Architectural Style	Federation Bungalow
Construction	Walls	Roof	Other
Materials	Tuckpointed brick	Terracotta Tile	
Use	Current	Original	Other
	Residential: Single storey	Residential: Single storey	
	residence	residence	
Historic Theme(s)	Demographic settlement an Occupations: Domestic activ People: Famous and infamo	vities	
Historical Notes	The following extract has been taken from the Community Heritage Survey, Chesters' Subdivision Conservation Area, prepared by Greenward Consulting, August 2013. James Chesters, an investor from Melbourne, purchased Perth Suburban Lots 249 to 252 in October 1891. In the following year he commenced selling residential lots in a newly subdivided estate laid out as Deposited Plan 504 (extending across Perth Suburban Lots 249 and 250). Lots 129 to 132 were transferred from Chesters to George Thompson Proudfoot in 1905, but it was another fourteen years (1919) before this block was developed with a house for Ernest Banfield (c1885-1972) (Manufacturer, WA Toy Company, later E B Banfield & Sons Perth Modelling Works). Banfield lived here with his wife, Eliza, and children, Ernest (jnr), John and Marianne, until 1927, when the property was offered for sale:		

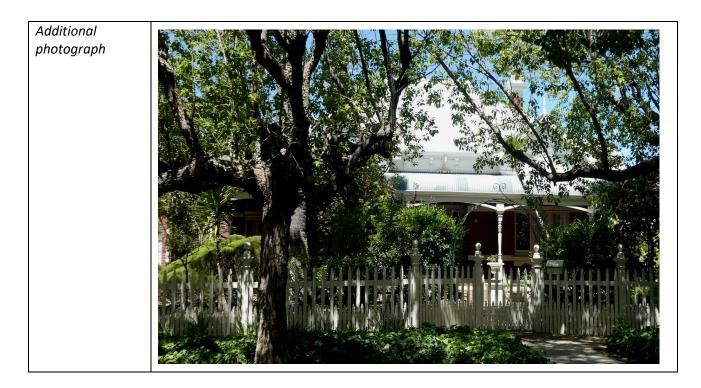
	SUBIACO HIGHEST PART. Eight-roomed Modern House, large tiled bathroom, heater, linen press, sleep-out verandah, shade house, garage, all perfect order.
	The block was subdivided at that time (creating the site of 14 Chester Street) and the original house at 16 Chester Street was purchased by Stephen Richard Harricks Roberts (c1875-1943) (Deputy Director of Posts and Telegraphs) DSO, MBE, VD (Civil Servant). Following Roberts death the place was then occupied by his widow as the Roberts family home until c.1948, when Stephen's widow, Catherine, relocated to Victoria.
	In addition to his role as Deputy Director of Posts and Telegraphs (1928-1938), Roberts was also active in numerous public roles, including time as a member of the Subiaco Municipal Council; Chairman of the Works Committee; Vice-president of the Legacy Club, Warden of the State Memorial; Vice-president of the National Rifle Association and President of the Subiaco Civic and Literary Institute. Most recently the house has been the home of former Mayor of Subiaco Richard
	Diggins and his family. A plan of the site prepared in 1927 and reviewed in 1954 for the purpose of planning sewerage and water supply services shows that the property has changed little in form or extent. Aerial photographs of the place since the mid 20th century indicate that few changes are evident, apart from the significant growth in the tree canopy around the residence.
Dhusical	
Physical Description	Large Federation Bungalow.
Description	Brick construction with rendered string courses below the sill and above the
	door. Brickwork has tuckpoint finish.
	• Timber casement windows to the two boxed bays. The bays have splayed
	bases and roughcast rendered panels.
	Verandah is supported on turned timber posts.
	Hipped and gabled roof clad in terracotta tiles.
	 Large peppermint trees (agonis flexuosa) within the property boundary and
Condition	on the road reserve contribute to the streetscape.
Condition	Based on a streetscape inspection the building appears to be in fair to good
Intogrity	condition.
Integrity Authoriticity	High: the place remains in its original function as a residential dwelling.
Authenticity	High: The original external form and detailing of the original building is largely intact
Statement of Significance	 The place has cultural heritage significance: As an excellent example of a well designed and detailed "gentleman's villa" of
Significance	• As an excellent example of a well designed and detailed gentleman's villa of Subiaco dating from the early 20th century.
	 For its aesthetic value as a good representative example of a well-designed
	 For its aesthetic value as a good representative example of a weindesigned Federation Queen Anne villa of the early 20th century, designed to a style and scale suited to the professional/business classes.
	• For its aesthetic contribution to a largely intact group of early twentieth
	century houses.
	 For its association with the ongoing development of Subiaco in the early 20th
	century period.
	 For its association with prominent Western Australian families, the Banfields and the Behasts
Loval of	and the Roberts .
Level of Significance	Considerable significance (Level 2)
Significance	Very Important to the heritage of the City of Subiaco.

Heritage Listings	Chesters' Subdivision Heritage Area.		
and Status	Local Heritage Survey - adopted 4/02/2003.		
Key References	Wise's Post Office Directory 1894-1949		
	Australian Electoral Rolls, 1903-1980		
	Aerial Photographs, Landgate 1948-2020.		
	MWSSⅅ Plans, State Records Office of WA, Retro Maps <u>http://au-wa-sro-</u>		
	metromaps-uat.s3-website-ap-southeast-2.amazonaws.com/#/		
	Historical Notes for the Triangle Precinct prepared by Annette Green April 2020, held		
	by the City of Subiaco.		
	Who Built Subiaco? The builders who lived and/or worked in Subiaco in the period		
	c1895-1940, Annette Green, Greenward Consulting, January 2015.		
	Heritage Assessment of the Chester's Subdivision Heritage Area, prepared by Annette		
	Green, Greenward Consulting, August 2013.		
Archival Site Plan			
Courtesy SROWA	Garage		
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LOCATION INFORM	IATION		
Name	Strathmore		
Place No.	2440		
Address	18 Chester Street (Lot 281, 133, 134, 135, 136, DP504, DP27595) Subiaco		
Other names	House, 18 Chester Street		
Place Type	Individual Building or Group)	
Heritage Area	Chesters' Subdivision Herita	age Area	
ASSESSMENT OF S	GNIFICANCE		
Photo (December 2020)			
Construction Date	c1905	Architectural Style	Federation Queen Anne
Construction	Walls	Roof	Other
Materials	Tuckpointed brick	Corrugated metal sheeting	
Use	Current	Original	Other
	Residential: Single storey residence	Residential: Single storey residence	
Historic Theme(s) Historical Notes	Demographic settlement and mobility: Settlements Occupations: Domestic activities People: Famous and infamous people The following extract has been taken from the Community Heritage Survey, Chesters' Subdivision Conservation Area, prepared by Greenward Consulting, August 2013.		
	James Chesters, an investor from Melbourne, purchased Perth Suburban Lots 249 to 252 in October 1891. In the following year he commenced selling residential lots in a newly subdivided estate laid out as Deposited Plan 504 (extending across Perth Suburban Lots 249 and 250). In August 1904, Chesters transferred Lots 133 to 136 to Walter Cookes and the first house on the street, 'Strathmore', was constructed for Cookes in c.1905. Walter David Cookes was one of the founders of the Ezywalkin Boot and Shoe Company in Fremantle in 1901. After the company opened its Melbourne factory in 1910 Cookes relocated to Victoria, and he offered his Subiaco house for sale at the beginning of 1911:		

	1
	"Strathmore" Situated on very high ground, from whence Rottnest island light can be clearly seen and having a frontage of 142ft. MODERN BRICK RESIDENCE, Containing 9 rooms and a large hall, extra high walls, and with a verandah 8ft. 6in. at front and two sides.
	'Strathmore' was then purchased of James Fitzpatrick, who ran the Dairy Creek and Dalgety Downs Stations in the Upper Gascoyne. The timing of the purchase was linked his planned marriage to Daisy Flynn in February 1911 and the house featured in their wedding announcement:
	FITZPATRICK-FLYNNOn February 22, at the Cathedral of the Immaculate Conception, by Monsignor Bourke, assisted by the Rev. Dr. O'Harley, James Fitzpatrick, son of the late J. B. Fitzpatrick,. Gascoyne, to Daisy Gertrude, daughter of Mr. and Mrs. T. Flynn, "Brookdale," Thomas-street, Perth. At home, "Strathmore,"' Chester-st, off Hamersley-road, Subiaco, 22nd and 23rd.
	The place was used as the Fitzpatrick's city residence for a few years, but was then leased out for the period between 1915 and 1919. By 1920 'Strathmore' had been acquired by John Durack (Lawyer) and it remained the
	Durack family home until at least the late-1970s. John Peter Durack was the son of Jeremiah Durack, one of the original Durack family credited with opening up the Kimberley region of Western Australia in the late 1800's. Also known as "Roaring Jack" Durack, he formed the law firm of Dwyer Durack with Walter Dwyer in 1914, and later served time as President of the Law
	Society of Western Australia. John's son, Peter Drew Durack (who grew up in this house), was selected as Western Australia's Rhodes Scholar in 1948. He went on to works as a lawyer and politician, serving as a Liberal senator from 1971-1992. A plan of the site prepared in 1927 and reviewed in 1954 for the purpose of planning sewerage and water supply services shows that the property still occupies the original
	four lots and includes the tennis court. The house has been extended to almost double the original footprint. Aerial photographs of the place since the mid 20th century indicate that the additions were undertaken in the late 1980s. The extent and form of the original residence are still clearly evident.
Physical	Substantial Federation Queen Anne styled house.
Description	Brick construction with rendered string courses.
	 Symmetrical façade with the centrally placed entrance flanked by bay windows "Strathmere" is leasted above the entry.
	 windows. "Strathmore" is located above the entry. The roof is hipped with vented gablets at the ridgeline and gables above the
	front windows.
	• Separate bullnose verandah canopy supported on turned timber posts.
	Two large palms flank the driveway entrance.
	 Tennis court to the south of the property and well planted gardens to the front analogo d but inches might forget
Condition	front enclosed by timber picket fence.
Conuicion	Based on a streetscape inspection the building appears to be in fair to good condition.
Integrity	High: the place remains in its original function as a residential dwelling.

Statement of	The place has cultural heritage significance:		
Significance	 As an excellent example of a well designed and detailed "gentleman's villa" of 		
Significance	Subiaco dating from the early 20th century.		
	 For its aesthetic value as a good representative example of a well-designed 		
	Federation Queen Anne villa of the early 20th century, designed to a style		
	and scale suited to the professional/business classes.		
	 For its aesthetic contribution to a largely intact group of early twentieth 		
	century houses.		
	 For its association with the ongoing development of Subiaco in the early 20th 		
	century period.		
	 For its association with prominent Western Australian family, the Duracks 		
	and businessman Walter Cookes.		
	 The tennis courts are not including in the listing. 		
Level of	Considerable significance (Level 2)		
Significance	Very Important to the heritage of the City of Subiaco.		
Heritage Listings	Chesters' Subdivision Heritage Area		
and Status	Local Heritage Survey - adopted 4/02/2003.		
	National Trust - classified 2/10/1978		
Key References	Wise's Post Office Directory 1894-1949		
	Australian Electoral Rolls, 1903-1980		
	Aerial Photographs, Landgate 1948-2020.		
	MWSSⅅ Plans, State Records Office of WA, Retro Maps http://au-wa-sro-		
	metromaps-uat.s3-website-ap-southeast-2.amazonaws.com/#/		
	Historical Notes for the Triangle Precinct prepared by Annette Green April 2020, held		
	by the City of Subiaco.		
	Who Built Subiaco? The builders who lived and/or worked in Subiaco in the period		
	c1895-1940, Annette Green, Greenward Consulting, January 2015.		
	Heritage Assessment of the Chester's Subdivision Heritage Area, prepared by Annette		
	Green, Greenward Consulting, August 2013.		
Archival Site Plan			
Courtesy SROWA			
	Tennis Court		
	T 5 157.29		
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LOCATION INFORM	IATION		
Name	Mt Erica		
Place No.	4059		
Address	21 Chester Street (Lot 106, 107, DP504) Subiaco		
Other names	House, 21 Chester Street		
Place Type	Individual Building or Group)	
Heritage Area	Chesters' Subdivision Herita	age Area	
ASSESSMENT OF S	GNIFICANCE		
Photo		A BAR TO BAR TO A STATE OF A STATE	
Construction Date	e1012	Architactural Stula	Federation Queen Anno
	c1912 Walls	Architectural Style	Federation Queen Anne
Construction Materials	Painted brickwork	Roof Corrugated metal sheeting	Other
Use		Original	Other
036	Current Residential: Single storey	Residential: Single storey	Other
	residence	residence	
Historic Theme(s)			
	Demographic settlement and mobility: Settlements		
	Occupations: Domestic activ		

	keeping lady boarders and school children. It seems likely that she continued to operate a boarding house when she moved to 21 Chester Street and was certainly letting a self-contained flat in the 1930s:
	FURNISHED Flat, bedroom, enclosed sleep-out, sitting room, kitchenette, garage. Phone 5514. 19 Chester-st, Subiaco (1932).
	and
	Large Well Furn. B.S. Room, kitchenette, sleepout, refined home, near King's Park, 21 Chester-st, Subiaco. (1939)
	At some stage in the mid-1940s Mrs Powell moved to Union Street, Subiaco, with her youngest daughter, Poppy, and the house was then occupied by Mrs Powell's older daughter, Kathleen Florence Graham.
	A plan of the site prepared in 1927 and reviewed in 1954 for the purpose of planning sewerage and water supply services shows that the property has not changed significantly in extent although the rear verandah and galvanised iron additions have been replaced.
	Aerial photographs of the place since the mid 20th century indicate that the rear additions were undertaken in the1970s. The extent and form of the original residence are still clearly evident.
Physical Description	• Federation Queen Anne style house of single storey construction with asymmetric plan form to the façade.
	 Brick construction with tuckpoint finish which has been painted over. Two
	rendered stringcourse band enliven the façade.Shallow bay with two timber framed sash windows with decorative sill apron.
	There is a projecting gable above this window with roughcast render and
	timber detailing and supported on decorative moulded brackets.
	 The bullnose verandah extends across the full extent of the façade and
	returns along the side elevations. The canopy is supported on turned timber
	posts and has a curved valance.
Condition	Based on a streetscape inspection the building appears to be in fair to good condition.
Integrity	High: the place remains in its original function as a residential dwelling.
Authenticity	High: The original external form and detailing of the original building is largely intact
Statement of	The place has cultural heritage significance:
Significance	• As a good representative example of a well designed and detailed
	"gentleman's villa" of Subiaco dating from the early 20th century.
	 For its aesthetic value as a good representative example of a well-designed For its aesthetic value as a good representative example of a well-designed
	Federation Queen Anne villa of the early 20th century, designed to a style and scale suited to the professional/business classes.
	 For its aesthetic contribution to a largely intact group of early twentieth
	century houses.
	 For its association with the ongoing development of Subiaco in the early 20th
	century period.
	 For its association with the local builder and developer Francis (Frank) Robbins.
Level of	Considerable significance (Level 2)
Significance	Very Important to the heritage of the City of Subiaco.
Heritage Listings	Chesters' Subdivision Heritage Area.
and Status	Local Heritage Survey - adopted 4/02/2003.
	National Trust - classified 2/10/1978

Key References	 Wise's Post Office Directory 1894-1949 Australian Electoral Rolls, 1903-1980 Aerial Photographs, Landgate 1948-2020. MWSSⅅ Plans, State Records Office of WA, Retro Maps http://au-wa-sro-metromaps-uat.s3-website-ap-southeast-2.amazonaws.com/#/ Historical Notes for the Triangle Precinct prepared by Annette Green April 2020, held by the City of Subiaco. Who Built Subiaco? The builders who lived and/or worked in Subiaco in the period c1895-1940, Annette Green, Greenward Consulting, January 2015. Heritage Assessment of the Chester's Subdivision Heritage Area, prepared by Annette Green, Greenward Consulting, August 2013.
Archival Site Plan Courtesy SROWA	C. I.
Additional photograph	<image/>

LOCATION INFORM	IATION				
Name	Houses, 41 and 43 Churchill Avenue				
Place No.					
Address	41 Churchill Avenue (Lot 1, 2, SP25990) Subiaco				
Other names					
Place Type	Individual Building or Group				
Heritage Area	No				
ASSESSMENT OF SI					
Photo					
(December 2020)					
Construction Date	c1905	Architectural Style	Federation Queen Anne		
Construction	Walls	Roof	Other		
Materials	Tuckpointed brick	Corrugated metal sheeting			
Use	Current	Original	Other		
036	Residential: Conjoined	Residential: Conjoined	Other		
	residences	residences			
Historic Theme(s)	Demographic settlement an				
		•			
Historical Notes	Occupations: Domestic activities Subiaco's population increased significantly in the 1890s due to an economic depression in the eastern states and the discovery of gold in Western Australia. In the late 1890s, property developers bought large landholdings for subdivision in the Perth metropolitan area. The subdivisions were generally simple grid pattern developments with small lots for occupancy by working families. Subiaco was a popular and logical location for development and the increase in population and demand for services led to the proclamation of Subiaco as a municipality in 1897. The area that is now known as the 'Subiaco Triangle Precinct' attracted the construction of a range of dwellings, including timber cottages, semi-detached houses, two to three bedroom free-standing brick dwellings and substantial villas. This portion of Churchill Avenue was formally approved for residential subdivision in 1896 and from the readily available information this pair of semi detached cottages was built c1905. The builder or architect of the cottages has not been determined however it is noted that local builder Frederick Lever Gurr lived next door at 45 Churchill Avenue and he did a significant number of projects in Subiaco. The first				

 occupants which can be identified in the Post Office Directories are (41) Mrs P. Forman and (43) Thomas James. Throughout the first half of the 20th century the turnover of occupants in these two premises was rapid. It is apparent that in the 1930s and 1940s there were many women living in these cottages. A plan of the site prepared in the 1920s and reviewed in 1954 for the purpose of planning sewerage and water supply services shows that these two cottages have not changed significantly since that time. Verandahs were located across the rear elevation with small timber wash houses located at the ends. Aerial photographs of the cottages since the mid 20th century indicate that the roofs were clad with dark coloured corrugated galvanised iron in 1964. As this was a black and white image it is unclear what colour the roof was, although dark red or green roofs were common colours in the first half of the 20th century. The roof cladding was changed to what appears to be corrugated galvanised iron by the mid 1970s which is consistent with the current cladding. These photographs also indicate that the verandahs across the front elevation were replaced in stages; 41 in 2006, and 43 in 2017. The extent and form of the original residence are still clearly evident. A 2001 photograph of the front façade supplied by the current [2021] owner, shows that the current windows. These aluminium windows had in turn replaced the original timber framed windows. The able to each cottage. Pair of single storey cottages of the Federation Queen Anne style. Shared hipped roof with a gable to each cottage. The slight projecting wing contains three casement windows with moulded and decorative sill detail. Tuckpoint finish to both cottages with rendered bands at sill height and door head height. The top band on no. 41 has been extended up to the roof line. A bullnose verandah extends across the majority of the façade divided a by a brick part
Based on a streetscape inspection the building appears to be in fair to good condition.
High: the place remains in its original function as a residential dwelling.
High: The original/significant external fabric of the building is largely intact.
The place has cultural heritage significance:
 As a good representative example of semi-detached cottages which were
built in Subiaco during the early twentieth century to meet the needs and
aspirations of middle-class residents such as public servants, senior office
workers, small business owners, skilled tradesmen and single/widowed
women of private means.
 As a good representative example of the application of materials and
detailing which were derived from the Federation Queen Anne style, but which were applied in a more restrained manner that suited the budgets and expectations of the middle classes in Subiaco during the early twentieth century.

	 For its aesthetic contribution to a largely intact group of early twentieth century houses. 				
	 For its association with the rapid development of Subiaco in the early 20th century and the small scale development by local builders of many residential properties. 				
Level of	Some significance (Level 3)				
Significance	Contributes to the heritage of the City of Subiaco.				
Heritage Listings and Status	Local Heritage Survey - Adopted 22/06/2021				
Key References	 Wise's Post Office Directory 1894-1949 Australian Electoral Rolls, 1903-1980 Aerial Photographs, Landgate 1948-2020. MWSSⅅ Plans, State Records Office of WA, Retro Maps http://au-wa-sro-metromaps-uat.s3-website-ap-southeast-2.amazonaws.com/#/ Historical Notes for the Triangle Precinct prepared by Annette Green April 2020, held by the City of Subiaco. Who Built Subiaco? The builders who lived and/or worked in Subiaco in the period c1895-1940, Annette Green, Greenward Consulting, January 2015. 				
Archival Site Plan Courtesy SROWA	Information from the current [2021] owner.				
Additional photograph					

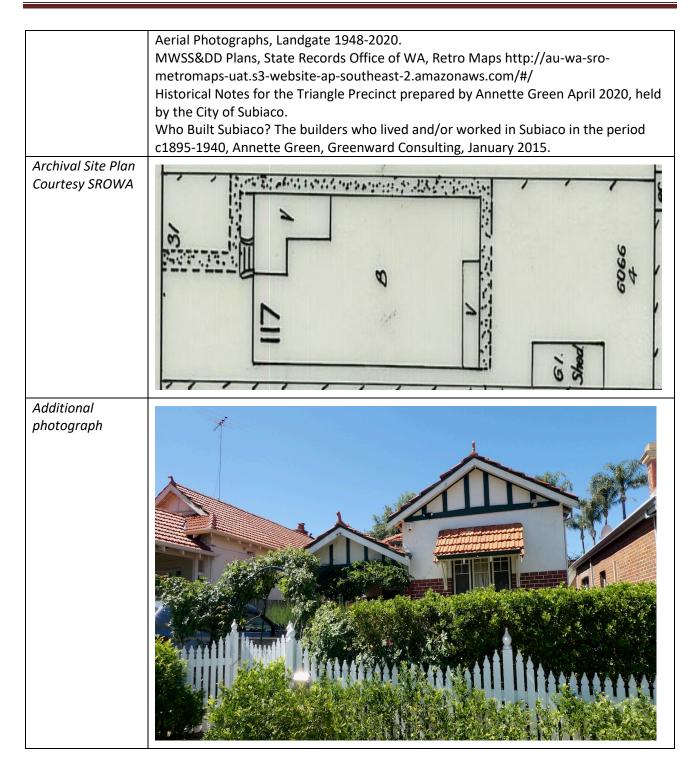
LOCATION INFORM	IATION				
Name	House, 109 Churchill Avenu	le			
Place No.	24069				
Address	109 Churchill Avenue (Lot 49, 26, DP30303, DP864) Subiaco				
Other names					
Place Type	Individual Building or Group				
Heritage Area	No				
ASSESSMENT OF SI	GNIFICANCE				
Photo					
(December 2020)					
Constantine Data	1014				
Construction Date	c1914	Architectural Style	Federation Arts and Crafts		
Construction	Walls Tucks sinted briek	Roof	Other		
Materials	Tuckpointed brick	Terracotta tile	Othor		
Use	Current	Original	Other		
	Residential: Single storey	Residential: Single storey			
listorio Thomas(a)	residence	residence			
Historic Theme(s)	Demographic settlement and mobility: Settlements				
	Occupations: Domostic acti	-			
	Occupations: Domestic acti	vities			
Historical Notes	Occupations: Commercial S	vities			

Physical Description	 progressively building and selling houses, as well as living in the street. It is not confirmed who designed and built this residence but it may have been associated with Welch's activity in the street. From the readily available evidence this residence was constructed in c1914 and the first occupants were accountant Percy Meredith Pickering and his wife Annie Mary, nee McNamara who had married in 1912. The Pickerings lived at this house until the early 1920s and the place was subsequently occupied by Public Works civil servant Augustus John Phair (1862-1938), and his wife Ethel Maude Mary, nee Wood originally from Victoria. In 1938, Augustus Phair died and in 1940, an auction was advertised for the sale of the contents of the house prior to the departure of Mrs Phair to the eastern states, 'the whole of the house are in first-class order and equal to new'. A plan of the site prepared in the 1920s and reviewed in 1954 for the purpose of planning sewerage and water supply services shows that the footprint of the original residence has been retained even with a new addition to the rear. At that time the back yard included a summer house in the south east corner, a timber structure in the south east corner and a brick water closet adjacent. Aerial photographs of the place since the mid 20th century indicate that an addition was constructed adjoining the rear of the residence which replaced the verandah across the rear which was roofed with corrugated iron. The new addition has a terracotta tile roof which is in sympathy to the original residence is still clearly evident. Single storey house of Federation Arts and Craft style with distinctive entrance and detailing. Brick construction with roughcast render plinth and splayed panels above the window. Hipped and gabled roof clad in terracotta tiles. Faceted hip above the entrance, creating a distinctive shaped verandah. The gable has roughcast detailing.
Condition	casements and top lights each with leaded lights. Based on a streetscape inspection the building appears to be in fair to good condition.
Integrity	High: the place remains in its original function as a residential dwelling.
Authenticity	High: The original/significant external fabric of the building is largely intact.
Statement of	The place has cultural heritage significance:
Significance	 As a good representative example of the many 4-5 room brick homes which were built in Subiaco during the early twentieth century to meet the needs and aspirations of middle-class residents such as public servants, senior office workers, small business owners, skilled tradesmen and single/widowed women of private means. As a good representative example of the application of materials and detailing which were derived from the Federation Queen Anne style, but which were applied in a more restrained manner that suited the budgets and expectations of the middle classes in Subiaco during the early twentieth century. For its aesthetic contribution to a largely intact group of early twentieth century houses. For its association with the rapid development of Subiaco in the early 20th century and the small scale development by local builders of many residential properties.

Level of	Some significance (Level 3)		
Significance	Contributes to the heritage of the City of Subiaco.		
Heritage Listings	Local Heritage Survey - adopted 4/02/2003.		
and Status			
Key References	Wise's Post Office Directory 1894-1949		
Rey Rejerences	Australian Electoral Rolls, 1903-1980		
	Aerial Photographs, Landgate 1948-2020.		
	MWSSⅅ Plans, State Records Office of WA, Retro Maps http://au-wa-sro-		
	metromaps-uat.s3-website-ap-southeast-2.amazonaws.com/#/		
	Historical Notes for the Triangle Precinct prepared by Annette Green April 2020, held		
	by the City of Subiaco.		
	Who Built Subiaco? The builders who lived and/or worked in Subiaco in the period		
	c1895-1940, Annette Green, Greenward Consulting, January 2015.		
	The West Australian, 20 May 1940, p. 15.		
Archival Site Plan			
Courtesy SROWA	1		
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Additional			
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	IATION		
Name	House, 117 Churchill Avenue		
Place No.	24072		
Address	117 Churchill Avenue (Lot 31, DP864) Subiaco		
Other names	· · · · ·	· · ·	
Place Type	Individual Building or Group)	
Heritage Area	No		
ASSESSMENT OF SI			
Photo			
(December 2020)			
Construction Date	c1930	Architectural Style	Inter War Californian Bungalow
Construction Date Construction	c1930 Walls	Architectural Style Roof	
			Bungalow
Construction	Walls	Roof	Bungalow
Construction	Walls Tuckpointed brick	Roof	Bungalow
Construction Materials	Walls Tuckpointed brick Rendered brick	Roof Terracotta tile	Bungalow Other
Construction Materials	Walls Tuckpointed brick Rendered brick Current	Roof Terracotta tile Original	Bungalow Other
Construction Materials	WallsTuckpointed brickRendered brickCurrentResidential: Single storey	RoofTerracotta tileOriginalResidential: Single storeyresidence	Bungalow Other
Construction Materials Use	WallsTuckpointed brickRendered brickCurrentResidential: Single storeyresidence	Roof Terracotta tile Original Residential: Single storey residence ad mobility: Settlements	Bungalow Other
Construction Materials Use	WallsTuckpointed brickRendered brickCurrentResidential: Single storeyresidenceDemographic settlement ar	Roof Terracotta tile Original Residential: Single storey residence nd mobility: Settlements vities	Bungalow Other
Construction Materials Use	WallsTuckpointed brickRendered brickCurrentResidential: Single storeyresidenceDemographic settlement arOccupations: Domestic activOccupations: Commercial S	Roof Terracotta tile Original Residential: Single storey residence nd mobility: Settlements vities	Bungalow Other Other

	T
	Churchill Avenue was extended to the west, between Coghlan Road and Olive Street, in c.1906 and this new section of the street was laid out with residential lots of around 360-380m2. It is not confirmed who designed and built this residence. From the readily available evidence this residence was constructed c1930 and the first occupant was secretary Horace John Minors and his wife Annie Jane Minors. They only stayed at this place for one year and the next occupants were William Harrison Slingsby (c1871-1958) and his wife Alice Elizabeth King (c1880-1964) who lived at this house until the 1950s. William Slingsby was a foreman and he worked in regional WA at different times before returning to this house. This suggests Slingsby was the owner of the residence, no information has been found to determine who was the builder or architect of this place. A plan of the site prepared in the 1920s and reviewed in 1954 for the purpose of planning sewerage and water supply services shows that the footprint of the original residence has not changed significantly. Aerial photographs of the place since the mid 20th century indicate that an addition was constructed adjoining the rear of the residence in the early 1990s which replaced the verandah. This rear addition was modified in 2020 but has not had any significant impact on understanding the extent and form of the original residence.
Physical Description	 Inter-war single storey residence of brick construction with tiled roof. The roof is hipped with terracotta tiles and terracotta finials to the gables. The twin gables have rendered finish with timber detail. The walls are of brick construction with roughcast render to the upper sections. Windows are timber framed casements with multipaned top lights, with tiled awning above. The verandah has a gabled canopy supported on timber posts.
Condition	Based on a streetscape inspection the building appears to be in fair to good condition.
Integrity	High: the place remains in its original function as a residential dwelling.
Authenticity	High: The original/significant external fabric of the building is largely intact.
Statement of	The place has cultural heritage significance:
Significance	 As a good representative example of the many 4-5 room brick homes which were built in Subiaco during the Inter War period to meet the needs and aspirations of middle-class residents such as public servants, senior office workers, small business owners, skilled tradesmen and single/widowed women of private means. As a good representative example of the application of materials and detailing which were derived from the Inter War Californian Bungalow style, but which were applied in a more restrained manner that suited the budgets and expectations of the middle classes in Subiaco during the early twentieth century. For its association with the ongoing development of Subiaco in the Inter War period. For its aesthetic contribution to a largely intact group of early twentieth century houses.
Level of	Some significance (Level 3)
Significance	Contributes to the heritage of the City of Subiaco.
Heritage Listings and Status	Local Heritage Survey - adopted 4/02/2003.
Key References	Wise's Post Office Directory 1894-1949 Australian Electoral Rolls, 1903-1980
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LOCATION INFORM	IATION		
Name	House, 119 Churchill Avenue	e	
Place No.	24073		
Address	119 Churchill Avenue (Lot 32	2, DP864) Subiaco	
Other names		,,	
Place Type	Individual Building or Group		
Heritage Area	No		
ASSESSMENT OF SI	GNIFICANCE		
Photo			
(December 2020)			
Construction Date	c1908	Architectural Style	Federation Queen Anne
Construction	Walls	Roof	Other
Materials	Painted Brickwork Face brickwork	Corrugated metal sheeting	
Use	Current	Original	Other
	Residential: Single storey	Residential: Single storey	
	residence	residence	
Historic Theme(s)	Demographic settlement and mobility: Settlements Occupations: Domestic activities Occupations: Commercial Services and industries		
Historical Notes	Subiaco's population increased significantly in the 1890s due to an economic depression in the eastern states and the discovery of gold in Western Australia. In the late 1890s, property developers bought large landholdings for subdivision in the Perth metropolitan area. The subdivisions were generally simple grid pattern developments with small lots for occupancy by working families. Subiaco was a popular and logical location for development and the increase in population and demand for services led to the proclamation of Subiaco as a municipality in 1897. The area that is now known as the 'Subiaco Triangle Precinct' attracted the construction of a range of dwellings, including timber cottages, semi-detached houses, two to three bedroom free-standing brick dwellings and substantial villas. Churchill Avenue was extended to the west, between Coghlan Road and Olive Street, in c.1906 and this new section of the street was laid out with residential lots. From this time until c.1914, a local carpenter/builder, Alfred Jesse Welch (c.1870-1942),		

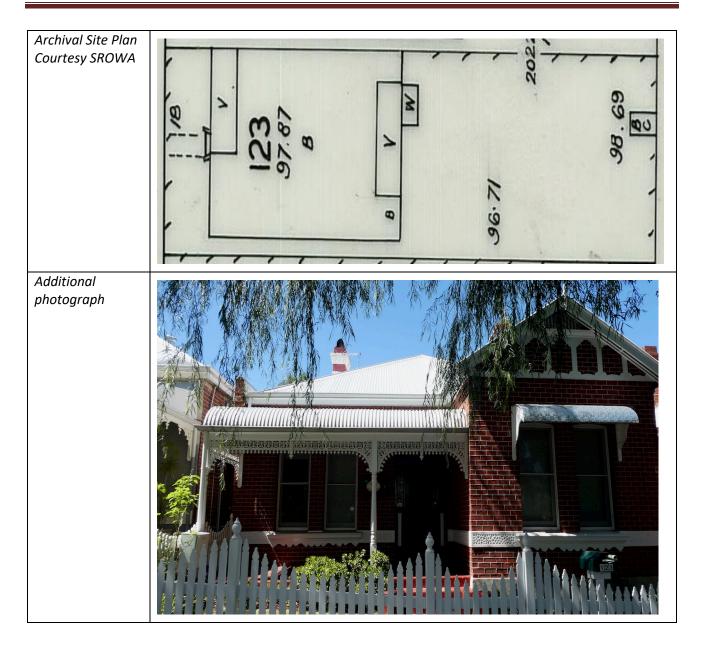
played a significant role in developing this block, progressively building and selling houses, as well as living in the street. From the readily available evidence this residence was constructed c1908. The date is not confirmed because street numbering is inconsistent in the Post Office Directories. (This house may have been previously designated 115 Churchill Avenue). No information has been discovered as to the architect or builder of this residence but potentially it was one of Alfred Welch's projects. The first known occupants were butcher Ernest Lynch (c1880-1962) and his wife Mary Turner (1885-1979). The couple married in 1907 and their first son was born while they were living here. They lived at this house until the mid 1910s, subsequent occupants had short periods of tenancy. This suggests the place was an investment property owned by an absentee landlord. A plan of the site prepared in the 1920s and reviewed in 1954 for the purpose of planning sewerage and water supply services shows that the footprint of the original residence has not changed significantly. Aerial photographs of the place since the mid 20th century indicate that modest additions have occurred at the rear of the building in the early 1990s and a garage was built in the back yard. None of the latter additions have had a significant impact on understanding the extent and form of the original residence.
Brick and iron Federation cottage, smaller than some of the neighbouring
properties.
 Non-original finishes but design intent visible.
 Brick construction with the original tuckpoint finish being painted over, the
tuckpoint and the rendered bands remain discernible under the paint finish.
• Central projecting bay with steep gable with timbered detailing above a pair
of timber framed sash windows.
Hipped and gabled roof with separate bullnose verandah canopy supported
on turned timber posts.
Planted garden enclosed with timber picket fence.
Based on a streetscape inspection the building appears to be in fair to good condition.
High: the place remains in its original function as a residential dwelling.
Moderate - High: The original external detailing of the building is largely intact
although the painted brickwork has reduced the authenticity.
The place has cultural heritage significance:
• As a good representative example of the many 4-5 room brick homes which
were built in Subiaco during the early twentieth century to meet the needs
and aspirations of middle-class residents such as public servants, senior office
workers, small business owners, skilled tradesmen and single/widowed women of private means.
 As a good representative example of the application of materials and
detailing which were derived from the Federation Queen Anne style, but
which were applied in a more restrained manner that suited the budgets and
expectations of the middle classes in Subiaco during the early twentieth century.
 For its aesthetic contribution to a largely intact group of early twentieth
century houses.
• For its association with the rapid development of Subiaco in the early 20th century and the small scale development by local builders of many residential

Level of	Some significance (Level 3)
Significance	Contributes to the heritage of the City of Subiaco.
Heritage Listings and Status	Local Heritage Survey - adopted 4/02/2003.
Key References	Wise's Post Office Directory 1894-1949
	Australian Electoral Rolls, 1903-1980
	Aerial Photographs, Landgate 1948-2020.
	MWSSⅅ Plans, State Records Office of WA, Retro Maps <u>http://au-wa-sro-</u>
	metromaps-uat.s3-website-ap-southeast-2.amazonaws.com/#/
	Historical Notes for the Triangle Precinct prepared by Annette Green April 2020, held
	by the City of Subiaco.
	Who Built Subiaco? The builders who lived and/or worked in Subiaco in the period
	c1895-1940, Annette Green, Greenward Consulting, January 2015.
Archival Site Plan	80
Courtesy SROWA	7777777771117777
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Additional	
photograph	
photograph	

LOCATION INFORM	IATION		
Name	Raboul		
Place No.	24074		
Address	123 Churchill Avenue (Lot 18, DP1921) Subiaco		
Other names	House, 123 Churchill Avenu	e	
Place Type	Individual Building or Group		
Heritage Area	No		
ASSESSMENT OF S	GNIFICANCE		
Photo			
(December 2020)			
Construction Date	c1914	Architectural Style	Federation Queen Anne
Construction	Walls	Roof	Other
Materials	Tuck pointed brickwork	Corrugated metal sheeting	Rendered decorative bands
Use	Current	Original	Other
	Residential: Single storey	Residential: Single storey	
	residence	residence	
Historic Theme(s)	Demographic settlement ar	-	
Historical Notes	Occupations: Domestic activities The following extract has been taken from the Heritage Assessment of House, 123 Churchill Avenue, Subiaco, prepared by Greenward Consulting, October 2019. Churchill Avenue was extended to the west, between Coghlan Road and Olive Street, in c.1906 and this new section of the street was laid out with residential lots of around 360-380m2. From this time until c.1914, a local carpenter/builder, Alfred Jesse Welch (c.1870- 1942), played a significant role in developing this block, progressively building and selling houses, as well as living in the street. Welch had migrated from England to Australia with his parents and siblings in 1882 and married Helen Maud Blackburn in Victoria in c.1892. Alfred and Helen had moved to Western Australia by 1897, when they were living in West Leederville. By 1903 they had moved to Subiaco, remaining here until c.1926. During his time in Subiaco, Welch entered his name under Builders & Contractors in the Trades section of the Post Office Directories from 1908 until 1914. A detailed study of his work has not		

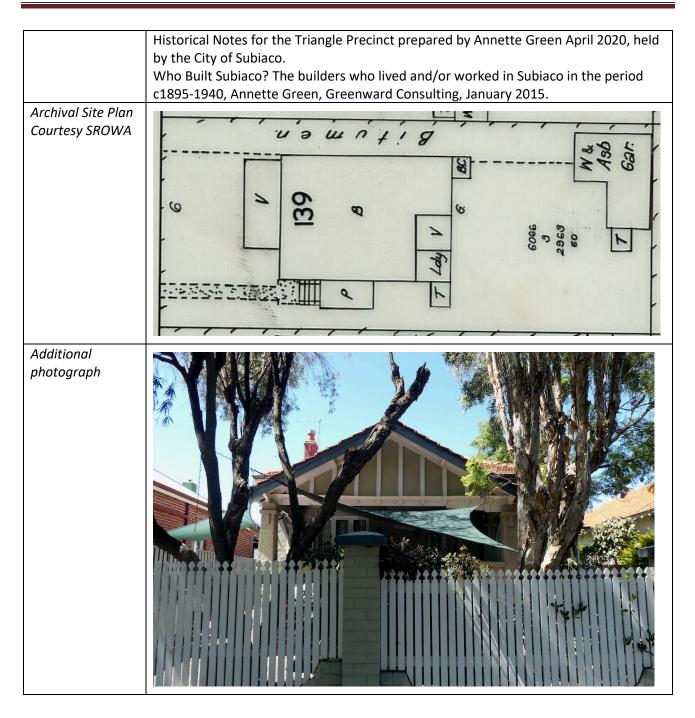
	been undertaken, but the readily available information suggests that properties
	developed by Welch included the six adjacent houses at 121-137 Churchill Avenue,
	which were constructed in the following order: 133, 135 and 137 (c.1906-1908); 131
	(c.1913); and 121 & 123 Churchill Avenue (c.1914). It seems very likely that he also
	constructed at least two houses on the opposite side of the street, 116 & 120
	Churchill Avenue (c.1912).
	The 5 houses built in c.1912-1914 generally have slightly different footprints, but the
	original detailing to the gables, brickwork, rendered finishes, entrance doors and
	windows is very similar.
	In March 1914, Lot 18 of Deposited Plan1921 (123 Churchill Avenue) was transferred
	to the first known occupant of the house, Eliza Hamilton Hughes. Eliza had been born
	in Victorian c.1870, but at least some members of her family had settled at Day Dawn
	in the Western Australian goldfields by 1906.
	Eliza, who never married, lived at 123 Churchill Avenue until (or near) the time of her
	death in August 1966. Like many unmarried or widowed women of her era,
	newspaper notices indicate that Eliza raised some income by advertising part of her
	house as being available for board and residence from c.1916 until at least the early
	1940s. She also shared her house at various times with her mother, Annie (who died
	here in March 1917), and three of her siblings: John James Hughes (c.1917, prior to
	his admission to Wooroloo Sanatorium, where he died in July 1917);Charles Frederick
	Hughes (who lived here after he was invalided out of the armed forces in 1918 until
	around the time of his marriage in c.1922); and Annie Helena Hughes (who was living
	here by 1917 and remained here until shortly before the time of her death in
	November 1949). Historical aerial photographs indicate that the house was
	renovated, including partial reconstruction of the rear portion, in c.2006.
Physical	The following extract has been taken from the Heritage Assessment of House, 123
Description	Churchill Avenue, Subiaco, prepared by Greenward Consulting, October 2019.
	The house was constructed as a typical suburban version of the Federation Queen Anne Style. Key external details include:
	 Gable-hipped roof clad with corrugated profile roof sheeting. Parapet wall along the eastern elevation where the house abuts the
	boundary with #121.
	 Two painted-brick chimneys (originally tuck-pointed) with a stepped brick corbel featuring a course of zigzag pattern angled bricks. Note: A matching
	chimney which retains its tuck-pointed finish can be seen at #131. A similar
	zigzag course was used for all 8 houses believed to have been built by Welch
	along this block in c.1906-1914.
	 Dropped bullnose verandah roof.
	Wall materials and finishes.
	Tuck-pointed face-brick façade.
	 Vermiculated finish to a deep rendered stringcourse at window still height.
	Note: A similar detail was used for all 5 houses believed to have been built by
	Welch in c.1912-1914.
	Rendered plinth.
	 Plain stretcher-bond face-brick walls to the side elevations.
	Form and detailing of main façade(s)
	Asymmetrical stepped facade.
	 This has a projecting wing on the western side of the main facade, with an
	abutting verandah extending across the remainder of the frontage.
	 Decorative rendered detailing to the gable, dividing the space into 7 tuck-
	pointed brick panels. Vertical timber slats to the apex. Turned timber finial.
	pointed brick panels. Vertical timber slats to the apex. Turned timber finial.

	 Battened eaves. Note: 3 of the other houses believed to have been built by Welch in c.1912-1914 still have very similar detailing to the gables. Two double hung windows to the projecting wing. These have a continuous moulded, rendered sill with a decorative under-sill panel. Note: Similar window details were used for all 5 houses believed to have been built by Welch in c.1912-1914. Curved, pressed metal awning over the windows to the projecting wing. Note: 121 and 123 were designed with matching window hoods. Main entrance located under the verandah, abutting the projecting wing. Traditional early twentieth century style five-panel door, with a highlight over and narrow sidelights. Traditional stained glass panels. Two double hung windows to the verandah, matching the projecting wing. Turned timber verandah posts. Cast lace verandah frieze and brackets. Concrete verandah floor accessed via concrete steps with splayed sides Streetscape setting Main façade set back approx. 2.8m from the front boundary. 	
	 Scalloped timber picket fence. 	
Condition	Based on a streetscape inspection the building appears to be in fair to good condition.	
Integrity	High: the place remains in its original function as a residential dwelling.	
Authenticity	High: The original/significant external fabric of the building is largely intact.	
Statement of	The place has cultural heritage significance:	
Significance	 As a good representative example of the many 4-6 room brick homes which were built in Subiaco during the early twentieth century to meet the needs and aspirations of middle-class owner/occupiers such as office workers, small business owners, skilled tradesmen and in this case, single women of private means. As a representative example of the application of materials and detailing which were derived from the Federation Queen Anne style, and which were widely used for housing in Subiaco during the early twentieth century. For its association with the rapid development of Subiaco in the early 20th century. For its aesthetic contribution to a largely intact group of early twentieth century houses. 	
Level of	Some significance (Level 3)	
Significance	Contributes to the heritage of the City of Subiaco.	
Heritage Listings	Heritage List - adopted 10/12/2019.	
and Status	Local Heritage Survey - adopted 4/02/2003.	
Key References	Wise's Post Office Directory 1894-1949	
	Australian Electoral Rolls, 1903-1980	
	Aerial Photographs, Landgate 1948-2020. MWSSⅅ Plans, State Records Office of WA, Retro Maps http://au-wa-sro-	
	metromaps-uat.s3-website-ap-southeast-2.amazonaws.com/#/	
	Historical Notes for the Triangle Precinct prepared by Annette Green April 2020, held by the City of Subiaco. Who Built Subiaco? The builders who lived and/or worked in Subiaco in the period	
	c1895-1940, Annette Green, Greenward Consulting, January 2015 Heritage Assessment of House, 123 Churchill Avenue, Subiaco, prepared by Greenward Consulting October 2019	



LOCATION INFORMATION			
Name	House, 139 Churchill Avenue		
Place No.	24076		
Address	139 Churchill Avenue (Lot 204, DP31318) Subiaco		
Other names			
Place Type	Individual Building or Group)	
Heritage Area	No		
ASSESSMENT OF S	IGNIFICANCE		
Photo			
(December 2020)			
Construction Date	c1927	Architectural Style	Inter War Californian Bungalow
Construction	Walls	Roof	Other
Materials	Painted Brickwork	Terracotta Tile	
Use	Current	Original	Other
	Residential: One and half	Residential: Single storey	
	storey residence	residence	
Historic Theme(s)	Demographic settlement and mobility: Settlements Occupations: Domestic activities		
Historical Notes	Subiaco's population increased significantly in the 1890s due to an economic depression in the eastern states and the discovery of gold in Western Australia. In the late 1890s, property developers bought large landholdings for subdivision in the Perth metropolitan area. The subdivisions were generally simple grid pattern developments with small lots for occupancy by working families. Subiaco was a popular and logical location for development and the increase in population and demand for services led to the proclamation of Subiaco as a municipality in 1897. The area that is now known as the 'Subiaco Triangle Precinct' attracted the construction of a range of dwellings, including timber cottages, semi-detached houses, two to three bedroom free-standing brick dwellings and substantial villas. Churchill Avenue was extended to the west, between Coghlan Road and Olive Street, in c.1906 and this new section of the street was laid out with residential lots of around 360-380m2.		

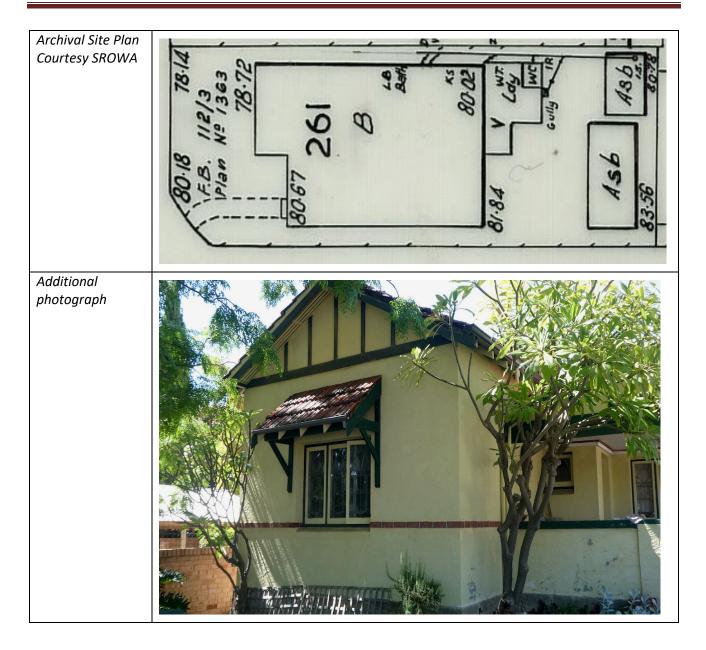
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	From the readily available evidence, this residence was built c1927 and the first occupants recorded in the Post Office Directories were motor mechanic Christian Wilhelm Geiger (c1885-1953) and his wife Dorothy Mildred (c1891-1969). The couple lived at this house until the early 1930s and it was then occupied by butcher William Dent Ellery (c1871-1945) and his wife Clara Constance Bergin (1892-1953) and their nine children. A plan of the site prepared in the 1920s and reviewed in 1954 for the purpose of planning sewerage and water supply services shows that the footprint of the original residence has doubled since that time with extensions to the rear. In the mid 1950s the back yard of the place included a large garage on the back boundary which was accessed by a driveway on the eastern boundary. Aerial photographs of the place since the mid 20th century demonstrate that the second storey additions occurred in the early 1980s and a later addition in 2008. These additions have not had a significant impact on the extent and form of the original residence.
Physical	Brick and tile Californian bungalow.
Description	 Traditional wide and low gable above the substantial verandah, supported on splayed masonry columns with a rendered balustrade between. Brick construction with painted finish. Hipped and gabled roof clad with terracotta tile and terracotta finials on the ridge of the gables. Leaded windows and small paned French windows to the façade.
Condition	Based on a streetscape inspection the building appears to be in fair to good condition.
Integrity	High: the place remains in its original function as a residential dwelling.
Authenticity	Moderate - High: The original external detailing of the building is largely intact
	although the painted brickwork has reduced the authenticity.
Statement of	The place has cultural heritage significance:
Significance	 As a good representative example of the many 4-5 room brick homes which were built in Subiaco during the Inter War period to meet the needs and aspirations of middle-class residents such as public servants, senior office workers, small business owners, skilled tradesmen and single/widowed women of private means. As a good representative example of the application of materials and detailing which were derived from the Inter War Californian Bungalow style, but which were applied in a more restrained manner that suited the budgets and expectations of the middle classes in Subiaco during the early twentieth century. For its association with the ongoing development of Subiaco in the Inter War period. For its aesthetic contribution to a largely intact group of early twentieth century houses.
Level of	Some significance (Level 3)
Significance	Contributes to the heritage of the City of Subiaco.
Heritage Listings and Status	Local Heritage Survey - adopted 4/02/2003.
Key References	Wise's Post Office Directory 1894-1949
ney nejerences	Australian Electoral Rolls, 1903-1980
	Aerial Photographs, Landgate 1948-2020.
	MWSSⅅ Plans, State Records Office of WA, Retro Maps <u>http://au-wa-sro-</u>
	metromaps-uat.s3-website-ap-southeast-2.amazonaws.com/#/



LOCATION INFORM	IATION		
Name	House, 261 Churchill Avenue		
Place No.	24078		
Address	261 Churchill Avenue (Lot 102, DP30677) Subiaco		
Other names			
Place Type	Individual Building or Group)	
Heritage Area	No		
ASSESSMENT OF S	-		
Photo			
(December 2020)			
Construction Date	c1925	Architectural Style	Inter War Californian Bungalow
Construction	Walls	Roof	Other
Materials	Painted Brickwork	Terracotta Tile	
Use	Current	Original	Other
	Residential: Single storey	Residential: Single storey	
	residence	residence	
Historic Theme(s)	Demographic settlement an		
	Occupations: Domestic activ	•	
Historical Notes	Subiaco's population increased significantly in the 1890s due to an economic depression in the eastern states and the discovery of gold in Western Australia. In the late 1890s, property developers bought large landholdings for subdivision in the Perth metropolitan area. The subdivisions were generally simple grid pattern developments with small lots for occupancy by working families. Subiaco was a popular and logical location for development and the increase in population and demand for services led to the proclamation of Subiaco as a municipality in 1897. The area that is now known as the 'Subiaco Triangle Precinct' attracted the construction of a range of dwellings, including timber cottages, semi-detached houses, two to three bedroom free-standing brick dwellings and substantial villas. This portion of Churchill Avenue from Rokeby Road to Olive Street was subdivided for residential lots in 1894 and was originally named 'Perth Street' until 1930. From the available information there has been a residence on this site from the early 1900s however it is unclear whether this was a different building than the extant building.		

	The physical form and details of this residence suggests it was built in the Inter War period. It is proposed that the house was built c1925 when it was occupied by salesman Walter Richards (c1872-1936)and his wife Emily Mary Richards (c1888-1988). The couple lived there until the mid 1930s. In the 1940s, the place was owned and occupied by manufacturer John Hanham Stock (c1908-1965) and his wife Mary Margaret Stock (c1912-1988). Following John Stock's death in 1965, Mary Stock lived
	at this house until the 1980s. A plan of the site prepared in the 1920s and reviewed in 1954 for the purpose of planning sewerage and water supply services shows that the footprint of the original residence has not changed significantly since that time. The structures in the back yard and the form and extent of the original residence are still apparent. In 2002, the lot was subdivided to create a new lot for the small cottage located at the rear of the lot and facing Axon Street.
Physical Description	 Rendered brick and tile Californian Bungalow, largely intact. Corner property which clearly shows the detail of the architectural design. Brick construction with rendered and painted finish, with brick stringcourse. Timber framed casement windows with canopies above in the front bay. Hipped and stepped gabled roof clad with terracotta tiles. Corner verandah with gabled tiled canopy supported on splayed rendered masonry columns with tile detail.
Condition	Based on a streetscape inspection the building appears to be in fair condition.
Integrity	High: the place remains in its original function as a residential dwelling.
Authenticity	High: The original/significant external fabric of the building is largely intact.
Statement of	The place has cultural heritage significance:
Significance	 As a good representative example of the many 4-5 room brick homes which were built in Subiaco during the Inter War period to meet the needs and aspirations of middle-class residents such as public servants, senior office workers, small business owners, skilled tradesmen and single/widowed women of private means. As a good representative example of the application of materials and
	 As a good representative example of the application of materials and detailing which were derived from the Inter War Californian Bungalow style, but which were applied in a more restrained manner that suited the budgets and expectations of the middle classes in Subiaco during the early twentieth century. For its association with the ongoing development of Subiaco in the Inter War
	period.
Level of	Some significance (Level 3)
Significance	Contributes to the heritage of the City of Subiaco.
Heritage Listings	Local Heritage Survey - adopted 4/02/2003.
and Status	
Key References	 Wise's Post Office Directory 1894-1949 Australian Electoral Rolls, 1903-1980 Aerial Photographs, Landgate 1948-2020. MWSSⅅ Plans, State Records Office of WA, Retro Maps <u>http://au-wa-sro-metromaps-uat.s3-website-ap-southeast-2.amazonaws.com/#/</u> Historical Notes for the Triangle Precinct prepared by Annette Green April 2020, held by the City of Subiaco. Who Built Subiaco? The builders who lived and/or worked in Subiaco in the period
	c1895-1940, Annette Green, Greenward Consulting, January 2015.

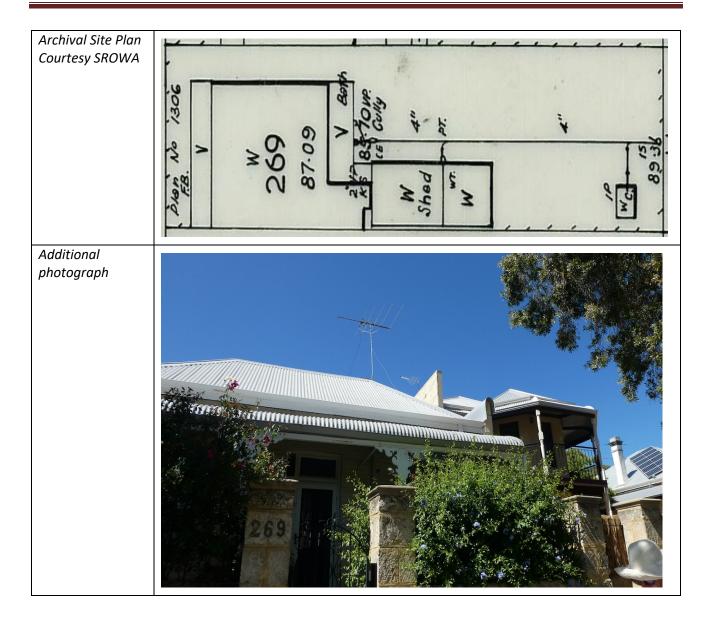
Heritage Place Record – House, 261 Churchill Avenue



LOCATION INFORM	IATION		
Name	House, 269 Churchill Avenue	2	
Place No.	24079		
Address	269 Churchill Avenue (Lot 1, SP29925) Subiaco		
Other names			
Place Type	Individual Building or Group		
Heritage Area	No		
ASSESSMENT OF S	GNIFICANCE		
Photo			
(December 2020)			
Construction Date	c1901	Architectural Style	Federation Queen Anne
Construction	Walls	Roof	Other
Materials	Painted Brick	Corrugated metal sheeting	
Use	Current	Original	Other
036	Residential: Single storey	Residential: Single storey	other
	residence	residence	
Historic Theme(s)	Demographic settlement and		
	Occupations: Domestic activ	-	
Historical Notes	Subiaco's population increased significantly in the 1890s due to an economic depression in the eastern states and the discovery of gold in Western Australia. In the late 1890s, property developers bought large landholdings for subdivision in the Perth metropolitan area. The subdivisions were generally simple grid pattern developments with small lots for occupancy by working families. Subiaco was a popular and logical location for development and the increase in population and demand for services led to the proclamation of Subiaco as a municipality in 1897. The area that is now known as the 'Subiaco Triangle Precinct' attracted the construction of a range of dwellings, including timber cottages, semi-detached houses, two to three bedroom free-standing brick dwellings and substantial villas. This portion of Churchill Avenue from Rokeby Road to Olive Street was subdivided for residential lots in 1894 and was originally named 'Perth Street'. From the readily available information this residence was constructed c1901 and the first occupant was blacksmith/carriage builder William James Kent (c1872-1920) and his wife		

	<u></u>
	Hannah Goonan (c1870-1919). No information has been found about the builder or architect of this place.
	The Kent family, including four children lived at this house until 1920; Hannah died in
	1919, and William in 1920. The place was subsequently occupied by a series of
	tenants until the 1940s when electrician Richard Woolfall (c1893-1974) and his wife
	Leonora (Norah) lived at this residence.
	A plan of the site prepared in the 1920s and reviewed in 1954 for the purpose of
	planning sewerage and water supply services shows that the footprint of the original residence has not changed significantly.
	The most significant change has been the creation of a unit development in the late
	1990s which demolished the adjacent property at 273 Churchill Avenue and saw the
	construction of new units at the rear of the three lots on the corner of Axon and
	Churchill Avenue. The form and extent of the original residence at 269 Churchill
	Avenue are still apparent.
Physical	Symmetrical fronted cottage with painted façade, original tuckpoint finish
Description	obscured but visible.
	Hipped roof and bullnose verandah canopy.
	Timber framed sash windows.
	• Elevated position but mainly obscured from view due to planting along the
	boundary wall.
Condition	Based on a streetscape inspection the building appears to be in fair condition.
Integrity	High: the place remains in its original function as a residential dwelling.
Authenticity	Moderate - High: The original external detailing of the building is largely intact
	although the painted brickwork has reduced the authenticity.
Statement of	The place has cultural heritage significance:
Significance	• As a good representative example of the many 4-5 room brick homes which
	were built in Subiaco during the early twentieth century to meet the needs
	and aspirations of middle-class residents such as public servants, senior office
	workers, small business owners, skilled tradesmen and single/widowed women of private means.
	 As a good representative example of the application of materials and
	• As a good representative example of the application of materials and detailing which were derived from the Federation Queen Anne style, but
	which were applied in a more restrained manner that suited the budgets and
	expectations of the middle classes in Subiaco during the early twentieth
	century.
	 For its association with the rapid development of Subiaco in the early 20th
	century.
Level of	Some significance (Level 3)
Significance	Contributes to the heritage of the City of Subiaco.
Heritage Listings	Local Heritage Survey - adopted 4/02/2003.
and Status	
Key References	Wise's Post Office Directory 1894-1949
	Australian Electoral Rolls, 1903-1980
	Aerial Photographs, Landgate 1948-2020.
	MWSSⅅ Plans, State Records Office of WA, Retro Maps <u>http://au-wa-sro-</u>
	metromaps-uat.s3-website-ap-southeast-2.amazonaws.com/#/
	Historical Notes for the Triangle Precinct prepared by Annette Green April 2020, held
	by the City of Subiaco. Who Built Subiaco? The builders who lived and/or worked in Subiaco in the period
	c1895-1940, Annette Green, Greenward Consulting, January 2015.
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Heritage Place Record – House, 269 Churchill Avenue



LOCATION INFORM	IATION		
Name	Chapel of the Church of Jesu	us Christ of the Latter Day Sair	nts (fmr)
Place No.	25982		
Address	313 Churchill Avenue (Lot 26, DP1381) Subiaco		
Other names	313 Perth Street		
Place Type	Individual Building or Group		
Heritage Area	No		
ASSESSMENT OF SI			
Photo			
(December 2020)			
Construction Date	1925	Architectural Style	Inter-War Free Classical (modified by 1990s adaptation as a residence)
Construction	Walls	Roof	Other
Materials	Rendered brick	Corrugated metal sheeting	
Use	Current	Original	Other
-	Residential: Single storey	Religious: Church	Commercial: Office or
	residence		Administration Building
Historic Theme(s)	Demographic settlement an	d mobility: Settlements	
(-)	Occupations: Domestic activities		
	Social and civic activities: Religion		
Historical Notes	The following extract has been taken from the Heritage Assessment of 313 Churchil Avenue, Subiaco, prepared by Greenward Consulting, October 2015. The subject site was subdivided in the mid-1890s, but information from the Certificate of Titles and Post Office Directories suggests that, from c.1905-1924 it formed part of the extended grounds of an adjacent house at 315 Perth Street. The teachings of the Church of Jesus Christ of the Latter-Day Saints were first		ober 2015. ormation from the nat, from c.1905-1924 it e at 315 Perth Street.
	_	340, but it was not until 1907	-
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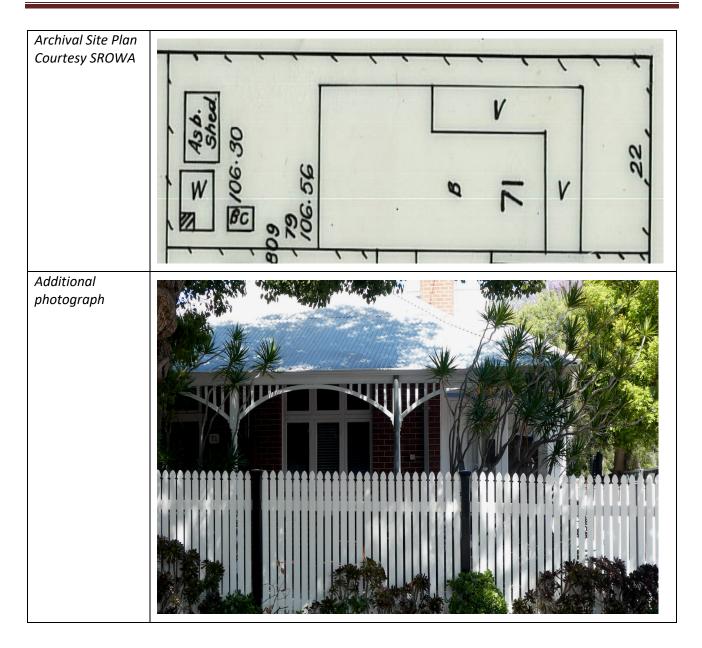
missionaries of the Church began their work in Western Australia. In the period 1907- 1925 they occupied various rented premises in Subiaco and Perth. In 1924 the Australian Mission President of the Church of Jesus Christ of the Latter- Day Saints visited Western Australia and it was agreed that a local Chapel should be built (the sixth in Australia). In February 1925, ownership of Lot 26 on Deposited Plan 1381 was transferred to a group of senior members of the Church in America, and Church history suggests that the funds for this were donated by a local convert, Brother William Davis. Extensive fund raising was then undertaken and the members and missionaries undertook the construction work under the supervision of Brother Rueben Flynn (who was a builder by profession). In March 1925, a ceremony was held to celebrate the laying of the foundation stone, which read:
This stone was laid 14th Mar 1925 and building dedicated 14th June 1925 by Elder Charles H. Hyde.
Three months later the building was officially opened:
THE CHURCH OF JESUS CHRIST OF LATTER DAY SAINTS Will Hold a DEDICATORY SERVICE, At their New Chapel 313 Perth-st., Subiaco, SUNDAY. JUNE 14 at 3 pm. President and Mrs. Charles H. Hyde, of the Australian Mission, have arrived from Sydney. President Hyde will dedicate the Chapel. The public are invited.
A later description of the place (Cummings, D.W., Saints of the Golden West, p 13) stated that:
The Chapel was approx. 36 x 20ft [11 x 6.1m] and could seat around 80-90 people at a squeeze. Living quarters at the rear consisted of a large study, kitchen and two bedrooms for the missionaries. A bathroom and toilets were under a rear verandah. These quarters doubled up for classrooms As the total block was only 3564 square feet [331m2], there was little extra space apart from a walkway up one side and a very small back yard.
Early photographs show that the façade was face-brick with prominent rendered pilasters framing the main entrance. The double doors were timber framed, with 10 square panes of glass to each leaf. Above the doors, a pair of rectangular highlight windows featured diamond patterned lead-light glazing. Two rendered string courses extended across the main façade (to line with the head and sill of the highlight windows) and the upper string course featured the words CHURCH OF JESUS CHRIST OF L.D.S. Steps led up to the main entrance from the street, framed by a low rendered-masonry and pipe-rail fence along the front boundary. The only major alteration recorded for the building during its occupation as a chapel was the construction of a baptismal font under the stage in the main hall, which was designed so that floorboard panels could be removed when baptisms were held. This was completed in 1937 (prior to which baptisms had been conducted in the Swan River). Membership of the Church in Western Australia fluctuated, with newspaper and other reports indicating that there were about 200 members in 1934, dropping to about 100 in the late 1940s (with numbers regularly depleted by the emigration of Australian members to America and Canada).

	T
	313 Churchill Avenue remained the centre of the only Branch of the Church of Jesus Christ of the Latter Day Saints in Western Australia until 1954, when a second Branch was established at Bedford. Following rapid post-war growth in the local congregation, land was purchased in 1956 for two new chapels, one in Doubleview Road, Scarborough, and the other in Labouchere Road, Como. Construction of both of these Chapels commenced in 1957 and in 1958 the headquarters of the Perth Branch were relocated from Subiaco to the new Como Chapel. The last meeting in the Subiaco Chapel was held on 13 April 1958, and 313 Churchill Avenue was then sold to the "Slow Learning Children's Group" (which was renamed the Activ Foundation in 1989). Detailed research has not been undertaken about the use of the place from that time, but a newspaper article in 1995 referred to the previous occupants as the Down's Syndrome Association of Western Australia, which suggests that it continued to be used by disability services groups for over 30 years. In c. 1992-1993, 313 Churchill Avenue was purchased by Taffy Davies, who adapted it as a private residence. Works undertaken/proposed in the mid-1990s included: Construction of a timber deck overlooking the street; Installation of a new front door featuring four glazed, steel-framed Gothic arches; (replacing the original door, highlight windows and nameplate, and extending the full width between the pilasters); Installation of a mezzanine floor above half of the living area. Physical evidence confirms that other external changes have included: Rendering of the main façade; Removal of the front steps; Construction of a high front fence.
	In 2020 the place continues to be occupied as a private residence.
Physical Description	 The following extract has been taken from the Heritage Assessment of 313 Churchill Avenue, Subiaco, prepared by Greenward Consulting, October 2015. The Chapel of the Church of Jesus Christ of the Latter Day Saints (fmr)was constructed as a restrained version of the Inter-War Free Classical style. However, the design of the main façade was significantly altered in the 1990s, with the introduction of Gothic arches to form a new front entrance. Key elements of the current place include: Simple, rectangular floor plan. Symmetrical façade. Simple gabled roof, clad with corrugated metal sheeting. Stepped masonry parapet, rising up to a triangular apex. This features a simple projecting cap and a set of three slender vertical recesses to the face of the gable. Plain rectangular plasters framing the entrance. Modern, rendered finish to the façade (concealing the original detailing of face brick walls with contrasting rendered stringcourses and pilasters). Four, steel-framed Gothic arches forming the main entrance doors and the associated sidelights and highlights (dating from the 1990s). Traditional side-hinged casement windows to the side walls. The original symmetrical street front has been modified by the construction of a high timber fence with a side entrance.
Condition	Based on a streetscape inspection the building appears to be in fair to good condition.
Integrity	Low: The former chapel has been adapted as a private residence.

Authenticity	Low-Moderate: The original external detailing of the building and its internal layout have been extensively modified as part of its adaptation as a private residence. However, the underlying design can still be interpreted in the public realm.
Statement of Significance	 The place has cultural heritage significance: As the first Chapel of the Church of Jesus Christ of the Latter Day Saints in Western Australia (and only the sixth in Australia). As the headquarters of the Church in Western Australia from 1925 until 1958. For its social and historical significance for members of the Church of Jesus Christ of the Latter Day Saints. For its occupation by disability service providers in the period 1958-c.1990, the early days of which reflected a major community driven change in the provision of support and services for children with intellectual disabilities and
Level of	their families, with a particular focus on improved integration. Considerable significance (Level 2)
Significance	Very Important to the heritage of the City of Subiaco.
Heritage Listings	Heritage List -Adopted 19/04/2016
and Status	Terrage List Adopted 13/04/2010
Key References	Heritage Assessment of 313 Churchill Avenue, Subiaco, prepared by Greenward Consulting for the City of Subiaco, October 2015.
Archival Site Plan Courtesy SROWA	Blan, 44 (600 101 26 31 Church Church Church 23.02 24.0 24.0 25.02 23.02 24.0 24.0 24.0 25.02 24.0 24.0 25.02
Additional photograph	<image/>

LOCATION INFORM	NATION		
Name	House, 71 Coghlan Road		
Place No.	24082		
Address	71 Coghlan Road (Lot 22, DP864) Subiaco		
Other names			
Place Type	Individual Building or Group		
Heritage Area	No		
ASSESSMENT OF S	IGNIFICANCE		
Photo			
(December 2020)			
Construction Date	c1915	Architectural Style	Federation Queen Anne
Construction	Walls	Roof	Other
Materials	Tuckpointed brick	Corrugated metal sheeting	
Use	Current	Original	Other
0.50	Residential: Single storey	Residential: Single storey	
	residence	residence	
Historic Theme(s)	Demographic settlement and		<u> </u>
	Occupations: Domestic activ	•	
Historical Notes	Subiaco's population increased significantly in the 1890s due to an economic depression in the eastern states and the discovery of gold in Western Australia. In the late 1890s, property developers bought large landholdings for subdivision in the Perth metropolitan area. The subdivisions were generally simple grid pattern developments with small lots for occupancy by working families. Subiaco was a popular and logical location for development and the increase in population and demand for services led to the proclamation of Subiaco as a municipality in 1897. A subdivision plan for this portion of Coghlan Road was approved in 1894 but development of this area did not accelerate until the 1900s. From the readily available information this place was built c1915 although no information has been found as to the builder or architect of this residence. The first occupants were clerk Alexander William McLeod and his wife Gertrude May Sutcliffe who had married in 1910. After the McLeods left the place c1920 there was a high turnover of occupants which suggests the property was owned by an absentee landlord.		

	A plan of the site prepared in the 1920s and reviewed in 1954 for the purpose of planning sewerage and water supply services shows that the footprint of the residence has not changed significantly since that time. Aerial photographs of the place since the mid 20th century demonstrate that the place was originally clad either with red corrugated iron or terracotta tile which was replaced in the late 1980s with zinc coated corrugated metal sheeting. There have been no significant external changes since that time and the extent and form of the original residence is still apparent.
Physical	Single storey Federation Queen Anne style property.
Description	 Brick construction with tuckpoint finish.
,	 Hipped and gabled roof with vented gablet on ridge of main roof.
	 Verandah canopy is the continuation of the main roof, supported on turned timber posts with a timber valance. The Churchill Avenue side of the verandah has been enclosed with a series of French doors and windows. Projecting wing along Churchill Avenue incorporates hipped roof with higher
	ridge line than the main roof.
	 Windows to the property are timber framed casements with top lights and outputs sills and outputs
Condition	ornate sills and aprons.
Condition	Based on a streetscape inspection the building appears to be in fair to good condition.
Integrity	High: The place continues to be used as a private residences.
Authenticity	High: The original/significant external fabric of the building is largely intact.
Statement of	The place has cultural heritage significance:
Significance	• As a good representative example of a well designed and detailed
	"gentleman's villa" of Subiaco dating from the early 20th century.
	• For its aesthetic value as a good representative example of a well-designed
	Federation Queen Anne villa of the early 20th century, designed to a style
	and scale suited to the professional/business classes.
	 For its association with the ongoing development of Subiaco in the early 20th century period.
Level of	Some significance (Level 3)
Significance	Contributes to the heritage of the City of Subiaco.
Heritage Listings	Local Heritage Survey - adopted 4/02/2003.
and Status	
Key References	Wise's Post Office Directory 1894-1949
, ,	Australian Electoral Rolls, 1903-1980
	Aerial Photographs, Landgate 1948-2020.
	MWSSⅅ Plans, State Records Office of WA, Retro Maps http://au-wa-sro-
	metromaps-uat.s3-website-ap-southeast-2.amazonaws.com/#/
	Historical Notes for the Triangle Precinct prepared by Annette Green April 2020, held
	by the City of Subiaco.
	Who Built Subiaco? The builders who lived and/or worked in Subiaco in the period c1895-1940, Annette Green, Greenward Consulting, January 2015.



	IATION		
Name	Houses, 101 and 103 Coghla	n Road	
Place No.	24083		
Address	101 Coghlan Road (Lot 1,2, SP3459) Subiaco		
Other names			
Place Type	Individual Building or Group		
Heritage Area	No		
ASSESSMENT OF S	GNIFICANCE		
Photo (December 2020)			
Construction Date	1904	Architectural Style	Federation Queen Anne
Construction	Walls	Roof	Federation Queen Anne Other
		Roof Corrugated metal sheeting	Other Semi-detached pair
Construction	Walls Painted Brick Current	Roof Corrugated metal sheeting Original	Other
Construction Materials Use	Walls Painted Brick	Roof Corrugated metal sheeting	Other Semi-detached pair
Construction Materials	WallsPainted BrickCurrentResidential: ConjoinedresidenceDemographic settlement anOccupations: Domestic activity	Roof Corrugated metal sheeting Original Residential: Conjoined residence d mobility: Settlements	Other Semi-detached pair Other

	Mr Chas. Sommers (in conjunction with Mr. C.E. Uren) will offer for sale to-day in the rooms, a pair of semi-detached brick houses in Coghlan Road Subiaco, close to Bagot-road Subiaco.
	Charles Sommers was a successful real estate agent in Perth and a member of the Western Australian parliament from 1900 to 1918. The construction of semi-detached residences was not uncommon in Perth in the
	early 20th century.
	The quickly changing occupancy of both sides of this building suggests it was an investment property owned by an absentee landlord. A review of the electoral rolls and Post Office Directories indicates the properties were occupied by skilled tradesmen and their families.
	<u>101 Coghlan Road</u>
	 1905: Edwin Lester Maw(insurance superintendent)
	 1910: John Henry Prior Gulley (grocer, Gulley Brothers)
	• 1920: Adrian Smoker
	 1930: Listed as vacant in the PO Directory
	• 1940: J G Bunts
	 1949: Stanley Owen Brandy(department manager)
	<u>103 Coghlan Road</u>
	 1905: Horace Benson Jackson (clerk)
	• 1906: Robert Gulley (Builder)
	• 1910: Edward William Hall (engineer)
	1920: Mrs Bridget Kent
	 1930: Oscar Leslie Howard Gliddon(agent)
	• 1940: Reginald Ryan
	1949: Mrs Madge Evelyn Jones
Physical	 Semi-detached brick and iron cottages.
Description	• The cottages share a single hipped roof with gables above the windows to the
	facades. Each gable has roughcast render and plaster decoration with decorative barges. A vented gablet sits at the apex of the roof.
	• A bullnose verandah extends across the full extent of the cottages, supported on turned timber posts with decorative lace frieze. The bullnose and main
	roof cladding is replacement zincalume.
	The windows to the façade are timber casements with top lights arranged in
	a group of three, with decorative moulded sill.
	The original brick finish to the houses has been painted with contrasting
	stringcourse.
Condition	Based on a streetscape inspection the building appears to be in fair to good condition.
Integrity	High: The place continues to be used as a private residences.
Authenticity	Moderate - High: The original external detailing of the building is largely intact
	although the painted brickwork has reduced the authenticity.
Statement of	The place has cultural heritage significance:
Significance	 As a good representative example of the standard of modest rental accommodation built for people such as tradesmen, junior employees, labourers and single women/widows in Subiaco during the early twentieth contury.
	 century. 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 working families in Subiaco during the early twentieth	
	century.	
Level of	Some significance (Level 3)	
Significance	Contributes to the heritage of the City of Subiaco.	
Heritage Listings and Status	Local Heritage Survey - adopted 4/02/2003.	
Key References	Wise's Post Office Directory 1894-1949 Australian Electoral Rolls, 1903-1980	
	Aerial Photographs, Landgate 1948-2020. MWSSⅅ Plans, State Records Office of WA, Retro Maps <u>http://au-wa-sro-</u>	
	<u>metromaps-uat.s3-website-ap-southeast-2.amazonaws.com/#/</u> Historical Notes for the Triangle Precinct prepared by Annette Green April 2020, held	
	by the City of Subiaco. Who Built Subiaco? The builders who lived and/or worked in Subiaco in the period c1895-1940, Annette Green, Greenward Consulting, January 2015.	
Archival Site Plan		
Courtesy SROWA	B. 101 101 101	
	B 18:55 103 5 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8	
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Additional photograph		

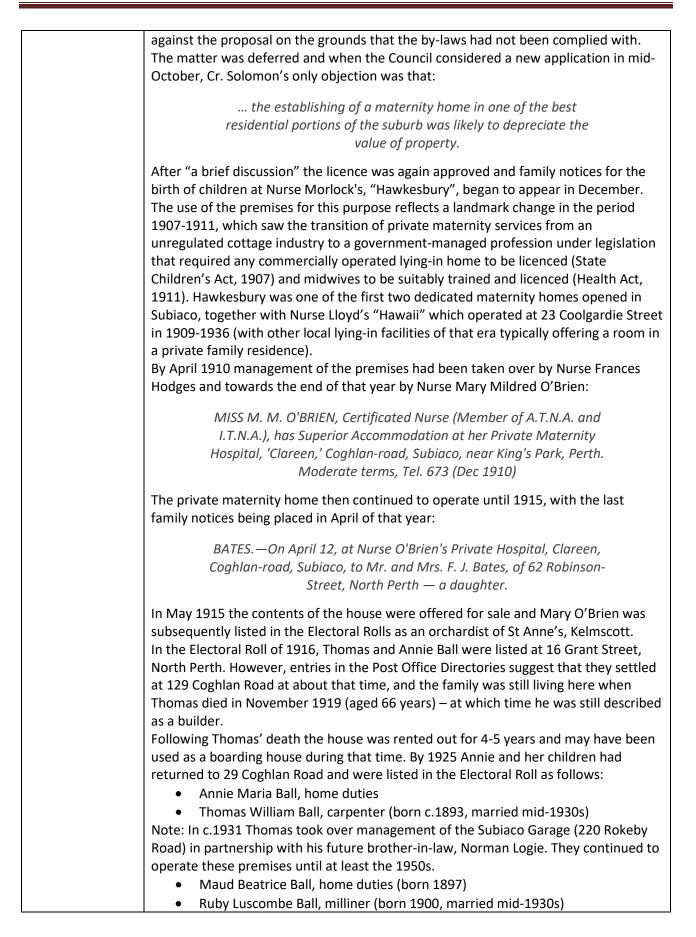
LOCATION INFORM	IATION		
Name	House, 125 Coghlan Road		
Place No.	24084		
Address	125 Coghlan Road (Lot 8, DF	21173) Subiaco	
Other names			
Place Type	Individual Building or Group		
Heritage Area	No		
ASSESSMENT OF S			
Photo			
(December 2020)			
Construction Date	c1915	Architectural Style	Federation Queen Anne
Construction	Walls	Roof	Other
Materials	Painted Brick	Corrugated metal sheeting	
Use	Current	Original	Other
	Residential: Single storey	Residential: Single storey	
	residence	residence	
Historic Theme(s)	Demographic settlement an	•	
	Occupations: Domestic activ		
Historical Notes	depression in the eastern st the late 1890s, property dev Perth metropolitan area. Th developments with small log popular and logical location demand for services led to t The area that is now known construction of a range of d houses, two to three bedroo This portion of Coghlan Roa 1895 but evidence from the accelerate until the 1900s. information has been found	sed significantly in the 1890s of ates and the discovery of gold velopers bought large landhol e subdivisions were generally ts for occupancy by working fa for development and the incre the proclamation of Subiaco a as the 'Subiaco Triangle Preci wellings, including timber cot om free-standing brick dwellin d was formally approved for r Post Office Directories indica From this source, this residen about the builder of this place an followed by a series of occu	I in Western Australia. In dings for subdivision in the simple grid pattern amilies. Subiaco was a rease in population and s a municipality in 1897. Inct' attracted the tages, semi-detached tages and substantial villas. esidential subdivision in tes development did not ce was built c1915 but no te in this research. The first

	when the Althorpe family moved in. Bootmaker William Althorpe (c1864-1938), his wife Emily Eliza and their son John William Althorpe a railway officer. The extended family lived there until the 1960s. A plan of the site prepared in the 1920s and reviewed in 1954 for the purpose of
	planning sewerage and water supply services shows that the footprint of the original
	residence has not changed significantly since that time.
	Aerial photographs of the place since the mid 20th century demonstrate that the roof was originally red corrugated iron which was replaced in 2001. Since then there have been no significant alterations and the extent and form of the original residence is clearly apparent.
Physical	Single storey brick and iron house with some altered detail and mainly
Description	obscured from view due to the high brick boundary wall.
	 Traditional asymmetric planform to the property with projecting wing and recessed section of the façade.
	 Brick construction with tuckpoint finish, painted over obscuring the original detail and the rendered stringcourses.
	 Projecting wing has a rendered gable with timber detailing and canopy above the window.
	• The skillion verandah canopy is supported on turned timber posts and is
Condition	separate to the main roof.
Condition	Based on a streetscape inspection the building appears to be in fair to good condition.
Integrity	High: The place continues to be used as a private residence.
Authenticity	Moderate - High: The original external detailing of the building is largely intact although the painted brickwork has reduced the authenticity.
Statement of	The place has cultural heritage significance:
Significance	 As a good representative example of the many 4-5 room brick homes which were built in Subiaco during the early twentieth century to meet the needs and aspirations of middle-class residents such as public servants, senior office workers, small business owners, skilled tradesmen and single/widowed women of private means.
	 As a good representative example of the application of materials and detailing which were derived from the Federation Queen Anne style, but which were applied in a more restrained manner that suited the budgets and expectations of the middle classes in Subiaco during the early twentieth century. For its association with the rapid development of Subiaco in the early 20th
	century and the small scale development by local builders.
Level of	Some significance (Level 3)
Significance	Contributes to the heritage of the City of Subiaco.
Heritage Listings and Status	Local Heritage Survey - adopted 4/02/2003.
Key References	Wise's Post Office Directory 1894-1949
	Australian Electoral Rolls, 1903-1980
	Aerial Photographs, Landgate 1948-2020.
	MWSSⅅ Plans, State Records Office of WA, Retro Maps <u>http://au-wa-sro-</u>
	metromaps-uat.s3-website-ap-southeast-2.amazonaws.com/#/
	Historical Notes for the Triangle Precinct prepared by Annette Green April 2020, held by the City of Subiaco.
	Who Built Subiaco? The builders who lived and/or worked in Subiaco in the period c1895-1940, Annette Green, Greenward Consulting, January 2015.

Archival Site Plan Courtesy SROWA	BC B. Ldy W. B. Ldy B. B. C.
Additional photograph	<image/>

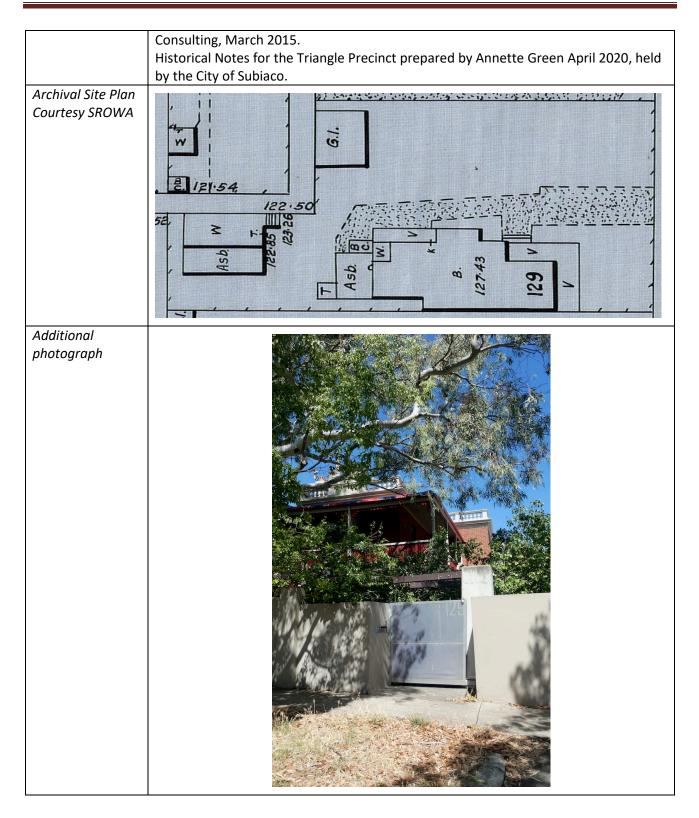
LOCATION INFORM	IATION		
Name	Hawkesbury		
Place No.	9165		
Address		d 111, DP1601, DP37611) Subi	iaco
Other names	Careen (1910-1915)		
	House, 129 Coghlan Road		
Place Type	Individual Building or Group		
Heritage Area	No		
ASSESSMENT OF SI			
Photo	NOR DO NOR DO NOR DO NOR DO NOR		
(December 2020)			
Construction Date	1908	Architectural Style	Federation Filigree
Construction	Walls	Roof	Other
Materials	Tuck pointed brickwork	Corrugated metal sheeting	Decorative iron lace balustrade panels and matching frieze.
Use	Current	Original	Other
	Residential: Two storey	Residential: Two storey	Health: Hospital
	residence	residence	
Historic Theme(s)	Demographic settlement and mobility: Settlements Social and civic activities: Community services and utilities		
Historical Notes	, The following extract has been taken from Heritage assessment of 129 Coghlan Road,		
	Subiaco prepared by Greenward Consulting, March 2015.		
	On 13 March 1883, the Wes section of the Perth Commo available for private sale. Th	tern Australian government a mage into suburban lots and t e subject site subsequently fo SL 217 was later subdivided as	hat these would be made prmed part of Perth

which included residential lots with frontages to Coghlan Road and Bagot Road. Another part was subdivided as Deposited Plan 1173, which included residential lots with frontages to Coghlan Road and Tischler Street (later renamed Park Street). In 1898, Lot 1 of DP 1601 was sold to "Annie Maria Ball of Subiaco, Married Woman". The property then remained in her ownership until the time of her death in March 1937, which confirms that the Ball family were responsible for the construction of the house that forms the subject of this report. It can be assumed that Annie Maria Ball also purchased the adjacent Lot 9 of Deposited Plan 1173, as these lots later created what is now known as 129 Coghlan Road (although the house was largely located on Lot 1). The Post Office Directories listed Annie's husband, Thomas William Ball, as resident of
Proclamation Street, Subiaco, by 1897 and he was identified as a 'carpenter' of that address in the Electoral Rolls of 1903 & 1906. In 1910 he was listed in the Post Office Directory under the category Builders & Contractors, with premises at 21 Proclamation Street, Subiaco (since demolished). It is therefore reasonable to assume
that Ball was responsible for the construction of 129 Coghlan Road and that it was initially used as an investment property before becoming the Ball's family home. There were no listings for 129 Coghlan Road in the Post Office Directories of 1908-
1911. However, in September 1908, a mortgage was secured over the property for the sum of £756, which suggests that some development had been undertaken by that time. An architectural plan held in the City of Subiaco Museum Collection includes a pencil note: "Started Sept 17/'08", and a stamp from what appears to be the Metropolitan Water Board, which is dated 14 September 1908. The title of the
drawing is "Proposed Villa Residence Coglan (sic) Road, Subiaco, for Mrs Ball". The only other name on the drawing is a small pencil note "Withman", but no references have been found for an architect by this name. This drawing shows the exterior of the place much as it is today, although the
proposed balustrade (shown as a timber lattice), the northern elevation of the entry vestibule and the detailing of the front windows were altered as part of the construction. The drawing also indicates that the roof was designed as an open terrace, accessed by the main staircase (although the rooftop entrance is not apparent on the 1948 aerial photograph of Subiaco).
The house may have been finished off at the end of that year when the following advertisement was placed (although it cannot be confirmed that this was for the same property):
PLASTERERS Labourer wanted. Apply R Bartlett, Ball's job, Coghlan-rd Subiaco.
The house had certainly been completed and rented out by mid-September 1909, when the following advertisement was placed:
NOTICE is hereby given that we, ALICE MORLOCK and WILHELMINA WILTSHIRE, Midwifery Nurses, of "Hawkesbury," Coghlan-rd., SUBIACO, intend to APPLY to the SUBIACO LOCAL BOARD of HEALTH for REGISTRATION as REMATE HOSPITAL of
BOARD of HEALTH for REGISTRATION as PRIVATE HOSPITAL of those premises situated at Coghlan-rd. Persons desiring fuller information can obtain same on application at the Council Office, Subiaco. ALICE MORLOCK. WILHELMINA WILTSHIRE. September 17, 1909. N.B. The premises to be used solely for Midwifery cases.
The proposal was initially approved by the Subiaco Council, but at the end of September Cr. Solomon presented a petition signed by 40 ratepayers protesting



	Following Annie's death in 1937 the house was transferred into the ownership of her daughter Maud, but it continued to be the family home for all three siblings for the rest of their lives, together with Thomas's wife, Ella, and Ruby's husband, Norman. Beatrice Ball and Ruby Logie both died in 1977, ending the long association between the Ball family and 129 Coghlan Road. Historical aerial photographs (dating from 1948) show that the main building envelope has remained largely unchanged, although there have been some additions/alterations at the rear. In c.2005-2006 the large side garden was re- landscaped and the main roof replaced.
Physical	The following extract has been taken from Heritage assessment of 129 Coghlan Road,
Description	 Subiaco prepared by Greenward Consulting, March 2015. 129 Coghlan Road was constructed in the Federation Filigree style (as typified by the iron lacework to the balcony/verandah and the 'classical' parapet detailing). Key elements of the current place (as visible from the street) include the: Asymmetrical, two-storey plan. The house has a narrow front façade with a projecting parapet wall at the southern end. The leading edge of this wall has stucco decorations in line with both the balcony and verandah friezes. On the northern side of the front façade there is a deep setback to a projecting rear wing (which includes the entry vestibule). Roof concealed from public view behind parapets. To the main eastern façade the parapet has an open balustrade of rendered balusters flanking a centrally positioned, raised triangular pediment. The open balustrade returns along the main northern façade and then returns again over the eastern façade of the projecting rear wing. Along the northern face of the rear wing the parapet has a closed rendered face. Along the southern side of the bullnose balcony roof. Immediately behind the front façade a single chimney with a projecting rendered cap aligns with the side wall. Tuck-pointed face brick walls. Return verandah, starting at the projecting parapet wall along the southern boundary and returning along the northern side of the house a distinctive asymmetrical, sunflower and trellis design, which matches a design registered in Victoria in 1887 by J Cochrame & G Scott (Registration No 444) (Brian Turner, Australia's Iron Lace (Allen & Unwin, 1985, pp 183-184). Australia's Iron Lace also includes a photograph of a Western Australian example of this panel (using a very similar baluster) at 79 South Terrace, Fremantle (p.102). The top of the balcony is framed by a fringe panel and matching brackets. At ground floor level the verandah has a deeper scrolled frieze, over
	head and what appears to be a moulded rendered sill.

	 Each of the wide, deep openings has a large central double hung window (with clear glass) flanked by narrow double hung windows (with textured green glass), divided by wide flush architraves. Two sets of French doors opening onto the balcony along the main northern facade, both with highlights and moulded timber architraves. Single opening onto the verandah along the main northern façade (largely concealed from public view by the high front fence and garden planting). Entry vestibule at the southern end of the return verandah (housed in a portico under the balcony). Glimpses of the top of this entrance suggest that this has distinctive stained glass panels to the highlights and sidelights and possibly to the upper panel of the door. A tall rendered boundary wall and panelled gate screen the grounds and most of the ground floor facades from public view. The surrounding streetscape is mixed, with a mixture of modern and contemporary houses (to the north and south), a modern office building (at the corner of Coghlan and Bagot Roads) and the Wandana Apartments
	(opposite).
Condition	Based on a streetscape inspection the building appears to be in fair to good condition.
Integrity	High: The place continues to be used as a private residence.
Authenticity	High: The original external detailing of the building is largely intact and/or sympathetically restored/extended, and the place has been well maintained.
Statement of	The place has cultural heritage significance:
Significance	 For its aesthetic and historical value as a place that demonstrates the skill of the original owner-builder, William Thomas Ball. For its aesthetic value as a good representative example of a Federation Filigree house (a style that is unusual in Subiaco). For the manner in which its design as a relatively large two storey house illustrates the development of the immediate area as "one of the best residential portions of the suburb" in the first decade of the twentieth century. 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). As one of the first two dedicated maternity hospitals opened in Subiaco (together with Nurse Lloyd's "Hawaii" which operated at 23 Coolgardie Street in 1909-1936). For the historical value arising from its association with three women (Alice Moorcock, Frances Hodges and Mary O'Brien) who established themselves in business as the managers of private hospitals in an era when nursing was one of the relatively few 'respectable' professions commonly available to women. For its historical and social value for the families of those who were born at 129 Coghlan Road during its use as a private hospital in 1909-1915.
Level of	129 Coghlan Road during its use as a private hospital in 1909-1915. Considerable significance (Level 2)
-	
Significance	Very Important to the heritage of the City of Subiaco.
Heritage Listings and Status	Heritage List – Adopted 23/06/2015 Local Heritage Survey - adopted 4/02/2003.
Key References	Heritage assessment of 129 Coghlan Road, Subiaco prepared by Greenward



LOCATION INFORM	IATION		
Name	Ruby Hutchison House		
Place No.	24015		
Address	139 Coghlan Road (Lot 4, DP1601) Subiaco		
Other names	House, 139 Coghlan Road		
other numes	House, 14 Bagot Road		
Place Type	Individual Building or Group)	
Heritage Area	No	,	
ASSESSMENT OF SI			
Photo			
	1004		
Construction Date	1904	Architectural Style	Federation Queen Anne
Construction	Walls	Roof	Other
Materials	Tuck pointed brickwork	Corrugated metal sheeting	
Use	Current	Original	Other
	Residential: Single storey residence	Residential: Single storey residence	Residential: Flats/apartment block Commercial: Office or administration building
Historic Theme(s)	Demographic settlement and mobility: Settlements Occupations: Domestic activities Social and civic activities: Community services and utilities		
	Social and civic activities: Co	ommunity services and utilities	S

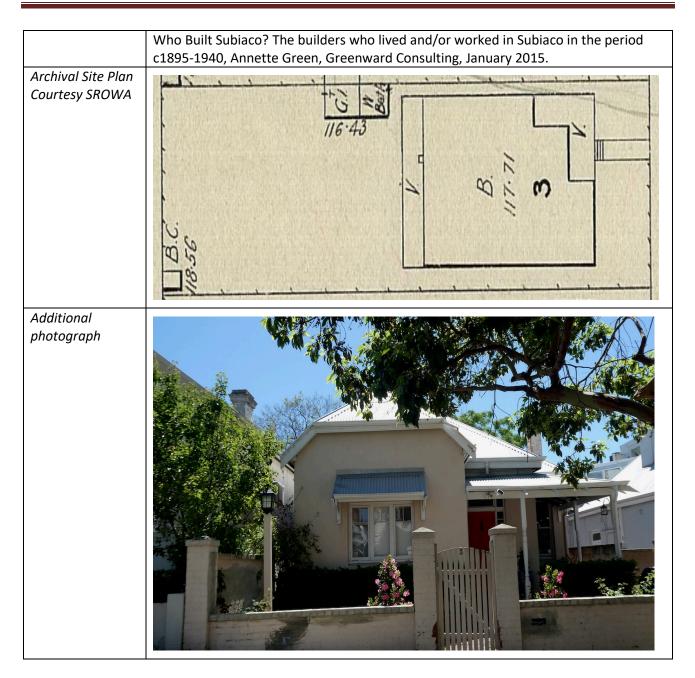
Physical Description	been a joint partner in various pastoral, farming and commercial properties in the goldfields, mid-west and south-west districts, but appears to have made the Subiaco house his primary residence. In later life (from the early 1930s) he was a vice-president of the WA Trotting Association and at the time of his death it was reported that he had been "prominent in pastoral and sporting circles in this State for many years". Following the death of Joseph Willis the property was sold and used as a rental property, with an architect, Samuel Rosenthal, living here from c.1947-53. Newspaper advertisements indicate that it was then sub-divided into bed sitting rooms/flats. The next major change took place in 1965 when the old house was adapted as the headquarters of the Western Australian Epilepsy Association. It was at this time that the place was named Ruby Hutchison House, in honour of Ruby Florence Hutchison (1892-1974). Ruby Hutchison was a Labour politician and the first woman to serve in the WA Legislative Council (being elected in 1954 and serving until her retirement in 1971). She was also a supporter of many social causes and an active community worker. In July 1963, it was Ruby who called the first meeting of the W.A. Epilepsy Association and she is acknowledged as the founder and inaugural president of this organisation. The Association remained here until June 2002 when the headquarters relocated to Nedlands. Since that time the place has returned to its original use as a residence. <i>The following extract has been taken from Heritage assessment of 139 Coghlan Road, Subiaco prepared by Greenward Consulting, August 2013.</i>
	139 Coghlan Road was designed as a single storey Federation Queen Anne
	 villa. The plan form features a prominent return verandah, commencing on the eastern side of the projecting wing at the centre of the south (Bagot Road) façade and extending around to the north-eastern corner of the house. Based on an external, street-front inspection, it is noted that the area to the west of central wing to Bagot Road has similar but not matching detailing, suggesting that this part of the place may have been built as an addition in the period c.1910 to 1925. The house has a gabled-hipped, short-sheet corrugated iron roof that
	features two tall, face-brick chimneys with rendered panels and wide projecting caps. The main gabled sections of the roof extend over the projecting wing (at the centre of the south elevation) and a shallow rectangular bay (facing east, near the north-eastern corner). A smaller decorative gable truncates the main roofline at the south-eastern corner,
	although this has been partially concealed by a semi-circular neon sign erected during the use of the place as the headquarters of the WA Epilepsy Association.
	• Each of the gables has a robust timber finial capped with a ball, simple decorative gable boards, a roughcast rendered face and decorative brackets to the projecting eaves. The largest gable (facing Bagot Road) features a pattern of vertical, horizontal and diagonal battens over an elongated triangular base-plate. The smaller eastern gable has similar detailing, but without the diagonal elements. Below each of the larger gables there are two
	 simple, vertically proportioned, double-hung windows with moulded, rendered sills. The main facade features tuck-pointed stretcher-bond brickwork, while the
	secondary facades have plain stretcher-bond brickwork. What appears to be the original part of the house features two rendered string courses, one at

	 window sill height and the other nine brick-courses higher. The area under the south-eastern verandah also has varied decorative and functional detailing, typical of the period and style of the place. The main entrance is located adjacent to the central projecting wing. This has a traditional early twentieth century style door flanked by ripple glass sidelights and highlights. French doors provide secondary access to the verandah from the eastern side of the central wing and the truncated south-eastern corner of the building. Other than the pair of windows to the east facing gable bay, the only window opening onto the corner verandah is an unusual, low-level, semi-circular window that sits between the two string courses on the eastern facade. Other detailing that enlivens the main verandah includes a semi-circular niche (adapted with a plaque recording the opening of the place as Ruby Hutchison House on 20 November 1965) and two full height, 'V' shaped recesses with semi-circular display shelves flanking the truncated corner. To the west of the central projecting wing, the walls are plain tuck-pointed brickwork (without string courses). The south façade features a triple double-hung window, with a wide central sash flanked by narrow sashes. These sashes are separated by wide timber mullions decorated with rectangular and diamond shaped panels. Another window and two further doors open onto the return verandahs feature bull-nosed roofs, turned timber posts, carved timber brackets and a frieze of turned timber balustrettes. A modern timber and lace balustrade was added to the south-western verandah as part of its reconstruction in 2013 (replacing a previous verandah infill), as was a screened patio addition. A simple modern garage has also been built in recent years to the street frontages are defined by a high timber picket fence on a face-brick plinth.
Condition	Based on a streetscape inspection the building appears to be in good condition.
Integrity Authenticity	High: The place continues to be used as a private residence.
Authenticity Statement of	High: The original/significant external fabric of the building is largely intact.
Statement of Significance	The place has cultural heritage significance:
Significance	 For its aesthetic values as a good representative example of a modest Federation Queen Anne "gentleman's villa";
	 As a representative example of a well designed and detailed "gentleman's villa" of Subiaco, and for the evidence it provides about the style and standard of the development that took place in the elevated locations near Kings Park –an area that attracted some of the more affluent residents of Subiaco in the early twentieth century; For the manner in which its history demonstrates the common evolution of Subiaco's Federation Queen Anne villas from desirable single residences of the early twentieth century, through a period of neglect and/or adaptation to alternative uses in the late inter-war and early post-war years, followed by a return to popularity as character/heritage houses in the late twentieth-century; For its association with Ruby Florence Hutchison(MLC) and, more specifically, with her role as the founder of the Western Australian Epilepsy Association; For its nistorical significance as the original headquarters of the Western Australian Epilepsy Association(1965 until 2002); For its social significance for the families and individuals assisted by this organisation;

	• For its landmark value as a prominent and well-designed heritage building on
	a prominent corner site, near a major eastern entry into Subiaco.
Level of	Considerable significance (Level 2)
Significance	Very Important to the heritage of the City of Subiaco.
Heritage Listings	Heritage List – Adopted 15/10/2013.
and Status	Local Heritage Survey - adopted 4/02/2003.
Key References	Heritage Assessment of 139 Coghlan Road Subiaco by Greenward Consulting August
Rey Rejerences	2013.
	Historical Notes for the Triangle Precinct prepared by Annette Green April 2020, held
	by the City of Subiaco.
Archival Site Plan	
Courtesy SROWA	125.89 998 998 14 14 14 14 14 14 14 14 14 14
Additional photograph	

LOCATION INFORM	IATION		
Name	House, 3 Francis Street		
Place No.			
Address	3 Francis Street (Lot 37, DP3	352) Subiaco	
Other names		,	
Place Type	Individual Building or Group)	
Heritage Area	No		
ASSESSMENT OF SI			
Photo			
(December 2020)			
Construction Date	c1908	Architectural Style	Federation Queen Anne
Construction	Walls	Roof	Other
Materials	Painted brick	Corrugated metal sheeting	Other
Use	Current	Original	Other
USE			Other
	Residential: Single storey residence	Residential: Single storey residence	
Historic Theme(s)	Demographic settlement an		
historic meme(s)	Occupations: Domestic activ	-	
Historical Notes	Subiaco's population increased significantly in the 1890s due to an economic depression in the eastern states and the discovery of gold in Western Australia. In the late 1890s, property developers bought large landholdings for subdivision in the Perth metropolitan area. The subdivisions were generally simple grid pattern developments with small lots for occupancy by working families. Subiaco was a popular and logical location for development and the increase in population and demand for services led to the proclamation of Subiaco as a municipality in 1897. A subdivision plan for this portion of Francis Street was approved in 1891 but there appears to have been little development until the 1900s when Francis Street was rapidly developed over the next decade. From the readily available information this place was constructed in c1908. The first occupant was John Barton de Burgh Rogers (c1873-1929) who designated his occupation as 'computer' and later as a civil servant. He married Kate Lillian Aarons in 1907, therefore this place was their first family home. Although no information has been found to determine the builder of this place but it may have been instigated by John Rogers.		

	Later occupants included Mrs Amy Elizabeth Kelly during the 1920s and 1930s. In the 1940s, the residence was occupied by insurance agent John Joseph Wilson (c1869-1943) and his wife Youilla who lived at the house until the late 1940s. A plan of the lot prepared in 1927 and reviewed in 1955 for the purpose of planning sewerage and water supply services shows that the residence has been extended to the rear, replacing a verandah across the full width of the back elevation. Aerial photographs of the place since the mid 20th century indicate that the place was originally clad with red corrugated iron. In c1980, an addition was constructed
	across the rear of the original residence which was roofed with zinc coated corrugated sheeting. In the early 1990s, the original roof cladding was replaced to match the new addition and since that time the place has not changed significantly.
Physical Description	 The extent and form of the original residence are still clearly evident. Single storey house of traditional asymmetric plan form to the stepped façade.
	 Brick construction with rendered finish. Hipped roof with a jerkinhead gable to the projecting wing and raked verandah canopy, all clad with corrugated metal sheeting. Timber framed casement windows with top lights and raked sill to the projecting wing. Timber frames sash window to the third face of the façade. The entrance is situated in the central portion of the façade with timber panelled doors, multipaned side lights and side panels and fanlight.
Condition	Based on a streetscape inspection the building appears to be in good condition.
Integrity	High: The place continues to be used as a private residence.
Authenticity	Moderate - High: The original external detailing of the building is largely intact although the painted brickwork has reduced the authenticity.
Statement of	The place has cultural heritage significance:
Significance	 As a good representative example of the many 4-5 room brick homes which were built in Subiaco during the early twentieth century to meet the needs and aspirations of middle-class residents such as public servants, senior office workers, small business owners, skilled tradesmen and single/widowed women of private means. As a good representative example of the application of materials and here the here the needs and application of materials and the term.
	 detailing which were derived from the Federation Queen Anne style, but which were applied in a more restrained manner that suited the budgets and expectations of the middle classes in Subiaco during the early twentieth century. For its aesthetic contribution to a largely intact group of early twentieth century houses. For its association with the rapid development of Subiaco in the early 20th
	century and the small scale development by local builders.
Level of	Some significance (Level 3)
Significance	Contributes to the heritage of the City of Subiaco.
Heritage Listings	Local Heritage Survey - Adopted 22/06/2021
and Status	
Key References	Wise's Post Office Directory 1894-1949 Australian Electoral Rolls, 1903-1980 Aerial Photographs, Landgate 1948-2020. MWSSⅅ Plans, State Records Office of WA, Retro Maps <u>http://au-wa-sro-metromaps-uat.s3-website-ap-southeast-2.amazonaws.com/#/</u>
	Historical Notes for the Triangle Precinct prepared by Annette Green April 2020, held by the City of Subiaco.



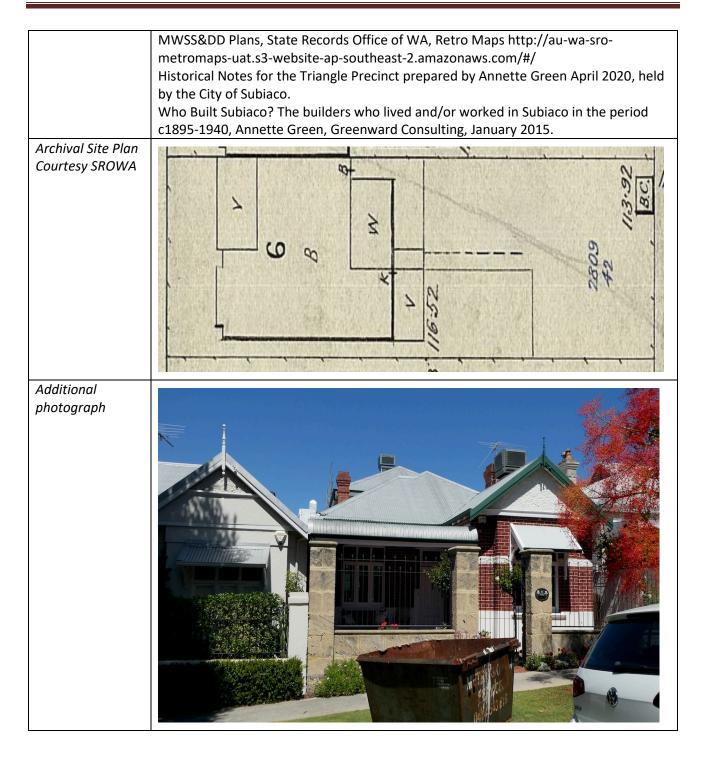
LOCATION INFORM	IATION		
Name	House, 5 Francis Street		
Place No.			
Address	5 Francis Street (Lot 36, DP3	352) Subiaco	
Other names		·	
Place Type	Individual Building or Group)	
Heritage Area	No		
ASSESSMENT OF S	GNIFICANCE		
Photo (December 2020)			
Construction Date	c1906	Anabitaatural Studa	Federation Queen Anne
Construction Date	Walls	Architectural Style Roof	Other
Materials	Rendered painted brick	Corrugated metal sheeting	Other
Use	Current		Other
USE	Residential: Single storey	Original Residential: Single storey	Other
	residence	residence	
Historic Theme(s)	Demographic settlement ar		
	Occupations: Domestic activ	•	
Historical Notes	Subiaco's population increased significantly in the 1890s due to an economic depression in the eastern states and the discovery of gold in Western Australia. In the late 1890s, property developers bought large landholdings for subdivision in the Perth metropolitan area. The subdivisions were generally simple grid pattern developments with small lots for occupancy by working families. Subiaco was a popular and logical location for development and the increase in population and demand for services led to the proclamation of Subiaco as a municipality in 1897. A subdivision plan for this portion of Francis Street was approved in 1891 but there appears to have been little development until the 1900s when Francis Street was rapidly developed over the next decade. From the readily available information this place was constructed in c1906. The first occupant was manufacturer James Peter Du Feu (c1844-1917). Originally from Guernsey in the Channel Islands he settled in Victoria, then Western Australia from c1902 with his wife and six children. Although no information has been found to determine the builder of this place it may have been instigated by James Du Feu.		

	There were a number of occupants throughout the 1910s and 1920s until engine
	driver Henry Sadler (c1847-1947) and his wife Margaret Hilder (c1872-1959)moved
	into the place in the early 1930s. The couple lived at this house until their deaths;
	Henry in 1947 and Margaret in 1959.
	A plan of the lot prepared in 1927 and reviewed in 1955 for the purpose of planning
	sewerage and water supply services shows that the residence has not changed
	significantly.
	Aerial photographs of the place since the mid 20th century indicate that a small
	addition was constructed on the rear of the building in the 1970s but otherwise has
	retained its form and extent.
Physical	Traditional asymmetric brick bungalow with some alterations.
Description	Brick construction with rendered finish.
	Plain gable to the projecting wing.
	 Timber framed sash windows to the projecting wing with rendered sill and
	non-original metal window awning.
	Hipped and gabled roof clad with corrugated metal sheeting, rendered brick
	chimney with corbelling.
	 Bluenose verandah canopy across the recessed section of the façade.
	 French doors with fanlight in the recessed façade.
	Garden enclosed by low rendered wall.
Condition	Based on a streetscape inspection the building appears to be in good condition.
Integrity	High: The place continues to be used as a private residence.
Authenticity	High: The original/significant external fabric of the building is largely intact.
Statement of	The place has cultural heritage significance:
Significance	• As a good representative example of the many 4-5 room brick homes which
	were built in Subiaco during the early twentieth century to meet the needs
	and aspirations of middle-class residents such as public servants, senior office
	workers, small business owners, skilled tradesmen and single/widowed
	women of private means.
	 As a good representative example of the application of materials and
	detailing which were derived from the Federation Queen Anne style, but
	which were applied in a more restrained manner that suited the budgets and
	expectations of the middle classes in Subiaco during the early twentieth
	century.
	• For its aesthetic contribution to a largely intact group of early twentieth
	century houses.
	• For its association with the rapid development of Subiaco in the early 20th
	century and the small scale development by local builders.
Level of	Some significance (Level 3)
Significance	Contributes to the heritage of the City of Subiaco.
Heritage Listings	Local Heritage Survey - Adopted 22/06/2021
and Status	
Key References	Wise's Post Office Directory 1894-1949
	Australian Electoral Rolls, 1903-1980
	Aerial Photographs, Landgate 1948-2020.
	MWSSⅅ Plans, State Records Office of WA, Retro Maps <u>http://au-wa-sro-</u>
	metromaps-uat.s3-website-ap-southeast-2.amazonaws.com/#/
	Historical Notes for the Triangle Precinct prepared by Annette Green April 2020, held
	by the City of Subiaco.
	Who Built Subiaco? The builders who lived and/or worked in Subiaco in the period
	c1895-1940, Annette Green, Greenward Consulting, January 2015.



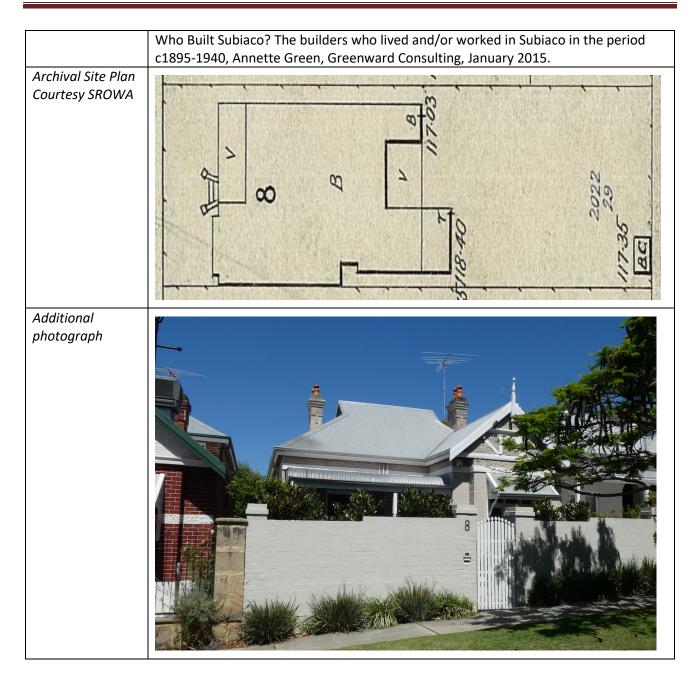
LOCATION INFORM	IATION		
Name	House, 6 Francis Street		
Place No.	24110		
Address	6 Francis Street (Lot 48, DP352) Subiaco		
Other names			
Place Type	Individual Building or Group		
Heritage Area	No		
ASSESSMENT OF SI	GNIFICANCE		
Photo			***
Construction Date	c1917	Architectural Style	Federation Queen Anne
Construction	Walls	Roof	Other
Materials	Tuckpointed brick	Corrugated metal sheeting	
	Rendered brick		
Use	Current	Original	Other
	Residential: Single storey	Residential: Single storey	
	residence	residence	
Historic Theme(s)	Demographic settlement an Occupations: Domestic activ	•	
Historical Notes	Subiaco's population increased significantly in the 1890s due to an economic depression in the eastern states and the discovery of gold in Western Australia. In the late 1890s, property developers bought large landholdings for subdivision in the Perth metropolitan area. The subdivisions were generally simple grid pattern developments with small lots for occupancy by working families. Subiaco was a popular and logical location for development and the increase in population and demand for services led to the proclamation of Subiaco as a municipality in 1897. A subdivision plan for this portion of Francis Street was approved in 1891 but there appears to have been little development until the 1900s when Francis Street was rapidly developed over the next decade. From the readily available information this place was constructed in c1917. No detail of the builder or architect has been found in this research. The first occupant was George Fair who occupied the place until the early 1920s. Health Inspector for the Subiaco Local Health Board, James Kevan (c1850-1930) and his wife Mary Jane, nee Bannigan moved into the house in the early		

	1920s and following James death in 1930, Mary stayed on in the place until her death in 1953.
	A plan of the lot prepared in 1927 and reviewed in 1955 for the purpose of planning
	sewerage and water supply services shows that the residence has been extended to
	the rear, replacing a verandah across the full width of the back elevation.
	Aerial photographs of the place since the mid 20th century indicate that the place
	was originally clad with red corrugated iron. In the late 1980s, the roof cladding of the
	original house was replaced with corrugated metal sheeting to match the addition constructed across the rear of the original residence in the late 1970s. The extent and
	form of the original residence are still clearly evident.
	A plan of the lot prepared in 1927 and reviewed in 1955 for the purpose of planning
	sewerage and water supply services shows that the residence has been extended to
	the rear, replacing a verandah across the full width of the back elevation.
	Aerial photographs of the place since the mid 20th century indicate that the place
	was originally clad with red corrugated iron. In the late 1980s, the roof cladding of the
	original house was replaced with corrugated metal sheeting to match the addition
	constructed across the rear of the original residence in the late 1970s. The extent and
	form of the original residence are still clearly evident.
Physical	Single storey Federation Queen Anne style house.
Description	 Traditional plan form with projecting wing and recessed façade behind a verandah.
	Roughcast render gable to the projecting wing with awning above a three
	section casement window.
	 Hipped roof with separate bullnose verandah canopy.
	Brick construction with tuckpoint finish, rendered lower section and textured
	string course.
Condition	Based on a streetscape inspection the building appears to be in good condition.
Integrity	High: The place continues to be used as a private residence.
Authenticity	High: The original/significant external fabric of the building is largely intact.
Statement of	The place has cultural heritage significance:
Significance	 As a good representative example of the many 4-5 room brick homes which
	were built in Subiaco during the early twentieth century to meet the needs and aspirations of middle-class residents such as public servants, senior office
	workers, small business owners, skilled tradesmen and single/widowed women of private means.
	 As a good representative example of the application of materials and
	detailing which were derived from the Federation Queen Anne style, but
	which were applied in a more restrained manner that suited the budgets and
	expectations of the middle classes in Subiaco during the early twentieth
	century.
	• For its aesthetic contribution to a largely intact group of early twentieth
	century houses.
	• For its association with the rapid development of Subiaco in the early 20th
	century and the small scale development by local builders.
Level of	Some significance (Level 3)
Significance	Contributes to the heritage of the City of Subiaco.
Heritage Listings	Local Heritage Survey - adopted 4/02/2003.
and Status	
Key References	Wise's Post Office Directory 1894-1949
	Australian Electoral Rolls, 1903-1980
	Aerial Photographs, Landgate 1948-2020.



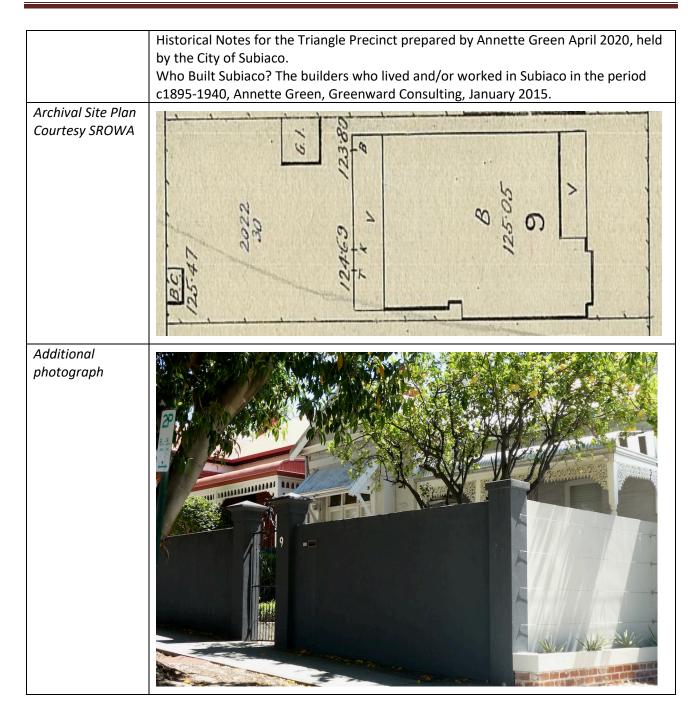
LOCATION INFORM	IATION		
Name	House, 8 Francis Street		
Place No.	24111		
Address	8 Francis Street (Lot 49, DP3	352) Subiaco	
Other names		· · · ·	
Place Type	Individual Building or Group)	
Heritage Area	No		
ASSESSMENT OF SI	GNIFICANCE		
Photo (December 2020)			
Construction Data	-1012	Auchite struct Stule	Eaderstien Outern Anne
Construction Date	c1912 Walls	Architectural Style Roof	Federation Queen Anne Other
Materials	Painted tuckpointed brickwork	Corrugated metal sheeting	
Use	Current	Original	Other
	Residential: Single storey	Residential: Single storey	
	residence	residence	
Historic Theme(s)	Demographic settlement ar Occupations: Domestic activ	nd mobility: Settlements	
Historical Notes	Subiaco's population increased significantly in the 1890s due to an economic depression in the eastern states and the discovery of gold in Western Australia. In the late 1890s, property developers bought large landholdings for subdivision in the Perth metropolitan area. The subdivisions were generally simple grid pattern developments with small lots for occupancy by working families. Subiaco was a popular and logical location for development and the increase in population and demand for services led to the proclamation of Subiaco as a municipality in 1897. A subdivision plan for this portion of Francis Street was approved in 1891 but there appears to have been little development until the 1900s when Francis Street was rapidly developed over the next decade. From the readily available information this place was constructed in c1912. No details of the builder have been found in this research. The first occupants of this place was draper, Kenneth Fraser (c1881-1934) and his wife Alice Emily, nee Treleaven (c1878-1951). The couple had married in 1911 so it is		

	presumed this house was their first home together. Fraser may have been the owner and instigator of the building. The Frasers relocated in 1933 and the place was
	occupied by retired tailor Asher Shulman (c1897-1956) and his wife Ellen Mary Lillian nee Kenna (c1877-1955). Members of the Shulman family lived at the house until the 1980s.
	A plan of the lot prepared in 1927 and reviewed in 1955 for the purpose of planning sewerage and water supply services shows that the residence has had major additions to the rear, replacing a verandah and small structures across the full width of the back elevation.
	Aerial photographs of the place since the mid 20th century indicate that it was originally clad with red corrugated iron. In the early 1980s, the roof cladding of the original house was replaced with corrugated metal sheeting to match a new addition built at that time. Further additions occurred in the early 1990s, and there have been minimal changes since that time. The extent and form of the original residence are still clearly evident.
Physical	Traditional asymmetric single storey house of Federation Queen Anne style.
Description	Brick construction but original brick finish has been painted.
	 Roughcast render gable with timbered detailing. Use of with verted gablets and gable to the projecting wing
	 Hipped roof with vented gablets and gable to the projecting wing. Timber casement windows.
	 House is slightly obscured by brick wall.
Condition	Based on a streetscape inspection the building appears to be in good condition.
Integrity	High: The place continues to be used as a private residence.
Authenticity	Moderate - High: The original external detailing of the building is largely intact
,	although the painted brickwork has reduced the authenticity.
Statement of	The place has cultural heritage significance:
Significance	• As a good representative example of the many 4-5 room brick homes which
	were built in Subiaco during the early twentieth century to meet the needs
	and aspirations of middle-class residents such as public servants, senior office
	workers, small business owners, skilled tradesmen and single/widowed
	women of private means.
	 As a good representative example of the application of materials and detailing which were derived from the Federation Queen Anne style, but which were applied in a more restrained manner that suited the budgets and expectations of the middle classes in Subiaco during the early twentieth century.
	 For its aesthetic contribution to a largely intact group of early twentieth century houses.
	 For its association with the rapid development of Subiaco in the early 20th
	century and the small scale development by local builders.
Level of	Some significance (Level 3)
Significance	Contributes to the heritage of the City of Subiaco.
Heritage Listings	Local Heritage Survey - adopted 4/02/2003.
and Status	
Key References	Wise's Post Office Directory 1894-1949
	Australian Electoral Rolls, 1903-1980
	Aerial Photographs, Landgate 1948-2020.
	MWSSⅅ Plans, State Records Office of WA, Retro Maps <u>http://au-wa-sro-</u>
	metromaps-uat.s3-website-ap-southeast-2.amazonaws.com/#/
	Historical Notes for the Triangle Precinct prepared by Annette Green April 2020, held
	by the City of Subiaco.



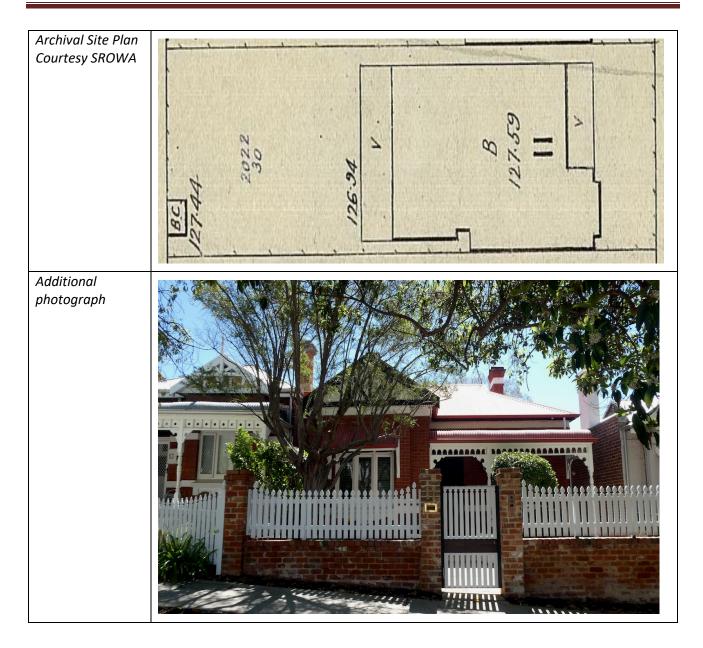
LOCATION INFORM	IATION		
Name	House, 9 Francis Street		
Place No.			
Address	9 Francis Street (Lot 34, DP3	352) Subiaco	
Other names		· ·	
Place Type	Individual Building or Group)	
Heritage Area	No		
ASSESSMENT OF S	GNIFICANCE		
Photo (December 2020)			
Construction Date	c1907	Architactural Style	Federation Queen Anne
Construction	Walls	Architectural Style Roof	Other
Materials	Painted tuckpointed	Corrugated metal sheeting	Other
Waterials	brickwork	confugated metal sheeting	
Use	Current	Original	Other
000	Residential: Single storey	Residential: Single storey	
	residence	residence	
Historic Theme(s)	Demographic settlement an		1
	Occupations: Domestic activ	-	
Historical Notes	Subiaco's population increased significantly in the 1890s due to an economic depression in the eastern states and the discovery of gold in Western Australia. In the late 1890s, property developers bought large landholdings for subdivision in the Perth metropolitan area. The subdivisions were generally simple grid pattern developments with small lots for occupancy by working families. Subiaco was a popular and logical location for development and the increase in population and demand for services led to the proclamation of Subiaco as a municipality in 1897. A subdivision plan for this portion of Francis Street was approved in 1891 but there appears to have been little development until the 1900s when Francis Street was rapidly developed over the next decade. From the readily available information this place was constructed in c1907. The first occupant was Thomas Williams who lived at the house for only a few years, little information has been found about him in this research. In the early 1910s the place was occupied and probably owned by consulting engineer Stephen Bradley (c1866-1942) and his wife Agnes Watson		

	 (c1867-1942). Bradley worked as a mining engineer and subsequently moved to Kalgoorlie in the early 1940s. This place was purchased by Sarah Eliza (Gloria) Holden (c1900-1958), no further information has been discovered about this owner. A plan of the lot prepared in 1927 and reviewed in 1955 for the purpose of planning sewerage and water supply services shows that the residence has been extended to the rear, replacing a verandah across the full width of the back elevation. Aerial photographs of the place since the mid 20th century indicate that the place was originally clad with red corrugated iron. In the late 1980s, the roof cladding of the original house was replaced with corrugated metal sheeting to match the addition constructed across the rear of the original residence in the late 1970s. The extent and form of the original residence are still clearly evident.
Physical Description	 Traditional asymmetric brick bungalow with some alterations. Brick construction with paint finish obscuring the original tuckpoint detail. Rendered band at sill level. Roughcast render to gable with timber detailing. The stepped gable front incorporates a boxed brick bay. Timber framed sash windows to the projecting wing with rendered sill and
	 non-original metal window awning. Hipped and gabled roof clad with corrugated metal sheeting, rendered brick chimney with corbelling. Bull nose verandah canopy across the recessed section of the façade. French doors with fanlight in the recessed façade. Garden enclosed by low rendered wall.
Condition	Based on a streetscape inspection the building appears to be in good condition.
Integrity	High: The place continues to be used as a private residence.
Authenticity	Moderate - High: The original external detailing of the building is largely intact although the painted brickwork has reduced the authenticity.
Statement of Significance	 The place has cultural heritage significance: As a good representative example of the many 4-5 room brick homes which were built in Subiaco during the early twentieth century to meet the needs and aspirations of middle-class residents such as public servants, senior office workers, small business owners, skilled tradesmen and single/widowed women of private means. As a good representative example of the application of materials and detailing which were derived from the Federation Queen Anne style, but which were applied in a more restrained manner that suited the budgets and expectations of the middle classes in Subiaco during the early twentieth century. For its aesthetic contribution to a largely intact group of early twentieth century houses. For its association with the rapid development of Subiaco in the early 20th century and the small scale development by local builders.
Level of	Some significance (Level 3)
Significance Heritage Listings and Status	Contributes to the heritage of the City of Subiaco. Local Heritage Survey - Adopted 22/06/2021
Key References	Wise's Post Office Directory 1894-1949
	Australian Electoral Rolls, 1903-1949 Aerial Photographs, Landgate 1948-2020. MWSSⅅ Plans, State Records Office of WA, Retro Maps http://au-wa-sro- metromaps-uat.s3-website-ap-southeast-2.amazonaws.com/#/



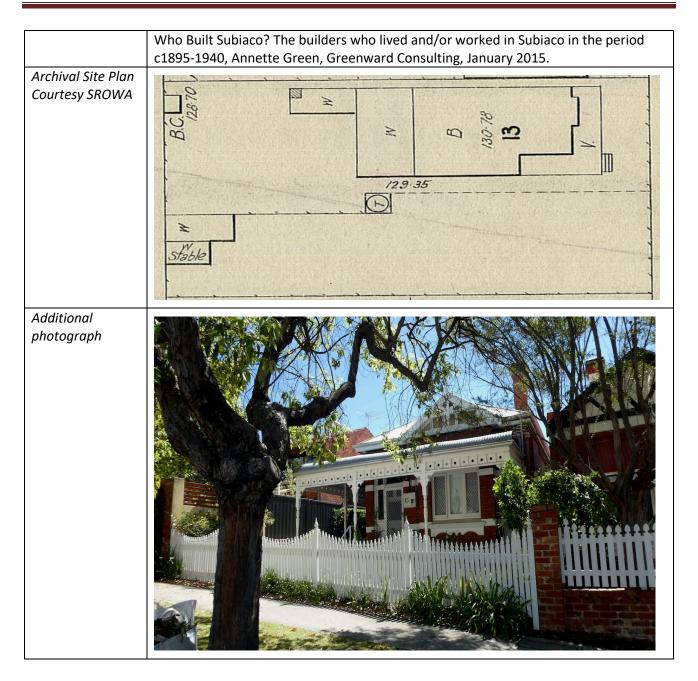
LOCATION INFORM	IATION		
Name	House, 11 Francis Street		
Place No.	24112		
Address	11 Francis Street (Lot 33, DF	v362) Subiaco	
Other names		,	
Place Type	Individual Building or Group)	
Heritage Area	No		
ASSESSMENT OF S	GNIFICANCE		
Photo			
(December 2020)			
Construction Date	c1913	Architectural Style	Endoration Queen Anno
Construction	Walls	Roof	Federation Queen Anne Other
Materials	Tuckpointed brick	Coloured corrugated	
Use	Current	metal sheeting Original	Other
USE			Other
	Residential: Single storey residence	Residential: Single storey residence	
Historic Theme(s)	Demographic settlement an		
	- ·	•	
Historical Notes	Occupations: Domestic activities Subiaco's population increased significantly in the 1890s due to an economic depression in the eastern states and the discovery of gold in Western Australia. In the late 1890s, property developers bought large landholdings for subdivision in the Perth metropolitan area. The subdivisions were generally simple grid pattern developments with small lots for occupancy by working families. Subiaco was a popular and logical location for development and the increase in population and demand for services led to the proclamation of Subiaco as a municipality in 1897. A subdivision plan for this portion of Francis Street was approved in 1891 but there appears to have been little development until the 1900s when Francis Street developed rapidly over the next decade. From the readily available information this place was constructed in c1913. The first occupant was commission agent, Thomas Mitchell Penberthy (c1883-1961) and his wife Alice Ethel, nee Stone (c1883-1923). The Penberthys may have been the owners and instigated the construction of the house but no information has been found to determine the builder. After the		

	Penberthys left the place had a number of occupants until the 1930s when baker John Destin Bassett (c1910-1970) and his wife Kathleen Christine, nee McDiarmid (c1914-1988) moved in. Members of the Bassett family lived at the house until the late 1960s. A plan of the lot prepared in 1927 and reviewed in 1955 for the purpose of planning sewerage and water supply services shows that the residence has been extended to the rear, replacing a verandah across the full width of the back elevation. Aerial photographs of the place since the mid 20th century indicate that the place was clad with galvanised corrugated iron. In the mid 1980s, the roof cladding was replaced with red corrugated metal sheeting. The extent and form of the original residence are still clearly evident.
Physical Description	 Traditional asymmetric single storey house of Federation Queen Anne style. Brick construction with tuckpoint finish and rendered string courses. Roughcast render gable with timbered detailing. Hipped roof with gable to the projecting wing. Timber casement windows. Bullnose verandah positioned below main roof, supported on turned timber posts with decorative frieze.
	• Small front garden enclosed by brick wall with timber picket fence.
Condition	Based on a streetscape inspection the building appears to be in good condition.
Integrity	High: The place continues to be used as a private residence.
Authenticity	High: The original/significant external fabric of the building is largely intact.
Statement of	The place has cultural heritage significance:
Significance Level of	 As a good representative example of the many 4-5 room brick homes which were built in Subiaco during the early twentieth century to meet the needs and aspirations of middle-class residents such as public servants, senior office workers, small business owners, skilled tradesmen and single/widowed women of private means. As a good representative example of the application of materials and detailing which were derived from the Federation Queen Anne style, but which were applied in a more restrained manner that suited the budgets and expectations of the middle classes in Subiaco during the early twentieth century. For its aesthetic contribution to a largely intact group of early twentieth century houses. For its association with the rapid development of Subiaco in the early 20th century and the small scale development by local builders.
-	• • •
Significance Heritage Listings	Contributes to the heritage of the City of Subiaco. Local Heritage Survey - adopted 4/02/2003.
and Status	1000 1000
Key References	Wise's Post Office Directory 1894-1949
	Australian Electoral Rolls, 1903-1980 Aerial Photographs, Landgate 1948-2020. MWSSⅅ Plans, State Records Office of WA, Retro Maps http://au-wa-sro- metromaps-uat.s3-website-ap-southeast-2.amazonaws.com/#/ Historical Notes for the Triangle Precinct prepared by Annette Green April 2020, held by the City of Subiaco. Who Built Subiaco? The builders who lived and/or worked in Subiaco in the period c1895-1940, Annette Green, Greenward Consulting, January 2015.



LOCATION INFORM	IATION		
Name	House, 13 Francis Street		
Place No.	24113		
Address	13 Francis Street (Lot 32, DP	362) Subiaco	
Other names			
Place Type	Individual Building or Group		
Heritage Area	No		
ASSESSMENT OF S	GNIFICANCE		
Photo			
(December 2020)			
Construction Date	c1906	Architectural Style	Federation Queen Anne
Construction	Walls	Roof	Other
Materials	Tuckpointed brick	Corrugated metal sheeting	
Use	Current	Original	Other
0.50	Residential: Single storey	Residential: Single storey	
	residence	residence	
Historic Theme(s)	Demographic settlement an		
. ,			
	Occupations: Domestic activities Subiaco's population increased significantly in the 1890s due to an economic depression in the eastern states and the discovery of gold in Western Australia. In the late 1890s, property developers bought large landholdings for subdivision in the Perth metropolitan area. The subdivisions were generally simple grid pattern developments with small lots for occupancy by working families. Subiaco was a popular and logical location for development and the increase in population and demand for services led to the proclamation of Subiaco as a municipality in 1897. A subdivision plan for this portion of Francis Street was approved in 1891 but there appears to have been little development until the 1900s when Francis Street developed rapidly over the next decade. From the readily available information this place was constructed in c1906 and occupied by Benjamin Pardey who stayed for two years. The next occupant was insurance agent William Thomas Fensome (c1857- 1946) and his wife Emily Jane, nee Kelly (c1858-1932). One of their children Hazel, was a music teacher, and appeared to have taken lessons from the house in the		

	1920s. After Emily's death in 1932, William Fensome stayed on in the house until the early 1940s.
	A plan of the lot prepared in 1927 and reviewed in 1955 for the purpose of planning
	sewerage and water supply services shows that the residence and garden originally
	included the adjacent lot (15). Since then the place has been extended to the rear
	doubling the original size and replacing a verandah across the full width of the back
	elevation.
	Aerial photographs of the place since the mid 20th century indicate that the place
	had an extension with a skillion roof in the 1980s which was all removed to enable
	construction of a large addition in 2001. The new addition retained the extent and
	form of the original residence.
Physical	Traditional asymmetric single storey house of Federation Queen Anne style.
Description	 Brick construction with tuckpoint finish and rendered and painted
	stringcourse bands.
	 Roughcast render gable with timbered detailing.
	 Hipped roof and gable to the projecting wing. Tall brick chimneys.
	• Timber casement windows with moulded sill. Casements are arranged in a
	group of three with top lights.
	Entrance doors has fanlight and side panel.
	• Bullnose verandah across the full width of the property, supported on turned
	timber posts.
	 Small garden enclosed with timber picket fence.
Condition	Based on a streetscape inspection the building appears to be in good condition.
Integrity	High: The place continues to be used as a private residence.
Authenticity	High: The original/significant external fabric of the building is largely intact.
Statement of	The place has cultural heritage significance:
Significance	• As a good representative example of the many 4-5 room brick homes which
	were built in Subiaco during the early twentieth century to meet the needs
	and aspirations of middle-class residents such as public servants, senior office
	workers, small business owners, skilled tradesmen and single/widowed
	women of private means.
	• As a good representative example of the application of materials and
	detailing which were derived from the Federation Queen Anne style, but
	which were applied in a more restrained manner that suited the budgets and
	expectations of the middle classes in Subiaco during the early twentieth
	century.
	 For its aesthetic contribution to a largely intact group of early twentieth
	century houses.
	• For its association with the rapid development of Subiaco in the early 20th
	century and the small scale development by local builders.
Level of	Some significance (Level 3)
Significance	Contributes to the heritage of the City of Subiaco.
Heritage Listings	Local Heritage Survey - adopted 4/02/2003.
and Status	
Key References	Wise's Post Office Directory 1894-1949
-	Australian Electoral Rolls, 1903-1980
	Aerial Photographs, Landgate 1948-2020.
	MWSSⅅ Plans, State Records Office of WA, Retro Maps <u>http://au-wa-sro-</u>
	metromaps-uat.s3-website-ap-southeast-2.amazonaws.com/#/
	Historical Notes for the Triangle Precinct prepared by Annette Green April 2020, held
	by the City of Subiaco.
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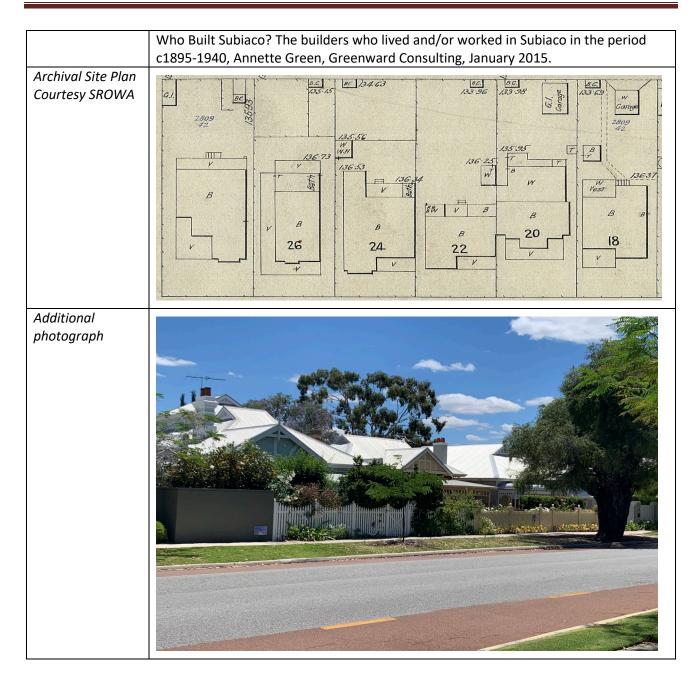
LOCATION INFORM	NATION		
Name	House, 14 Francis Street		
Place No.	24114		
Address	14 Francis Street (Lot 52, DI	P352) Subiaco	
Other names			
Place Type	Individual Building or Group)	
Heritage Area	No		
ASSESSMENT OF S	GNIFICANCE		
Photo (December 2020)			
Construction Data	-1005		Federation Outers Anna
Construction Date	c1905	Architectural Style	Federation Queen Anne
Construction Materials	Walls	Roof	Other
	Tuckpointed brick	Corrugated metal sheeting	Other
Use	Current	Original	Other
	Residential: Single storey	Residential: Single storey residence	
I list a dia Thur and a	residence		
	Domographic sottlement or		
Historic Theme(s)	Demographic settlement ar Occupations: Domestic activ	nd mobility: Settlements	

	A plan of the lot prepared in 1927 and reviewed in 1955 for the purpose of planning	
	sewerage and water supply services shows that the residence has been extended to double its original footprint.	
	Aerial photographs of the place since the mid 20th century indicate that the new	
	addition was undertaken in the late 1990s. The form and extent of the original	
Dhusiagl	residence is still readily apparent.	
Physical Description	Traditional asymmetric single storey house of Federation Queen Anne style.	
Description	 Brick construction with tuckpoint finish and rendered and painted string 	
	course bands.	
	Gable with timbered detailing to the projecting wing.	
	Hipped main roof with additional gable above the entrance. reclad in	
	zincalume. Brick chimneys with corbelling have been retained.	
	Bullnose verandah canopy is separate to the main roof, supported on turned	
	timber posts.	
	Parapet wall to the side elevation with domed capping.	
	• Timber framed sash windows in a traditional arrangement of three to the	
	projecting wing and a single 1-over-1 to the recessed section of the façade.	
	• Front garden is enclosed by low brick wall with timber picket style fence on	
Constitution	top.	
Condition	Based on a streetscape inspection the building appears to be in good condition.	
Integrity	High: The place continues to be used as a private residence.	
Authenticity	High: The original/significant external fabric of the building is largely intact.	
Statement of	The place has cultural heritage significance:	
Significance	 As a good representative example of the many 4-5 room brick homes which 	
	were built in Subiaco during the early twentieth century to meet the needs	
	and aspirations of middle-class residents such as public servants, senior office workers, small business owners, skilled tradesmen and single/widowed	
	workers, small busiless owners, skilled tradesmen and single/ widowed women of private means.	
	 As a good representative example of the application of materials and 	
	detailing which were derived from the Federation Queen Anne style, but	
	which were applied in a more restrained manner that suited the budgets and	
	expectations of the middle classes in Subiaco during the early twentieth	
	century.	
	 For its aesthetic contribution to a largely intact group of early twentieth 	
	century houses.	
	• For its association with the rapid development of Subiaco in the early 20th	
	century and the small scale development by local builders.	
Level of	Some significance (Level 3)	
Significance	Contributes to the heritage of the City of Subiaco.	
Heritage Listings	Local Heritage Survey - adopted 4/02/2003.	
and Status		
Key References	Wise's Post Office Directory 1894-1949	
	Australian Electoral Rolls, 1903-1980	
	Aerial Photographs, Landgate 1948-2020.	
	MWSSⅅ Plans, State Records Office of WA, Retro Maps <u>http://au-wa-sro-</u>	
	metromaps-uat.s3-website-ap-southeast-2.amazonaws.com/#/	
	Historical Notes for the Triangle Precinct prepared by Annette Green April 2020, held	
	by the City of Subiaco.	
	Who Built Subiaco? The builders who lived and/or worked in Subiaco in the period	
	c1895-1940, Annette Green, Greenward Consulting, January 2015.	



LOCATION INFORM	IATION		
Name	Group, 18-28 Hamersley Ro	ad	
Place No.			
Address	18 Hamersley Road (Lots 58	3, 59, 60, 61, 62, 63, 64, DP352	2) Subiaco
Other names		,,.,.,.,.,.,.,.,	,
Place Type	Individual Building or Group)	
Heritage Area	No	-	
ASSESSMENT OF S			
Photo			
Construction Data	Maria	Auchite strung Strutz	
Construction Date	Various Walls	Architectural Style	Federation Queen Anne Other
Construction Materials		Roof	Other
	Tuckpointed brick	Various	Othor
Use	Current	Original	Other
	Residential: Single storey	Residential: Single storey residence	
llisterie Thereo(a)	residence		
Historic Theme(s)	Demographic settlement an		
Historical Notes	Occupations: Domestic activities Subiaco's population increased significantly in the 1890s due to an economic depression in the eastern states and the discovery of gold in Western Australia. In the late 1890s, property developers bought large landholdings for subdivision in the Perth metropolitan area. The subdivisions were generally simple grid pattern developments with small lots for occupancy by working families. Subiaco was a popular and logical location for development and the increase in population and demand for services led to the proclamation of Subiaco as a municipality in 1897. This area of Hamersley Road was part of a large subdivision approved for residential lots in 1891. It was not until the early 1900s that development accelerated. Post Office directories do not record properties until 1904 and by that time there were three houses on the northern side of Hamersley Road between Kings Road and Francis Street. In the next few years the remainder of the lots were swiftly developed so by 1910 there were houses at 25 Kings Road and 18-26 Hamersley Road. This intense period of development was characteristic of Subiaco at this time. These houses are similar to others in the vicinity and occupied by skilled tradesmen, clerical		

Physical	 workers etc., not professionals and their families. This suggests the properties were built rapidly by developers as investments. The plan prepared in 1927 and reviewed in 1955 for the purpose of planning sewerage and water supply services shows that the residences have all undergone some form of modification, predominantly extensions to the rear since that time. The aerial photographs since the mid 20th century demonstrates more clearly when additions and alterations have taken place. It is apparent that the shift to underground power from the 1980s to 2015 has increased the tree canopy in the streetscape. Group of Federation Queen Anne style properties displaying similar characteristics.
Description	 Brick construction with tuck point finish or painted over tuck point with rendered string course bands Asymmetric plan forms with projecting wings with gables. Gables have roughcast render with timber detail. Hipped and gabled roofs, some with gablets with timbered detailing, all clad in corrugated metal sheeting. Verandahs are generally bullnose canopies supported on turned timber posts with the exception of no. 20 which is raked. No. 24 has an awning over the windows supported on timber brackets with corrugated metal sheet cladding whilst no. 18 has a shingle effect to the awning cladding. Windows are predominantly timber framed sash windows. Some alterations including French windows to the façade at no. 24.
	 High boundary walls to a number of the houses
Condition	Based on a streetscape inspection the buildings all appears to be in good condition.
Integrity	High: The places all continue to be used as a private residences.
Authenticity	Moderate: The original form and external detailing of these places is largely intact but all have been subject to modifications and changes to finishes.
Statement of Significance	 The place has cultural heritage significance: This group of houses is a good and largely intact example of the intense period of development in the 1900s of homes built in Subiaco to meet the needs and aspirations of middle-class residents such as public servants, senior office workers, small business owners, skilled tradesmen and single/widowed women of private means. The group largely demonstrates the materials and detailing which were derived from the Federation Queen Anne style, applied in a more restrained manner that suited the budgets and expectations of the middle classes in Subiaco during the early twentieth century. For its association with the rapid development of Subiaco in the early 20th century and the small scale development by local builders and investors.
Level of	Some significance (Level 3)
Significance	Contributes to the heritage of the City of Subiaco.
Heritage Listings and Status	Local Heritage Survey - Adopted 22/06/2021
Key References	 Wise's Post Office Directory 1894-1949 Australian Electoral Rolls, 1903-1980 Aerial Photographs, Landgate 1948-2020. MWSSⅅ Plans, State Records Office of WA, Retro Maps http://au-wa-sro-metromaps-uat.s3-website-ap-southeast-2.amazonaws.com/#/ Historical Notes for the Triangle Precinct prepared by Annette Green April 2020, held by the City of Subiaco.



LOCATION INFORMATION			
Name	Creig Dene		
Place No.	24118		
Address	20 Hamersley Road (Lot 62, DP352) Subiaco		
Other names	House, 20 Hamersley Road		
Place Type	Individual Building or Group		
Heritage Area	No		
ASSESSMENT OF SIGNIFICANCE			
Photo (December 2020)			
Construction Date	c1907	Architectural Style	Federation Queen Anne
Construction	Walls	Roof	Other
Materials	Tuckpointed brick	Corrugated metal sheeting	
Use	Current	Original	Other
	Residential: Single storey	Residential: Single storey	
	residence	residence	
Historic Theme(s)	Demographic settlement and mobility: Settlements		
	Occupations: Domestic activities		
Historical Notes	Subiaco's population increased significantly in the 1890s due to an economic depression in the eastern states and the discovery of gold in Western Australia. In the late 1890s, property developers bought large landholdings for subdivision in the Perth metropolitan area. The subdivisions were generally simple grid pattern developments with small lots for occupancy by working families. Subiaco was a popular and logical location for development and the increase in population and demand for services led to the proclamation of Subiaco as a municipality in 1897. This area of Hamersley Road was part of a large subdivision approved for residential lots in 1891. It was not until the early 1900s that development accelerated and this house is first recorded in the Post Office Directories in 1908 indicating this place was built in 1907. The first occupant was F W Correy who lived at the place until 1909. It was subsequently occupied by driver Percival Anderson Burton and his wife Elizabeth (Pansy). Elizabeth was the daughter of local builder Francis Robbins so it may be that this place was built by Robbins. Pansy died 1911, aged 23 and Percival stayed on in		

 the house until the early 1920s. In the announcement of Pansy Burton's death the house was referred to as 'Creig Dene', the origin of this name is unknown. After a number of short term occupants, in the late 1920s the place was occupied by clerk Harry Francis Covington, his wife Eva and their two sons. Eva and Harry Covington lived at this house until their deaths, Harry in 1976 and Eva in 1982. A plan of the lot prepared in 1927 and reviewed in 1955 for the purpose of planning sewerage and water supply services shows that the residence originally consisted of a relatively small brick front portion and a timber addition of roughly the same size. Aerial photographs of the place since the mid 20th century indicate that the new addition to the rear replacing the timber additions was undertaken in the 1980s. The form and extent of the original residence is still readily apparent. Traditional symmetrical single storey house of Federation Queen Anne style. Brick construction with tuckpoint finish and rendered string courses. Roughcast render to the central gable with timbered detailing and artistic decoration. Hipped roof with vented gablets clad in replacement zincalume. Timber framed sash windows flank the entrance. Separate shallow pitched skillion roof canopy to the verandah which extends across the majority of the façade, supported on turned timber posts. Front garden enclosed by timber picket fence. Based on a streetscape inspection the buildings all appears to be in good condition. High: In general the original/significant external fabric of the buildings is largely intact. The place has cultural heritage significance: As a good representative example of the many 4-5 room brick homes which
 Roughcast render to the central gable with timbered detailing and artistic decoration. Hipped roof with vented gablets clad in replacement zincalume. Timber framed sash windows flank the entrance. Separate shallow pitched skillion roof canopy to the verandah which extends across the majority of the façade, supported on turned timber posts. Front garden enclosed by timber picket fence. Based on a streetscape inspection the buildings all appears to be in good condition. High: The places all continue to be used as a private residences. High: In general the original/significant external fabric of the buildings is largely intact. The place has cultural heritage significance: As a good representative example of the many 4-5 room brick homes which
 Front garden enclosed by timber picket fence. Based on a streetscape inspection the buildings all appears to be in good condition. High: The places all continue to be used as a private residences. High: In general the original/significant external fabric of the buildings is largely intact. The place has cultural heritage significance: As a good representative example of the many 4-5 room brick homes which
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• As a good representative example of the many 4-5 room brick homes which
were built in Subiaco during the early twentieth century to meet the needs and aspirations of middle-class residents such as public servants, senior office workers, small business owners, skilled tradesmen and single/widowed women of private means
 women of private means. As a good representative example of the application of materials and detailing which were derived from the Federation Queen Anne style, but which were applied in a more restrained manner that suited the budgets and expectations of the middle classes in Subiaco during the early twentieth century. For its aesthetic contribution to a largely intact group of early twentieth century houses. For its association with the rapid development of Subiaco in the early 20th century and the small scale development by local builders.
century and the small scale development by local builders.
Some significance (Level 3) Contributes to the heritage of the City of Subiaco.
Local Heritage Survey - adopted 4/02/2003.
Wise's Post Office Directory 1894-1949 Australian Electoral Rolls, 1903-1980 Aerial Photographs, Landgate 1948-2020. MWSSⅅ Plans, State Records Office of WA, Retro Maps <u>http://au-wa-sro-</u> <u>metromaps-uat.s3-website-ap-southeast-2.amazonaws.com/#/</u> Historical Notes for the Triangle Precinct prepared by Annette Green April 2020, held

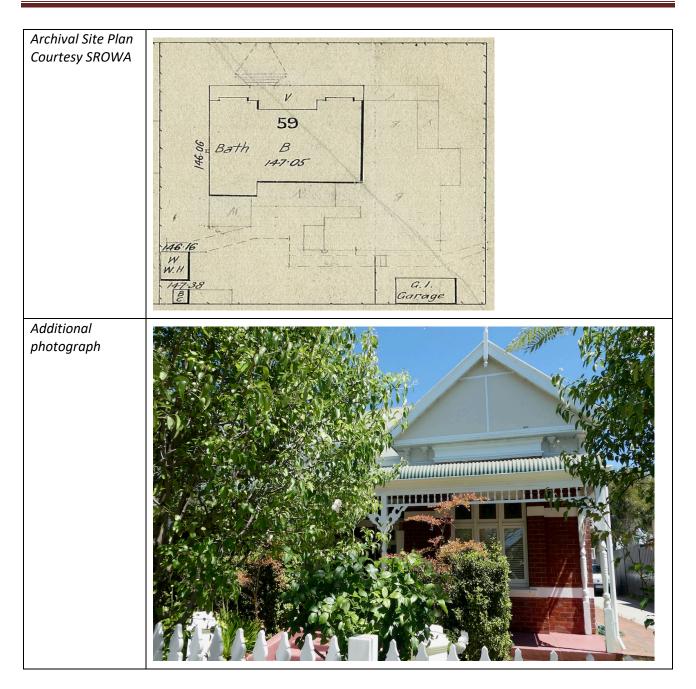
	Who Built Subiaco? The builders who lived and/or worked in Subiaco in the period c1895-1940, Annette Green, Greenward Consulting, January 2015. The West Australian, 25 April 1911, p. 1.
Archival Site Plan Courtesy SROWA	Baibo 13 13 86:62 13 13 13 13 13 13 13 14 14 14 14 14 14 14 14 14 14 14 14 14
Additional photograph	<image/>

LOCATION INFORM	ATION		
Name	Harrow House		
Place No.	4060		
Address	59 Hamersley Road (Lot 163	3, 164, 165, DP504) Subiaco	
Other names	Chester's Residence	, , , ,	
Place Type	Individual Building or Group)	
Heritage Area	Chesters' Subdivision Herita		
ASSESSMENT OF SI		0	
Photo			
(December 2020)			
Construction Date	1910	Architectural Style	Federation Queen Anne
Construction	Walls	Roof	Other
Materials	Face brickwork	Coloured corrugated	
		metal sheeting	
Use	Current	Original	Other
	Residential: Single storey	Residential: Single storey	
	residence	residence	
Historic Theme(s)	Demographic settlement and mobility: Settlements Occupations: Domestic activities People: Local heroes and battlers		
Historical Notes	Road, Subiaco prepared by C In 1901 James Chester's of N 250 (including the subject si running a local business as a built houses for sale and in N Hamersley Road. However, November of that year Jame there until 1921. During this Mayor of Subiaco in 1911-12 Possibly as a result of consid was described as profiteering	een taken from the Heritage A Greenward Consulting, April 2 Melbourne purchased a portio ite). By 1905, Chesters had se a 'House and Land Agent'. As February 1911 was advertisin the place was later withdraw es and his wife, Sith, had take s period Chesters was active in 2. derable adverse press regarding on land sales under the Wa May 1921 and departed for an	2012. on of Suburban Lots 249 and ettled in Subiaco and was part of this business he also g a new 7-roomed villa at 59 n from sale and by n up residence, remaining n local politics, and was the ng his involvement in what ar Bonds scheme, James

	He returned to Subiaco in the mid 1920s and, together with his wife, was later the source of significant charitable and educational bequests and donations in the period from 1929 (when James Chesters died) to 1954 (when Sith Chesters died) -a legacy that continues in the James and Sith Annie Chesters Scholarships within the UWA's Faculty of Medicine, Dentistry and Health Sciences.
	The new owner of 59 Hamersley Road was a widow, Mrs Sarah Matilda Thornton, who opened the place as a maternity hospital by June 1921. The building remained in the ownership of Mrs Thornton and then, from 1932, her son by her first marriage, Percival Moore, until 1951 but was managed by a number of different women over time (listed below for the period 1921 to 1950):
	 Mrs Sarah Thornton (Nurse Thornton's Private Maternity Hospital)(1921- 1924) Nurse Alice Elizabeth Binet (Ventor Private Hospital, operated under a
	 general hospital licence)(1925) Nurse Agnes Anderson (St Andrew's Private Hospital, operated as a general hospital)(1926-1934)
	 Miss Florence Evelyn Bruce (St Andrew's Private Hospital, operated as a general and surgical hospital)(1934-1940)
	 Mrs Ella de Verne King (St Andrew's Private Hospital)(1941-1942) Matron Beryl Hill (St Andrew's Private Hospital, then Bethesda Hospital, offering charitable hospital accommodation for Christian workers and missionaries as well as accommodating paying private patients)(1943-1945) Sister Couchman (St Andrew's Private Hospital, operated as a medical and convalescent hospital)(1945-1949)
	• Harrow Hospital (from 1950) The place continued to be used a private hospital until the late 1980s. In 1988, it was converted to offices for the Women's Cancer Prevention Unit and was then occupied as health related offices until c.2011.
	In 2016, the roof was reclad in green colorbond and continues to be used for professional medical rooms.
Physical Description	The following extract has been taken from the Heritage Assessment of 59 Hamersley Road, Subiaco prepared by Greenward Consulting, April 2012.
Description	 Harrow House, 59 Hamersley Road, Subiaco, is a substantial, single storey Queen Anne style villa. It is constructed of red, stretcher-bond face brickwork and has a green, gabled-hipped, corrugated iron roof that is broken up with an ensemble of gables and gablets.
	• The main façade is asymmetrical with two, slightly projecting, square bay windows flanking the recessed main entrance. A verandah extends across the main facade and returns part way along the Townsend Street frontage.
	 The main façade is picturesque and includes a high level of authentic detailing, including tuck-pointed brickwork, rendered string courses, ornamental eaves brackets, turned finials, intricate timber detailing to the
	verandah, and flower-motif lead lights to the fixed upper panels of the triple casement windows. The detailing is simplified on the secondary facades, and very functional to rear elevation (which features a simple raked verandah, plain stretcher bond and double hung windows).
	• External alterations and additions include a small brick room off the side verandah, plus an amenities block and a small room at the rear, all of which have a relatively minor impact on an appreciation of the original design.
	• The grounds have been altered to a greater extent with a stepped picket fence to the street frontages, large areas of brick paving (converting the rear

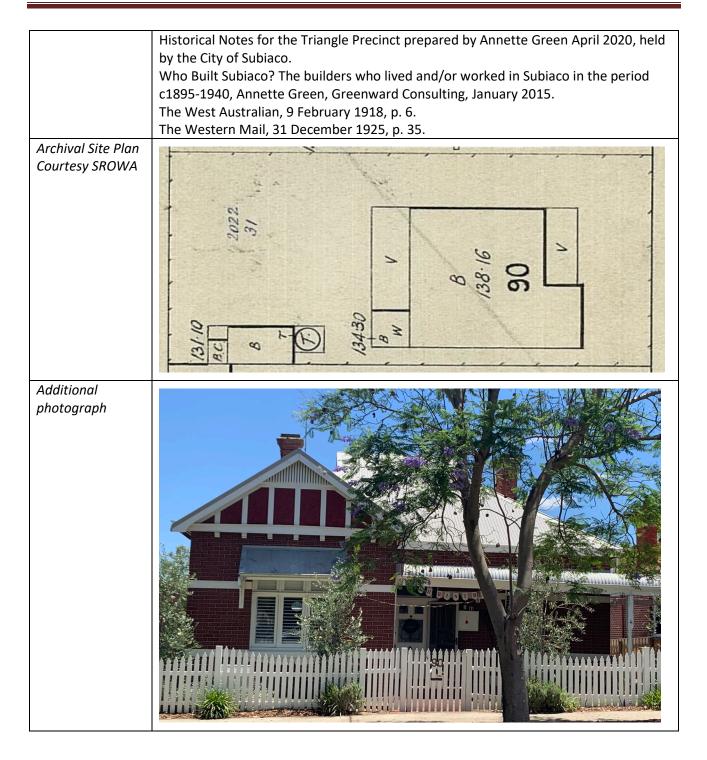
	yard to a car park), and small garden beds. To the main frontage these are dominated by two large hibiscus shrubs and an umbrella tree.		
Condition	Based on a streetscape inspection the building appears to be in excellent condition.		
Integrity	Moderate - The use has been altered but the original intent is clearly evident.		
Authenticity	High: The original external form and detailing of the building is largely intact.		
Statement of	The place has cultural heritage significance:		
Significance	 For its aesthetic values as a good example of a Federation Queen Anne style residence. 		
	 As a representative example of a well designed and detailed "gentleman's villa" of Subiaco dating from the early twentieth century, and for the evidence it provides about the style and standard of the development that took place in the elevated locations near Kings Park –an area that had been established in the early twentieth century as a prestigious area suited to the more affluent residents of Subiaco. For its historical associations with James Chesters, who was a prominent 		
	Subiaco businessman in the period 1901 to 1921, one-time Mayor of Subiaco (1911-1912) and, together with his wife, Sith Annie Chesters, the source of a number of significant charitable and educational bequests and donations in Perth.		
	• For its direct historical associations with a number of local women (inclusive		
	of Mrs Sarah Thornton) 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.		
	• As a significant site for women's history, with reference to its purchase and adaptation as a hospital by a widowed woman, its operation by women for many years, and as a place of employment for local women in the roles of nursing, cleaning and cooking.		
	 As a representative example of the adaptation of large late-nineteenth and early-twentieth century residences as private hospitals in the inter-war years. As one of several private hospitals established in Subiaco in the inter-war years, illustrating the importance of the relatively central location, 'healthy' environment and proximity to public transport that the suburb offered. 		
	• For its social significance for the families of those who were born, treated or		
	died at 59 Hamersley Road following its conversion to a private hospital in 1921.		
	• For its landmark value as a prominent and well-designed heritage building on		
	an open corner location and its contribution to the adjacent, established		
	residential streetscapes.		
	• For its aesthetic contribution to a largely intact group of early twentieth		
	century houses.		
Level of	Considerable significance (Level 2)		
Significance	Very Important to the heritage of the City of Subiaco.		
Heritage Listings	Heritage List - Adopted 22/05/2012		
and Status	Chesters' Subdivision Heritage Area - Adopted 25/03/2014.		
	Local Heritage Survey - adopted 4/02/2003.		
Key References	Heritage Assessment of 59 Hamersley Road, Subiaco, April 2012 prepared by Greenward Consulting.		
	Historical Notes for the Triangle Precinct prepared by Annette Green April 2020, held by the City of Subiaco.		





LOCATION INFORM	NATION		
Name	House, 90 Hamersley Road		
Place No.	24119		
Address	90 Hamersley Road (Lot 207	7, 210, 213, DP35347) Subiaco	
Other names		· · · · ·	
Place Type	Individual Building or Group)	
Heritage Area	No		
ASSESSMENT OF S	IGNIFICANCE		
Photo			
Construction Date	c1915	Architectural Style	Federation Queen Anne
Construction	Walls	Roof	Other
Materials	Tuckpointed brick	Corrugated metal sheeting	
Use	Current	Original	Other
	Residential: Single storey	Desidential Cingle stores	
		Residential: Single storey	
	residence	residence	
Historic Theme(s)	residence Demographic settlement an	residence	
Historic Theme(s) Historical Notes	Demographic settlement an Occupations: Domestic activ	residence d mobility: Settlements	

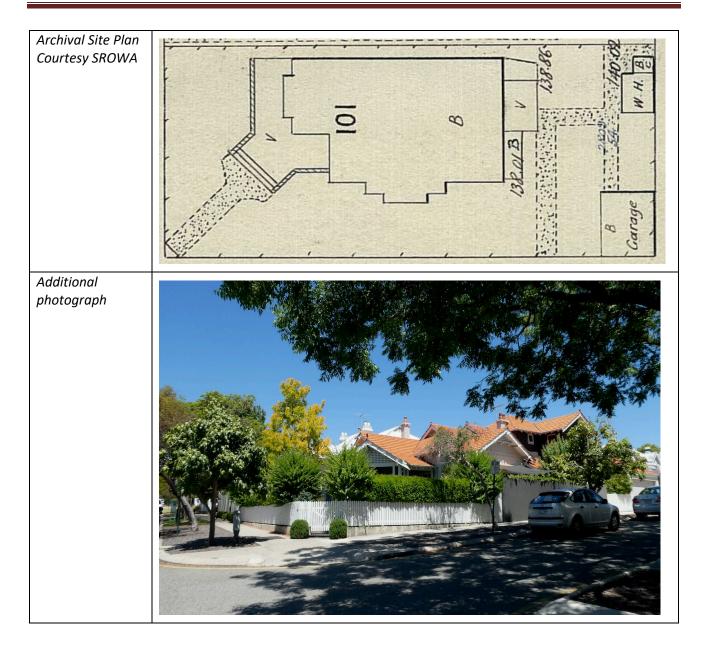
	-
	a son was born to the couple and not long after the family relocated. Subsequent occupants turned over rapidly until the mid 1930s when Henry Joseph Laker, a fibrous plasterer, and his wife Iris settled in the house and lived there until the mid 1950s. A plan of the lot prepared in 1927 and reviewed in 1955 for the purpose of planning sewerage and water supply services shows that the footprint of the residence has almost doubled in size since then through the construction of a large addition across the rear of the residence which removed a rear verandah. Aerial photographs of the place since the mid 20th century indicate that the new addition occurred in 2018. Prior to that, in 2014. the original tiled roof was replaced with corrugated metal sheeting. The form and extent of the original residence is still readily apparent.
Physical	• Traditional asymmetric single storey house of Federation Queen Anne style.
Description	 Brick construction with tuckpoint finish and rendered bands.
Description	 Gable with timbered detailing.
	 Hipped roof with vented gablets and gable to the projecting wing.
	• Timber casement windows arranged in group of three to the projecting wing
	and 1-over-1 sash window to the recessed section of the façade. Both
	windows have moulded sills. The window to the projecting wing has a skillion
	 canopy above. Bullnose verandah across the recessed section of the elevation with a return
	along the eastern elevation.
	 All roofing cladding is replacement corrugated cladding.
	 The small front garden is enclosed by a timber picket fence.
Condition	Based on a streetscape inspection the building appears to be in excellent condition.
Integrity	High: The places all continue to be used as a private residences.
Authenticity	High: The original external form and detailing of the building is largely intact.
Statement of	The place has cultural heritage significance:
Significance	 As a good representative example of the many 4-5 room brick homes which were built in Subiaco during the early twentieth century to meet the needs and aspirations of middle-class residents such as public servants, senior office workers, small business owners, skilled tradesmen and single/widowed women of private means.
	 As a good representative example of the application of materials and
	detailing which were derived from the Federation Queen Anne style, but
	which were applied in a more restrained manner that suited the budgets and
	expectations of the middle classes in Subiaco during the early twentieth
	century.
	• For its aesthetic contribution to a largely intact group of early twentieth
	century houses.
	• For its association with the rapid development of Subiaco in the early 20th
	century and the small scale development by local builders.
Level of	Some significance (Level 3)
Significance	Contributes to the heritage of the City of Subiaco.
Heritage Listings	Local Heritage Survey - adopted 4/02/2003.
and Status	Wingle Dest Office Directory 1004 1040
Key References	Wise's Post Office Directory 1894-1949
	Australian Electoral Rolls, 1903-1980
	Aerial Photographs, Landgate 1948-2020.
	MWSSⅅ Plans, State Records Office of WA, Retro Maps http://au-wa-sro- metromaps-uat.s3-website-ap-southeast-2.amazonaws.com/#/



LOCATION INFORM	IATION		
Name	House, 101 Hamersley Road	1	
Place No.	4062		
Address	101 Hamersley Road (Lot 81	L, DP366) Subiaco	
Other names	House, 40 Salisbury Street	· ·	
Place Type	Individual Building or Group)	
Heritage Area	Chesters' Subdivision Herita		
ASSESSMENT OF S		-	
Photo			(<mark>8</mark>
(December 2020)			
Construction Date	c1922	Architectural Style	Inter War Californian Bungalow
Construction	Walls	Roof	Other
Materials	Tuckpointed brick	Terracotta Tile	
Use	Current	Original	Other
	Residential: Single storey	Residential: Single storey	
	residence	residence	
Historic Theme(s)	Demographic settlement an Occupations: Domestic activ People: Local heroes and ba	vities	
Historical Notes	Subdivision Conservation Ar James Chesters, an investor 252 in October 1891 In the newly subdivided estate laid Suburban Lots 251 and 252) 'Anglian', the house at 97 H c.1922 a new house was but previously lived in other par Rokeby Road.	een taken from the Communit rea, prepared by Greenward C from Melbourne, purchased same month he commenced s d out as Deposited Plan 366 (e). From c.1902 Lot 81 formed amersley Road. It was subdivi- ilt here by William Jewell, a lo rts of Subiaco, including 117 H	Consulting, August 2013. Perth Suburban Lots 249 to selling residential lots in a extending across Perth part of the grounds of ided off in c.1921 and in ocal builder who had Hamersley Road and 300

	A plan of the lot prepared in 1927 and reviewed in 1955 for the purpose of planning sewerage and water supply services shows that the residence has been extended along the Salisbury Street boundary to join the house and carport, which had previously been a galvanised iron structure. At that time a small verandah was located on the southern elevation of the house. Aerial photographs of the place since the mid 20th century indicate that the place has been extended in stages with the most significant program of works in 2005. Since that time there have been no significant external changes and the form and extent of the original residence is still readily apparent.
Physical	 Corner property of late style Federation design incorporating some early
Description	features more associated with the Californian Bungalow design.
	 Single storey, brick construction with tuckpoint and render finish.
	Hipped and gablet roof clad in terracotta tiles with finials to each gable and
	gablet. Roughcast rendered chimneys with terracotta honeypot flues.
	• The entrance faces the intersection with Hamersley Road and Salisbury Street
	with a gable roof to the verandah, supported on timber posts.
	• The verandah to the rest of the property is formed by the continuation of the
	roof.
	Timber framed casement windows.
	• The front garden is well planted and enclosed by timber picket fence on low
	block wall with hedging.
Condition	Based on a streetscape inspection the building appears to be in excellent condition.
Integrity	High: The place continues to be used as a private residence.
Authenticity	High: The original external form and detailing of the building is largely intact.
Statement of	The place has cultural heritage significance:
Significance	• As an excellent example of a well designed and detailed "gentleman's villa" of
	Subiaco dating from the Inter War period.
	• For its aesthetic value as a good representative example of a well-designed
	Californian Bungalow villa of the Inter War period, designed to a style and
	scale suited to the professional/business classes.
	For its association with the ongoing development of Subiaco in the first half
	of the 20th century period and with local builder William Jewell who made a
	significant contribution to the building stock of Subiaco. This place was the
	Jewell family home for several decades.
Level of	Considerable significance (Level 2)
Significance	Very Important to the heritage of the City of Subiaco.
Heritage Listings	Chesters' Subdivision Heritage Area - Adopted 25/03/2014.
and Status	Local Heritage Survey - adopted 4/02/2003.
	National Trust - recorded 2/10/1978.
Key References	Wise's Post Office Directory 1894-1949
	Australian Electoral Rolls, 1903-1980
	Aerial Photographs, Landgate 1948-2020.
	MWSSⅅ Plans, State Records Office of WA, Retro Maps http://au-wa-sro-
	metromaps-uat.s3-website-ap-southeast-2.amazonaws.com/#/
	Historical Notes for the Triangle Precinct prepared by Annette Green April 2020, held
	by the City of Subiaco.
	Heritage Assessment of the Chester's Subdivision Heritage Area, prepared by Annette
1	Green, Greenward Consulting, August 2013.

Heritage Place Record – House, 101 Hamersley Road



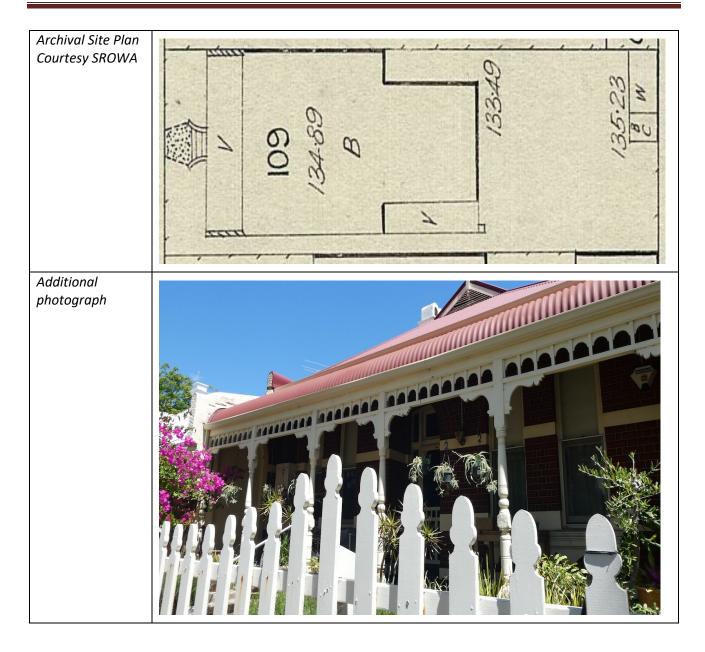
LOCATION INFORM	IATION		
Name	House, 105 Hamersley Road		
Place No.	24120		
Address	105 Hamersley Road (Lot 47	, DP366) Subiaco	
Other names			
Place Type	Individual Building or Group	I	
Heritage Area	Chesters' Subdivision Herita		
ASSESSMENT OF SI		<u>.</u>	
Photo			
(December 2020)			
Construction Date	c1908	Architectural Style	Federation Queen Anne
Construction	Walls	Roof	Other
Materials	Tuckpointed brick	Corrugated metal sheeting	
Use	Current	Original	Other
	Residential: Single storey	Residential: Single storey	
	residence	residence	
Historic Theme(s)	Demographic settlement an		
- 1-7	Occupations: Domestic activ	-	
	People: Local heroes and ba		
Historical Notes	Subdivision Conservation Ar James Chesters, an investor 252 in October 1891. In the newly subdivided estate laid Suburban Lots 251 and 252) When James Chesters transf Post Office Directories indica	ferred Lot 47 to Henry Unwin ates that he had already been	in 1906, information in the living in this section of
	him as owning in 1906/07). By 1909, Unwin's address in Road (with his previous resid	ly as 1903 (probably at #107, the Post Office Directory was dence at 107 occupied by a M uilt in c.1908 – the same year	s given as 105 Hamersley Ir Smith). This suggests that

	promoted to the position of Works Supervisor, Class K, Grade 4 (with an increase in
	his annual salary of £50).
	Henry and his wife, Isabella, lived at 105 Hamersley Road until 1916, when they
	relocated to Murray Street, West Perth.
	Short-term occupancies suggest that the house may have been rented for a few years
	until it became home of Frank and Ellen Beard in 1920. It remained the Beard family
	home for over thirty years, until Frank relocated to Wembley following the death of
	Ellen in 1954.
	A plan of the lot prepared in 1927 and reviewed in 1955 for the purpose of planning
	sewerage and water supply services shows that the residence has been extended to
	the rear which replaced the original rear verandah which included an enclosed
	portion for a bathroom. At that time a galvanised iron garage was located on the
	Salisbury Street frontage, alongside the brick water closet on the back property
	boundary.
	Aerial photographs of the place since the mid 20th century indicate that the roof was
	originally clad with either dark coloured corrugated iron or grey tiles. This was
	replaced in the early 1990s when the new addition was undertaken and the whole
	structure was clad with the current corrugated metal sheeting. Since that time there
	have been no significant external changes and the form and extent of the original residence is still readily apparent.
Physical	
Description	 Traditional asymmetric single storey house of Federation Queen Anne style. Brick construction but original brick finish has been painted obscuring both
Description	 Brick construction but original brick finish has been painted obscuring both the tuckpoint detail and the rendered bands and dado.
	 Gable with timbered detailing to the projecting wing with battened eaves.
	The wing incorporates a timber framed sash window with leaded side lights
	and separate window canopy.
	 Hipped roof clad in corrugated metal sheeting with tall chimneys.
	 French windows to the recessed section of the façade have been added
	opening onto the verandah. The main entrance is in the corner adjacent to
	the projecting wing.
	 The verandah copy of a separate bullnose supported on turned timber posts
	with timber frieze.
	• The front gardens are enclosed by a timber picket fence.
Condition	Based on a streetscape inspection the building appears to be in excellent condition.
Integrity	High: The place continues to be used as a private residence.
Authenticity	Moderate - High: The original external detailing of the building is largely intact
	although the painted brickwork has reduced the authenticity.
Statement of	The place has cultural heritage significance:
Significance	• As a good representative example of the many 4-5 room brick homes which
	were built in Subiaco during the early twentieth century to meet the needs
	and aspirations of middle-class residents such as public servants, senior office
	workers, small business owners, skilled tradesmen and single/widowed
	women of private means.
	• As a good representative example of the application of materials and
	detailing which were derived from the Federation Queen Anne style, but
	which were applied in a more restrained manner that suited the budgets and
	expectations of the middle classes in Subiaco during the early twentieth
	century.
	 For its aesthetic contribution to a largely intact group of early twentieth contume bousses
	century houses.

Level of	Some significance (Level 3)	
Significance	Contributes to the heritage of the City of Subiaco.	
Heritage Listings	Chesters' Subdivision Heritage Area - Adopted 25/03/2014.	
and Status	Local Heritage Survey - adopted 4/02/2003.	
Key References	Wise's Post Office Directory 1894-1949	
	Australian Electoral Rolls, 1903-1980	
	Aerial Photographs, Landgate 1948-2020.	
	MWSSⅅ Plans, State Records Office of WA, Retro Maps http://au-wa-sro-	
	metromaps-uat.s3-website-ap-southeast-2.amazonaws.com/#/	
	Historical Notes for the Triangle Precinct prepared by Annette Green April 2020, held	
	by the City of Subiaco.	
	Heritage Assessment of the Chester's Subdivision Heritage Area, prepared by Annette	
	Green, Greenward Consulting, August 2013.	
Archival Site Plan	Second and a second provide a second provide state of the second second second second second second second second	
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LOCATION INFORM	IATION		
Name	House, 109 Hamersley Road		
Place No.	2442		
Address	109 Hamersley Road (Lot 45	, DP366) Subiaco	
Other names		,,	
Place Type	Individual Building or Group		
Heritage Area	No		
ASSESSMENT OF SI	GNIFICANCE		
Photo			
(December 2020)			
Construction Date	c1906	Architectural Style	Federation Queen Anne
Construction	Walls	Roof	Other
Materials	Tuckpointed brick	Coloured corrugated	
		metal sheeting	
Use	Current	Original	Other
	Residential: Single storey	Residential: Single storey	
	residence	residence	
Historic Theme(s)	Demographic settlement and mobility: Settlements Occupations: Domestic activities People: Local heroes and battlers		
Historical Notes	The following extract has been taken from the Community Heritage Survey, Chesters' Subdivision Conservation Area, prepared by Greenward Consulting, August 2013. James Chesters, an investor from Melbourne, purchased Perth Suburban Lots 249 to 252 in October 1891 In the same month he commenced selling residential lots in a newly subdivided estate laid out as Deposited Plan 366 (extending across Perth Suburban Lots 251 and 252). However, it was some years before Lots 45 were developed with a house. According to the Post Office Directories a house was first recorded on this site in 1907 and it is therefore concluded that this place was built 1906 although further research may resolve the date of construction. The first occupant recorded was painter Joseph Edward Brindle who occupied the place with until 1908. Throughout the 1910s and 1920s there was a rapid turnover of occupants suggesting this place was an investment property at this time owned by an absentee landlord. In the mid 1920s it was purchased by caretaker Walter Robert		

	Hayes and his wife Louisa, nee Hill. Following Walter's death in 1933, Louisa stayed on in the house until the mid 1950s then relocated to South Australia.
	A plan of the lot prepared in 1927 and reviewed in 1955 for the purpose of planning sewerage and water supply services shows that the footprint of the residence has
	changed minimally since then.
	Aerial photographs of the place since the mid 20th century indicate that the place has
	undergone minimal changes although the original red corrugated iron cladding has
	been updated in stages to the current coloured corrugated sheeting.
Physical	• Traditional symmetrical single storey house of Federation Queen Anne style.
Description	• Brick construction with tuckpoint finish and rendered stringcourse bands.
	• Hipped roof with vented gablets and separate bullnose verandah canopy,
	supported on turned timber posts with timber frieze and brackets. The
	verandah extends across the full width of the façade.
	• Pairs of timber framed sash windows flank the centrally placed entrance.
Condition	Based on a streetscape inspection the building appears to be in good condition.
Integrity	High: The place continues to be used as a private residence.
Authenticity	High: The original external form and detailing of the building is largely intact.
Statement of	The place has cultural heritage significance:
Significance	• As a good representative example of the many 4-5 room brick homes which
	were built in Subiaco during the early twentieth century to meet the needs
	and aspirations of middle-class residents such as public servants, senior office
	workers, small business owners, skilled tradesmen and single/widowed
	women of private means.
	 As a good representative example of the application of materials and
	detailing which were derived from the Federation Queen Anne style, but
	which were applied in a more restrained manner that suited the budgets and
	expectations of the middle classes in Subiaco during the early twentieth
	century.
	For its aesthetic contribution to a largely intact group of early twentieth
	century houses.
Level of	Some significance (Level 3)
Significance	Contributes to the heritage of the City of Subiaco.
Heritage Listings	Local Heritage Survey - adopted 4/02/2003.
and Status	
Key References	Wise's Post Office Directory 1894-1949
	Australian Electoral Rolls, 1903-1980
	Aerial Photographs, Landgate 1948-2020.
	MWSSⅅ Plans, State Records Office of WA, Retro Maps <u>http://au-wa-sro-</u>
	metromaps-uat.s3-website-ap-southeast-2.amazonaws.com/#/
	Historical Notes for the Triangle Precinct prepared by Annette Green April 2020, held
	by the City of Subiaco.
	Who Built Subiaco? The builders who lived and/or worked in Subiaco in the period
	c1895-1940, Annette Green, Greenward Consulting, January 2015.



LOCATION INFORM	IATION		
Name	House, 8 Heytesbury Road		
Place No.	24165		
Address	8 Heytesbury Road (Lot 319)	, DP504) Subiaco	
Other names			
Place Type	Individual Building or Group		
Heritage Area	Chesters' Subdivision Herita		
ASSESSMENT OF SI		<u> </u>	
Photo			
(December 2020)			
Construction Date	c1914	Architectural Style	Federation Queen Anne
Construction	Walls	Roof	Other
Materials	Tuckpointed brick	Coloured corrugated metal sheeting	
Use	Current	Original	Other
	Residential: Single storey	Residential: Single storey	
	residence	residence	
Historic Theme(s)	Demographic settlement and mobility: Settlements Occupations: Domestic activities People: Local heroes and battlers		
Historical Notes	The following extract has been taken from the Community Heritage Survey, Chesters' Subdivision Conservation Area, prepared by Greenward Consulting, August 2013. James Chesters, an investor from Melbourne, purchased Perth Suburban Lots 249 to 252 in October 1891. In the following year he commenced selling residential lots in a newly subdivided estate laid out as Deposited Plan 504 (extending across Perth Suburban Lots 249 and 250). Chesters retained ownership of Lots 183, 184 and 185 until c.1914-15, when he constructed two houses here as a speculative building development. The house at 8 Heytesbury Road was completed first and was offered for sale from November 1914: <i>SUBIACOGentleman's Residence, 6 rooms, bath, pantry, near</i> <i>King's Park. £150. deposit and £8 monthly, No. 8 Heytesbury-rd.</i> <i>Particulars Chesters;</i>		

	This was sold to a Mr W J Orr in 1915, but by April of the following year Orr had placed the property back on the market and the Rates Books listed the next owner as a Mr A Douglas. The first listed occupant of the house was Marion Brown (wife of Edwin W Brown, a north-west pearler and shipwright), whose daughter, Leely, married Archibald Douglas in 1918. A number of changes of occupants over the next fifteen years, as listed in the Post Office Directories, reflect extended periods of overseas travel undertaken by Mrs Brown to visit her adult children (including trips to South Africa and New Zealand, which were referred to in brief newspaper articles). The available information suggests that she relocated to the latter in c.1927. In 1931 (at the height of the Great Depression) the house was advertised under a Mortgagee sale:		
	SUBSTANTIAL BRICK DWELLING, containing 4 main rooms, kitchen, bathroom, with enamel bath, enclosed back verandah, maid's room, sewerage, e.l. and gas installed. The property is excellently situated, close to Thomas-street, in the best part of Subiaco.		
	It was then jointly occupied for at least 20 years by Grace Ottaway and Thomas Brown, and may have been subdivided into two separate flats. A plan of the lot prepared in 1927 and reviewed in 1955 for the purpose of planning sewerage and water supply services shows that the footprint of the residence has doubled since that time with a large addition at the rear. Aerial photographs of the place since the mid 20th century indicate that the addition was undertaken in the late 1990s. Since that time there have been no significant external changes and the form and extent of the original residence is still readily apparent.		
Physical Description	 Traditional asymmetric single storey house of Federation Queen Anne style. Brick construction with tuckpoint finish and rendered string course bands across the façade. a rendered fascia extends around the front of the property immediately below the eaves, with decorative eaves brackets. Roughcast render gable to the projecting wing. Hipped roof with vented gablets lad in replacement corrugated metal sheeting. Timber casement windows with top lights arranged in group of three to the projecting wing with bullnose awning above supported on decorative timber brackets and incorporating the same frieze as the verandah. Further casements to the recessed section of the façade and traditional entrance door abutting the projecting wing. The verandah extends across the recessed section of the front with a slight return to the eastern elevation. The garden is enclosed with a timber picket fence. 		
Condition	Based on a streetscape inspection the building appears to be in good condition.		
Integrity	High: The place continues to be used as a private residence.		
Authenticity	High: The original external form and detailing of the building is largely intact.		
Statement of	The place has cultural heritage significance:		
Significance	 As an excellent example of a well designed and detailed "gentleman's villa" of 		
	 Subiaco dating from the Inter War period. For its aesthetic value as a good representative example of a well-designed Federation Queen Anne villa of the Inter War period, designed to a style and scale suited to the professional/business classes. 		

Level of Significance Heritage Listings and Status Key References	 For its association with the ongoing development of Subiaco in the first half of the 20th century period. As an example of one of the many speculative developments undertaken by James Chesters, who was a prominent Subiaco businessman in the period 1901 to 1921, one-time Mayor of Subiaco (1911-1912). For its aesthetic contribution to a largely intact group of early twentieth century houses. Some significance (Level 3) Contributes to the heritage of the City of Subiaco. Chester's Subdivision Heritage Area - Adopted 25 March 2014. Local Heritage Survey - adopted 4/02/2003. Wise's Post Office Directory 1894-1949 Australian Electoral Rolls, 1903-1980 Aerial Photographs, Landgate 1948-2020. MWSSⅅ Plans, State Records Office of WA, Retro Maps http://au-wa-sro-metromaps-uat.s3-website-ap-southeast-2.amazonaws.com/#/
	by the City of Subiaco. Heritage Assessment of the Chester's Subdivision Heritage Area, prepared by Annette Green, Greenward Consulting, August 2013.
Archival Site Plan Courtesy SROWA	Hill St. HIL St. HIL
Additional photograph	

LOCATION INFORM	IATION		
Name	House, 10 Heytesbury Road		
Place No.	24166		
Address	10 Heytesbury Road (Lot 18	2, DP504) Subiaco	
Other names		, ,	
Place Type	Individual Building or Group)	
Heritage Area	Chesters' Subdivision Herita		
ASSESSMENT OF SI			
Photo	P NAVE NO IN B.		
(December 2020)			
Construction Date	c1917	Architectural Style	Federation Queen Anne
Construction	Walls	Roof	Other
Materials	Tuckpointed brick	Terracotta Tile	
Use	Current	Original	Other
	Residential: Single storey	Residential: Single storey	
	residence	residence	
Historic Theme(s)	Demographic settlement and mobility: Settlements Occupations: Domestic activities People: Local heroes and battlers		
Historical Notes	The following extract has been taken from the Community Heritage Survey, Chesters' Subdivision Conservation Area, prepared by Greenward Consulting, August 2013. James Chesters, an investor from Melbourne, purchased Perth Suburban Lots 249 to 252 in October 1891. In the following year he commenced selling residential lots in a newly subdivided estate laid out as Deposited Plan 504 (extending across Perth Suburban Lots 249 and 250). Lot 182 was sold by Chesters in 1892, but no development took place until c.1917 when a house was constructed and entered in the Rates Book under the name of Frank Murray. It was then occupied as the family home of Frank and Florence Murray until 1929. The next owner was a widow, Lily Sumner, who lived here until her death in 1935. The house was initially offered for sale in that year, but appears to have been rented out instead, and it was a further seven years before the property was once again offered for sale by the executors of Mrs Sumner's estate in May 1942:		

	Portion of Perth Suburban Lot 249, being Lot 182. Plan 604. C/T Vol. 562. Folio 95. THE LAND has a frontage of 48.6 links to Heytesbury-road by a depth of 163.9 to a. r.o.w. on which is erected a well-built Brick House, with tiled roof, containing verandah, entrance hall, passage, 4 good sized rooms, vestibule, laundry, motor garage, etc. Sewerage, electricity and gas are connected.		
	By this time it had become the home of the Gunn family, who lived here from 1938 until the late 1950s. Occupants of the property from its time of construction until 1957 included:		
	• 1918-1929 Frank Murray (Book Keeper)		
	 1930-1935 Mrs Lily Ethel Sumner (Widow) 1936-1937 Alan James Johnston (Bootmaker) 		
	 1938-1939 Mrs M Gunn 		
	• 1940-1943 James Robert Gunn, OBE (Manager of WA Fish Supply) At the end of WWI, Gunn (who had served with the 28th Battalion, AIF) was decorated at Buckingham Palace by the late King George V with the Order of the		
	British Empire (Military)		
	 1944-post 1957 Mrs Lily Ethel Gunn (Widow) A plan of the lot prepared in 1927 and reviewed in 1955 for the purpose of planning 		
	sewerage and water supply services shows that the footprint of the residence has		
	doubled since that time through the construction of a large addition at the rear.		
	Aerial photographs of the place since the mid 20th century indicate that until c2007 the residence had a skillion roofed addition across the rear which was clad with		
	corrugated metal sheeting. This addition was removed and a new large addition was		
	constructed which featured a roof form that reflected the original roof form and		
	terracotta tiles. Since late 2008, there have been no significant external changes and		
Physical	 the form and extent of the original residence is still readily apparent. Traditional symmetrical single storey house of Federation Queen Anne style. 		
Description	 Brick construction with tuckpoint finish and rendered bands. 		
	 Roughcast render gable with timbered detailing to the central projecting 		
	wing.		
	Hipped roof with vented gablets clad with terracotta tiles.		
	• The verandah wraps around the central projecting bay and extends across		
	the majority of the façade.		
	 The main entrance is in the projecting wing with a traditional arrangement of timber and glazed door, flanked by side lights of similar pattern and fanlights 		
	above the entire arrangement.		
	Full height timber framed sash windows.		
	• The front garden is enclosed by a timber picket fence.		
Condition	Based on a streetscape inspection the building appears to be in good condition.		
Integrity	High: The place continues to be used as a private residence.		
Authenticity	High: The original external form and detailing of the building is largely intact.		
Statement of	The place has cultural heritage significance:		
Significance	 As an excellent example of a well designed and detailed "gentleman's villa" of Subiaco dating from the Inter War period. 		
	 For its aesthetic value as a good representative example of a well-designed 		
	Federation Queen Anne villa of the Inter War period, designed to a style and		
	scale suited to the professional/business classes.		

	 For its association with the ongoing development of Subiaco in the first half of the 20th century period. For its aesthetic contribution to a largely intact group of early twentieth century houses. 		
Level of	Some significance (Level 3)		
Significance	Contributes to the heritage of the City of Subiaco.		
Heritage Listings	Local Heritage Survey - adopted 4/02/2003.		
and Status	Chester's Subdivision Heritage Area - adopted 25 March 2014.		
Key References	Wise's Post Office Directory 1894-1949		
	Australian Electoral Rolls, 1903-1980		
	Aerial Photographs, Landgate 1948-2020.		
	MWSSⅅ Plans, State Records Office of WA, Retro Maps <u>http://au-wa-sro-</u>		
	metromaps-uat.s3-website-ap-southeast-2.amazonaws.com/#/		
	Historical Notes for the Triangle Precinct prepared by Annette Green April 2020, held		
	by the City of Subiaco.		
	Heritage Assessment of the Chester's Subdivision Heritage Area, prepared by Annette		
	Green, Greenward Consulting, August 2013.		
Archival Site Plan Courtesy SROWA	10 10 10 10		
Additional photograph	<image/>		

LOCATION INFORM	IATION		
Name	Stuart Holme		
Place No.	2447		
Address	22 Heytesbury Road (Lot 139	9, 278, DP504, DP26186) Subi	асо
Other names	Boas Residence (fmr)	· · · · ·	
Place Type	Individual Building or Group		
Heritage Area	Chesters' Subdivision Herita		
ASSESSMENT OF S		<u> </u>	
Photo			
(December 2020)			
Construction Date	c1906	Architectural Style	Federation Queen Anne
Construction	Walls	Roof	Other
Materials	Tuckpointed brick	Corrugated metal sheeting	
Use	Current	Original	Other
	Residential: Single storey	Residential: Single storey	
	residence	residence	
Historic Theme(s)	Demographic settlement and		
	Occupations: Domestic activ	•	
	People: Local heroes and battlers		
Historical Notes	The following extract has been taken from the Community Heritage Survey, Chesters' Subdivision Conservation Area, prepared by Greenward Consulting, August 2013. James Chesters, an investor from Melbourne, purchased Perth Suburban Lots 249 to 252 in October 1891. In the following year he commenced selling residential lots in a newly subdivided estate laid out as Deposited Plan 504 (extending across Perth Suburban Lots 249 and 250). Lots 139 & Part Lot 140 were transferred from Chesters to Clara Allan in February 1907. By this time Clara appears to have been estranged from her husband, Alec (who lived in the eastern states), and the purchase of the property followed the death of their son, Dr Leslie Stuart Allan (at the age of 30 years), from whom Clara inherited £952. With this relatively large inheritance (and based on the quality of the design) it seems likely that Clara commissioned Percy Harrison, Architect, to design her new house:		

	TENDERS are invited until 4 p.m. on Wednesday, May 22, for the ERECTION and Completion of Brick Villa Residence, corner Heytesbury-road and Chester-street, Subiaco. Deposit, £25. The lowest or any Tender not necessarily accepted. P. W. HARRISON, F.R.V.I.A., Architects.		
	22 Heytesbury Road remained Clara's family home, known as "Stuartholme" in honour of her son, until her death in 1934.		
	The house was then occupied as the long-term family home of Lionel Boas and his second wife, Florence, who had been married in December 1934. Lionel Tobias Boas (1875-1949) was elected a councillor of Subiaco in 1906 and served for thirty-six years, including a term as Mayor from 1917-1920. He was also closely associated with the Young Australia League from its inception in 1905 and served in various roles, including General President. Following his death in 1949, Florence Boas stayed on in the house until the late 1950s. A plan of the site prepared in 1927 and reviewed in 1954 for the purpose of planning		
	sewerage and water supply services shows that the property has not changed significantly in extent and aerial photographs confirm this. The extent and form of the original residence are still clearly evident.		
Physical			
Description	 Substantial corner single storey house of Federation Queen Anne style. The house is of asymmetric plan form with a projecting wing along the 		
,	 Chester Street frontage containing a pair of bay windows with awnings above each supported on timber brackets. Each bay contains sash windows. The entrance to the house faces Chester Street and is located at the northern 		
	end of the verandah.		
	 Brick construction with tuckpoint finish and rendered bands. 		
	 The verandah wraps around the south and west elevations and forms a canopy to the bay window along the Heytesbury Road frontage. The verandah canopy is the continuation of the main roof albeit with a break of pitch and is supported on turned timber posts with timber balustrade. Hipped roof with vented gablets and a faceted hip to the bay at the balance of the b		
	Heytesbury Road frontage. The tall rendered and decorative chimneys have		
	been retained. The house has been reroofed with white colorbond.		
	 The windows are timber framed sashes. The gardens are enclosed by timber picket force. 		
Condition	The gardens are enclosed by timber picket fence. Based on a streetscape inspection the building appears to be in good condition		
Integrity	Based on a streetscape inspection the building appears to be in good condition.High: The place continues to be used as a private residence.		
Authenticity	High: The place continues to be used as a private residence. High: The original external form and detailing of the building is largely intact.		
Statement of	The place has cultural heritage significance:		
Significance	 As an excellent example of a well designed and detailed "gentleman's villa" of 		
	Subiaco dating from the early 20th century.		
	• For its aesthetic value as a good representative example of a well-designed		
	Federation Queen Anne villa of the early 20th century, designed to a style and scale suited to the professional/business classes.		
	 For its aesthetic contribution to a largely intact group of early twentieth century houses. 		
	 For its association with the ongoing development of Subiaco in the early 20th century period. 		
	 For its association with prominent Western Australian business man, and local politician Lionel Boas and his family. 		
L			

loval of	Considerable significance (Lovel 2)		
Level of	Considerable significance (Level 2)		
Significance	Very Important to the heritage of the City of Subiaco.		
Heritage Listings	Chesters' Subdivision Heritage Area - Adopted 25/03/2014.		
and Status	Local Heritage Survey - adopted 4/02/2003.		
Key References	Wise's Post Office Directory 1894-1949		
	Australian Electoral Rolls, 1903-1980		
	Aerial Photographs, Landgate 1948-2020.		
	MWSSⅅ Plans, State Records Office of WA, Retro Maps <u>http://au-wa-sro-</u>		
	metromaps-uat.s3-website-ap-southeast-2.amazonaws.com/#/		
	Historical Notes for the Triangle Precinct prepared by Annette Green April 2020, held		
	by the City of Subiaco.		
	Who Built Subiaco? The builders who lived and/or worked in Subiaco in the period		
	c1895-1940, Annette Green, Greenward Consulting, January 2015.		
	Heritage Assessment of the Chester's Subdivision Conservation Area, Prepared by		
	Annette Green, Greenward Consulting For the City of Subiaco, August 2013.		
Archival Site Plan			
Courtesy SROWA			
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Additional			
photograph			

LOCATION INFORM	ATION		
Name	House, 30 Heytesbury Road		
Place No.	24167		
Address	30 Heytesbury Road (Lot 99	, 270, DP366, DP28697) Subia	со
Other names			
Place Type	Individual Building or Group	1	
Heritage Area	Chesters' Subdivision Herita		
ASSESSMENT OF S		<u> </u>	
Photo			
(December 2020)			
Construction Date	c1910	Architectural Style	Federation Queen Anne
Construction	Walls	Roof	Other
Materials	Tuckpointed brick	Corrugated metal sheeting	
Use	Current	Original	Other
050	Residential: Single storey	Residential: Single storey	
	residence	residence	
Historic Theme(s)	Demographic settlement and mobility: Settlements Occupations: Domestic activities People: Local heroes and battlers		
Historical Notes	The following extract has been taken from the Community Heritage Survey, Chesters' Subdivision Conservation Area, prepared by Greenward Consulting, August 2013. James Chesters, an investor from Melbourne, purchased Perth Suburban Lots 249 to 252 in October 1891. In the same month he commenced selling residential lots in a newly subdivided estate laid out as Deposited Plan 366 (extending across Perth Suburban Lots 251 and 252). However, it was not until May 1910 that Lot 99 and Part Lot 100 were transferred from James Chesters to Andrew Oswald Wilson (Architect). Wilson settled in Heytesbury Road following his marriage to May Livingston in January 1911, remaining there for about four years. They moved away from Heytesbury Road while Wilson was serving in England during the war and, following his return to Australia, settled in New South Wales. In 1915 the place became the family home of Rose and John (Jack) Hodge, and it remained in this family until it was advertised for sale in 1954:		

	£4,500. 3 bedrm., brick Res, elev. Pos., garage, w/shop, bltin cupbds., spac. Fnt. Ver. And bk ver., close to schools, shops. Transport and park.
	 Occupants of the property from its time of construction until 1954 included: 1911-1914 Andrew Oswald Wilson (Architect) Known as Oswald Wilson, his architectural work included various buildings in the Goldfields (c.1903-1908), such as the WCTU Girls Home in Kalgoorlie, Boulder Town Hall, and St Matthews Anglican Church, Boulder. Newspaper advertisements indicate that he then specialised in residential work in Perth, before serving with the Ministry of Munitions in England during WWI. 1915-1950 John Hodge (Clerk/Commission Agent/Bookmaker/Director of Westralian Auto Services) 1950-1954 Rose Anne Hodge (Widow) A plan of the lot prepared in 1927 and reviewed in 1955 for the purpose of planning sewerage and water supply services shows that there has been minimal change to the footprint of this residence although the rear verandah appears to have been enclosed or removed. Aerial photographs of the place since the mid 20th confirm that there has been no change to the building footprint and the form and extent of the original residence is still readily apparent.
Dhusiagl	
Physical Description	 Traditional single storey of Federation Queen Anne style. Briek construction with tucknoint finish and rendered hands.
Description	Brick construction with tuckpoint finish and rendered bands.
	Rendered gable with timbered detailing to the projecting wing.
	Hipped roof with vented gablets clad replacement corrugated metal sheeting. The verse data sets a data with a clickt action of the sets and sets an
	 The verandah extends across the façade with a slight return along the unastance along the bulk across the façade with a slight return along the
	western elevation. the bullnose canopy is supported on timber posts.
	 The main entrance at the northern end of the western verandah leaving the have window at the front of the haves as the main feature of the facedo.
	bay window at the front of the house as the main feature of the façade.
	 Timber framed casements with top lights. The frame garden is analoged by a timber nicket force.
Condition	The front garden is enclosed by a timber picket fence. Paced on a streatscape inspection the building appears to be in good condition
	Based on a streetscape inspection the building appears to be in good condition.
Integrity Authenticity	High: The place continues to be used as a private residence. High: The original external form and detailing of the building is largely intact.
Statement of	The place has cultural heritage significance:
Significance	 As an good example of a well designed and detailed "gentleman's villa" of
	Subjaco dating from the Inter War period.
	 For its aesthetic value as a good representative example of a well-designed
	Californian Bungalow villa of the Inter War period, designed to a style and
	scale suited to the professional/business classes.
	• For its aesthetic contribution to a largely intact group of early twentieth
	century houses.
	• For its association with the ongoing development of Subiaco in the first half of the 20th century period.
	For its association with prominent local architect Oswald Wilson who
	designed and lived in this residence, and for the demonstration of his
	domestic designs.
Level of	Considerable significance (Level 2)
Significance	Very Important to the heritage of the City of Subiaco.

Horitago Listings	Chastore' Subdivision Haritage Area Adopted 25/02/2014	
Heritage Listings and Status	Chesters' Subdivision Heritage Area - Adopted 25/03/2014. Local Heritage Survey - adopted 4/02/2003.	
Key References	Wise's Post Office Directory 1894-1949	
	Australian Electoral Rolls, 1903-1980 Aerial Photographs, Landgate 1948-2020.	
	MWSSⅅ Plans, State Records Office of WA, Retro Maps http://au-wa-sro-	
	metromaps-uat.s3-website-ap-southeast-2.amazonaws.com/#/ Historical Notes for the Triangle Precinct prepared by Annette Green April 2020, held by the City of Subiaco.	
	Who Built Subiaco? The builders who lived and/or worked in Subiaco in the period	
	c1895-1940, Annette Green, Greenward Consulting, January 2015.	
	Heritage Assessment of the Chester's Subdivision Heritage Area, prepared by Annette	
	Green, Greenward Consulting, August 2013.	
Archival Site Plan	and such a still descend a second and the second and the second at the s	
Courtesy SROWA		
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Additional		
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LOCATION INFORM	/IATION		
Name	Perthshire		
Place No.	13059		
Address	35 Heytesbury Road (Lot 44, 45, DP2808) Subiaco		
Other names	House, 35 Heytesbury Road		
Place Type	Individual Building or Group		
Heritage Area	Salisbury and Rupert Street Heritage Area		
ASSESSMENT OF S		0	
Photo		A BARA	
(December 2020)			
Construction Date	c1919	Architectural Style	Inter-War Bungalow
Construction	Walls	Roof	Other
Materials	Rendered Brick	Terracotta Tile	Rendered balustrade
1100			Timber verandah supports
USE	Current	Oriainal	Timber verandah supports Other
Use	Current Residential: Single storey residence	Original Residential: Single storey residence	Other

	William Christie was identified as the owner Lots 44 & 45 in the Subiaco Rates Books of 1915/16, but the Post Office Directories did not identify him as the occupant of a house at this address until 1920. The readily available information suggests that his new house was the property referred to in a call for tenders dated July 1918 (noting that all of the other corners of this intersection had been developed prior to 1916): <i>TENDERS invited, returnable noon August 6, for ERECTION of RESIDENCE on the corner of Heytesbury-road and Salisbury-street, Subiaco. No tender necessarily accepted. Plans and specifications obtainable at our offices. WRIGHT, POWELL and CAMERON, <i>M.W.A.I.A.</i></i>
	William Christie (c.1880-1945) had married Annie Louisa Mead (c.1869-1965) in Perth in 1905 and this couple had at least 4 children: Thomas Forrester; Marjorie; William Clarence; and Christina Mavis. Members of the Christie family lived at 111 Hamersley Road in c.1909-1918, before settling at 35 Heytesbury Road in c.1919-1920. In family notices placed in newspapers of the 1920s and 1930s, this house was referred to as 'Perthshire'. At the time of William's death in August 1945 it was reported:
	'Mr William Christie, JP, master printer, had a heart attack at his office yesterday and died at a private hospital in the afternoon. He was born in Perth, Scotland, 65 years ago and came to WA with his parents when he was five years of ageThe late Mr Christie was president of the WA Bowling Association, a member of the Master Printers' Association, the Perth Rotary Club, the WA Justices' Association, the Commercial Travellers' Association and Club, and the councils of the Scotch College and the Presbyterian Ladies' College. He was the general treasurer and acting general secretary of the Presbyterian Church in WA for a number of years and was active in all branches of Presbyterian Church work.'
	 Annie was still listed at this address in the Electoral Rolls of 1963. An analysis of the readily available information suggests that the primary occupants of the property from its time of construction until the mid 1960s included: c.1920-1945 William Christie (manufacturer and master printer) and Annie Louisa Christie (home duties) c.1945-mid 1960s Annie Louisa Christie (widow) Note: In the Electoral Rolls of 1949, Annie's daughter, Christina Mavis Woodbridge, and her husband, Frederick Albert Woodbridge (civil servant) were also listed at this address. By the early 1950s they had moved to Wembley.
Physical	The following extract has been taken from the Heritage Assessment of the Southern
Description	 End of Subiaco's Triangle Precinct, Greenward Consulting, August 2018. Asymmetrical stepped facade designed to address both street frontages. Verandah extending across the full width of the northern (Heytesbury Road) facade and returning along the eastern (Salisbury Road) facade to abut a projecting wing. The verandah originally also returned along the western side of the house, but this area now has a timber-framed infill. Roof form and materials Hipped-gabled roof clad with terracotta tiles.
	 Multiple gables creating a prominent and picturesque roofscape. The northern facade features 3 stepped gables. The smaller, front, gable rises

Condition	 above the verandah roof, over a rectangular window bay. This has a panelled face set with vertical timber battens, and features a terracotta ball finial at the apex. This detailing is repeated to the larger gable over the main northern wall, but with the addition of a louvered vent panel to the upper section. The third gable, which sits directly behind the main gable, has a shingle pattern boarded finish. The eastern facade features 2 gables. One of these is a flying gable, which is set over a rectangular window bay, while the other forms an entrance porch at the southern end of the return verandah. Each of these has a panelled face, vertical timber battens and a terracotta ball finial. Verandah roof extending in a continuous alignment from the main roof and wrapping across the base of two of the north gables. Two rough-cast rendered chimneys with flat caps, the taller of which has a tapered form. Exposed rafters to the verandah and eaves. Wall materials and finishes to the main façade Roughcast rendered finish to the masonry walls. Rock-faced stone foundations. Other detailing to main façade Prominent return verandah with a gabled entry; stepped and capped balustrade wall; robust timber posts; and distinctive semi-circular timber brackets. Entrance door facing Salisbury Street at the southern end of the return verandah, with a single square window adjacent. Diamond pattern leadlight windows in varied combinations of 2, 3 and 4 casements to the main facades. Simple raked window sills. Tiled awning with robust curved brackets to the east-facing window bay. Nameplate with the word 'Perthshire' attached to the northern facade. Streetscape setting House set back approximately 4m from Heytesbury Road. Double block with a frontage of approximately 21.5m to Heytesbury Road. Front and side yard enclosed by a low rock-faced stone wall, with tall rock-faced piers and ver	
Integrity Authenticity	High: The place continues to be used as a private residence.High: The original external form and detailing of the building is largely intact.	
Statement of	The place has cultural heritage significance:	
Significance	 As a good representative example of a well designed and detailed "gentleman's villa" of Subiaco dating from the Inter War Period. For its aesthetic value as a good representative example of a well-designed Inter War Californian Bungalow villa of the Inter War period, designed to a style and scale suited to the professional/business classes. For its association with prominent businessman and community member William Christie and his family. For its aesthetic contribution to a largely intact group of early twentieth century houses. For its association with the rapid development of Subiaco in the Inter War period. 	
Level of	Considerable significance (Level 2)	
Significance	Very Important to the heritage of the City of Subiaco.	

Heritage Listings	National Trust - Recorded 2/10/1978.	
and Status	Local Heritage Survey - Adopted 4/2/2003 .	
	Salisbury & Rupert Street Heritage Area - adopted 11/12/2018.	
Key References	Wise's Post Office Directory 1894-1949	
	Australian Electoral Rolls, 1903-1980	
	Aerial Photographs, Landgate 1948-2020.	
	MWSSⅅ Plans, State Records Office of WA, Retro Maps http://au-wa-sro-	
	metromaps-uat.s3-website-ap-southeast-2.amazonaws.com/#/	
	Historical Notes for the Triangle Precinct prepared by Annette Green April 2020, held	
	by the City of Subiaco.	
	Who Built Subiaco? The builders who lived and/or worked in Subiaco in the period	
	c1895-1940, Annette Green, Greenward Consulting, January 2015.	
	Heritage Assessment of the Southern End of Subiaco's Triangle Precinct, Prepared by	
	Annette Green, Greenward Consulting For the City of Subiaco, August 2018.	
Archival Site Plan		
Courtesy SROWA		
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	Upper Start	
Additional		
photograph		
photograph		

LOCATION INFORM	IATION			
Name	Fairview			
Place No.	4067			
Address	44 Heytesbury Road (Lot 66, 67, DP366) Subiaco			
Other names	Residence, 44 Heytesbury Road			
Place Type	Individual Building or Group			
Heritage Area	Chesters' Subdivision Herita	ge Area		
ASSESSMENT OF S	IGNIFICANCE			
Photo (December 2020)				
Construction Date	c1915	Architectural Style	Federation Queen Anne	
Construction	Walls	Roof	Other	
Materials	Tuckpointed brick	Terracotta Tile		
Use	Current	Original	Other	
030	Residential: Single storey	Residential: Single storey		
	residence	residence		
Historic Theme(s)	Demographic settlement an		1	
	Occupations: Domestic activities			
	People: Local heroes and battlers			
1				
Historical Notes			ssessment of the Southern	
Historical Notes	The following extract has be	en taken from the Heritage A	•	
Historical Notes	The following extract has be End of Subiaco's Triangle Pr		August 2018.	
Historical Notes	The following extract has be End of Subiaco's Triangle Pr James Chesters, an investor	en taken from the Heritage A ecinct, Greenward Consulting,	<i>August 2018.</i> Perth Suburban Lots 249 to	
Historical Notes	The following extract has be End of Subiaco's Triangle Pr James Chesters, an investor 252 in October 1891. In the	een taken from the Heritage A ecinct, Greenward Consulting, from Melbourne, purchased	<i>August 2018.</i> Perth Suburban Lots 249 to selling residential lots in a	
Historical Notes	The following extract has be End of Subiaco's Triangle Pr James Chesters, an investor 252 in October 1891. In the newly subdivided estate laid	een taken from the Heritage A ecinct, Greenward Consulting, from Melbourne, purchased same month he commenced	August 2018. Perth Suburban Lots 249 to selling residential lots in a extending across Perth	
Historical Notes	The following extract has be End of Subiaco's Triangle Pr James Chesters, an investor 252 in October 1891. In the newly subdivided estate laid	een taken from the Heritage A ecinct, Greenward Consulting, from Melbourne, purchased same month he commenced d out as Deposited Plan 366 (e . However, it was over twenty	August 2018. Perth Suburban Lots 249 to selling residential lots in a extending across Perth	
Historical Notes	The following extract has be End of Subiaco's Triangle Pr James Chesters, an investor 252 in October 1891. In the newly subdivided estate laid Suburban Lots 251 and 252) 67 were developed with a h According to the City of Sub	een taken from the Heritage A ecinct, Greenward Consulting, from Melbourne, purchased same month he commenced d out as Deposited Plan 366 (e . However, it was over twenty ouse. iaco Rate Books the house at	August 2018. Perth Suburban Lots 249 to selling residential lots in a extending across Perth y years before Lots 66 and 44 Heytesbury Road was	
Historical Notes	The following extract has be End of Subiaco's Triangle Pr James Chesters, an investor 252 in October 1891. In the newly subdivided estate laid Suburban Lots 251 and 252) 67 were developed with a h According to the City of Sub constructed in 1915/16 for .	een taken from the Heritage A ecinct, Greenward Consulting, from Melbourne, purchased same month he commenced d out as Deposited Plan 366 (e However, it was over twenty ouse.	August 2018. Perth Suburban Lots 249 to selling residential lots in a extending across Perth y years before Lots 66 and 44 Heytesbury Road was	
Historical Notes	The following extract has be End of Subiaco's Triangle Pr James Chesters, an investor 252 in October 1891. In the newly subdivided estate laid Suburban Lots 251 and 252) 67 were developed with a h According to the City of Sub constructed in 1915/16 for 267 Rokeby Road.	een taken from the Heritage A ecinct, Greenward Consulting, from Melbourne, purchased same month he commenced d out as Deposited Plan 366 (e b. However, it was over twenty ouse. iaco Rate Books the house at John Kennedy (an engineer), y	August 2018. Perth Suburban Lots 249 to selling residential lots in a extending across Perth y years before Lots 66 and 44 Heytesbury Road was who had previously lived at	
Historical Notes	The following extract has be End of Subiaco's Triangle Pr James Chesters, an investor 252 in October 1891. In the newly subdivided estate laid Suburban Lots 251 and 252) 67 were developed with a h According to the City of Sub constructed in 1915/16 for 267 Rokeby Road. Kennedy specialised in the o	een taken from the Heritage A ecinct, Greenward Consulting, from Melbourne, purchased same month he commenced d out as Deposited Plan 366 (e . However, it was over twenty ouse. iaco Rate Books the house at John Kennedy (an engineer), y design of ice works and manag	August 2018. Perth Suburban Lots 249 to selling residential lots in a extending across Perth y years before Lots 66 and 44 Heytesbury Road was who had previously lived at ged the Perth Ice Works	
Historical Notes	The following extract has be End of Subiaco's Triangle Pri James Chesters, an investor 252 in October 1891. In the newly subdivided estate laid Suburban Lots 251 and 252) 67 were developed with a h According to the City of Sub constructed in 1915/16 for 267 Rokeby Road. Kennedy specialised in the of from 1911. It is understood	een taken from the Heritage A ecinct, Greenward Consulting, from Melbourne, purchased same month he commenced d out as Deposited Plan 366 (e . However, it was over twenty ouse. iaco Rate Books the house at John Kennedy (an engineer), y design of ice works and manag	August 2018. Perth Suburban Lots 249 to selling residential lots in a extending across Perth y years before Lots 66 and 44 Heytesbury Road was who had previously lived at ged the Perth Ice Works is house was designed by	
Historical Notes	The following extract has be End of Subiaco's Triangle Pri James Chesters, an investor 252 in October 1891. In the newly subdivided estate laid Suburban Lots 251 and 252) 67 were developed with a h According to the City of Sub constructed in 1915/16 for 267 Rokeby Road. Kennedy specialised in the of from 1911. It is understood	een taken from the Heritage A ecinct, Greenward Consulting, from Melbourne, purchased same month he commenced d out as Deposited Plan 366 (e h However, it was over twenty ouse. iaco Rate Books the house at John Kennedy (an engineer), w design of ice works and manage by the current owner that th nt designer Arthur Clark of loc	August 2018. Perth Suburban Lots 249 to selling residential lots in a extending across Perth y years before Lots 66 and 44 Heytesbury Road was who had previously lived at ged the Perth Ice Works is house was designed by	

	John and Christina Kennedy lived here until 1925, after which it became the long- term family home of John and Annie Pointon, and their children John and Doris. In the 1970s, the place was purchased by Maybelle (Polly) Willis who planted the roses in the front garden. The roses are the foundation of the current rose garden. Polly Willis was very active in the Subiaco Community and made a significant contribution to the Subiaco Historical Society and was passionate about retaining the original buildings in Subiaco. She undertook several programs of renovations during the 40 years in which she owned the property. A plan of the lot prepared in 1927 and reviewed in 1955 for the purpose of planning sewerage and water supply services shows that the footprint of the original house has been almost doubled through a large addition at the rear of the building. Aerial photographs of the place since the mid 20th confirm that a skillion roofed addition was present across the rear of the house in 1964 which was extended to its current form in the late 1970s. The form and extent of the original residence is still readily apparent.
Physical	• Substantial corner single storey house of Federation Queen Anne style.
Description	 The house is of asymmetric plan form with a projecting wing along the Chester Street frontage containing a pair of bay windows with awnings above each supported on timber brackets. Each bay contains sash windows. The entrance to the house faces Chester Street and is located at the northern end of the verandah.
	 Brick construction with tuckpoint finish and rendered bands.
	 The verandah wraps around the south and west elevations and forms a
	canopy to the bay window along the Heytesbury Road frontage. The
	verandah canopy is the continuation of the main roof albeit with a break of
	pitch and is supported on turned timber posts with timber balustrade.
	 Hipped roof with vented gablets and a faceted hip to the bay at the
	Heytesbury Road frontage. The tall rendered and decorative chimneys have
	been retained. The house has been reroofed with white colorbond.
	The windows are timber framed sashes.
	• The expansive rose gardens in the front yard are enclosed by timber picket
	fence.
Condition	Based on a streetscape inspection the building and gardens are in good condition.
Integrity	High: The place continues to be used as a private residence.
Authenticity	High: The original external form and detailing of the building is largely intact.
Statement of	The place has cultural heritage significance:
Significance	 As an excellent example of a well designed and detailed "gentleman's villa" of
	Subiaco dating from the early 20th century.
	• For its aesthetic value as a good representative example of a well-designed
	Federation Queen Anne villa of the early 20th century, designed to a style
	and scale suited to the professional/business classes.
	• For its aesthetic contribution to a largely intact group of early twentieth
	century houses.
	• For its association with the ongoing development of Subiaco in the early 20th
	century period.
	For its association with prominent community member Polly Willis who
	planted the distinctive and landmark rose garden.
Level of	Considerable significance (Level 2)
	Considerable significance (Level 2)
Significance	Very Important to the heritage of the City of Subiaco.
	• • •

	Local Heritage Survey Adopted 4/2/2002
Kou Poforoncoc	Local Heritage Survey - Adopted 4/2/2003 . Wise's Post Office Directory 1804 1040
Key References	Wise's Post Office Directory 1894-1949
	Australian Electoral Rolls, 1903-1980
	Aerial Photographs, Landgate 1948-2020.
	MWSSⅅ Plans, State Records Office of WA, Retro Maps <u>http://au-wa-sro-</u>
	metromaps-uat.s3-website-ap-southeast-2.amazonaws.com/#/
	Historical Notes for the Triangle Precinct prepared by Annette Green April 2020, held
	by the City of Subiaco.
	Who Built Subiaco? The builders who lived and/or worked in Subiaco in the period
	c1895-1940, Annette Green, Greenward Consulting, January 2015.
	Heritage Assessment of the Southern End of Subiaco's Triangle Precinct, Prepared by
	Annette Green, Greenward Consulting For the City of Subiaco, August 2018.
	Information from the current [2020] owner.
Archival Site Plan	
Courtesy SROWA	
Courtesy ShowA	
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LOCATION INFORM	/IATION		
Name	House, 48 Heytesbury Road		
Place No.	24168		
Address	48 Heytesbury Road (Lot 64	,65, DP366) Subiaco	
Other names		· · ·	
Place Type	Individual Building or Group)	
Heritage Area	No		
ASSESSMENT OF S	IGNIFICANCE		
Photo			
(December 2020)			
Construction Date	c1910	Architectural Style	Federation Queen Anne
Construction	Walls	Roof	Other
Materials	Tuckpointed brick	Coloured corrugated metal sheeting	
Use	Current	Original	Other
	Residential: Single storey residence	Residential: Single storey residence	
Historic Theme(s) Historical Notes	252 in October 1891. In the newly subdivided estate laid Suburban Lots 251 and 252 65 were developed with a h According to the Post Office therefore it is probable that photographer Albert Ernest couple lived at this place for	vities <u>attlers</u> from Melbourne, purchased same month he commenced d out as Deposited Plan 366 (e) . However, it was over twent ouse. e Directories a house was first t this place was built c1910. T Benson, and his wife Elizabet r only one year and were follo erm tenants were Wyalkatche	selling residential lots in a extending across Perth y years before Lots 64 and recorded on this site in 1911 The first occupant was th Ann, nee Donald. The pwed by a series of

	A plan of the lot prepared in 1927 and reviewed in 1955 for the purpose of planning sewerage and water supply services shows that the footprint of the original house has been extended across the rear elevation which removed the verandah and structures located there. Aerial photographs of the place since the mid 20th confirm that residence has been
	extended in stages, in the early 1980s, late 1990s and c2002. Although there have
	been significant additions the form and extent of the original residence is still readily
	apparent.
Physical	• Traditional asymmetrical single storey house of Federation Queen Anne style.
Description	 Brick construction with tuckpoint finish and rendered bands.
	• Hipped roof clad with red colorbond. Faceted hip above the entrance.
	 The entrance is positioned at an angle to towards the western end of the
	façade with a splayed set of steps leading up to the verandah.
	Timber framed casement windows.
	 Large gable to the front bay with roughcast render and timber details.
	The house is obscured by mature planting.
Condition	Based on a streetscape inspection the building appears to be in excellent condition.
Integrity	High: The place continues to be used as a private residence.
Authenticity	High: The original external form and detailing of the building is largely intact.
Statement of	The place has cultural heritage significance:
Significance	As an excellent example of a well designed and detailed "gentleman's villa" of
	Subiaco dating from the early 20th century.
	 For its aesthetic value as a good representative example of a well-designed
	Federation Queen Anne villa of the early 20th century, designed to a style
	and scale suited to the professional/business classes.
	For its aesthetic contribution to a largely intact group of early twentieth
	century houses.
	• For its association with the ongoing development of Subiaco in the early 20th
	century period.
Level of	Some significance (Level 3)
Significance	Contributes to the heritage of the City of Subiaco.
Heritage Listings	Local Heritage Survey - Adopted 4/2/2003 .
and Status	
Key References	Wise's Post Office Directory 1894-1949
	Australian Electoral Rolls, 1903-1980
	Aerial Photographs, Landgate 1948-2020.
	MWSSⅅ Plans, State Records Office of WA, Retro Maps <u>http://au-wa-sro-</u>
	metromaps-uat.s3-website-ap-southeast-2.amazonaws.com/#/
	Historical Notes for the Triangle Precinct prepared by Annette Green April 2020, held
	by the City of Subiaco.
	Who Built Subiaco? The builders who lived and/or worked in Subiaco in the period
	c1895-1940, Annette Green, Greenward Consulting, January 2015.
	Heritage Assessment of the Southern End of Subiaco's Triangle Precinct, Prepared by
	Annette Green, Greenward Consulting For the City of Subiaco, August 2018.

Archival Site Plan Courtesy SROWA	B Bange Bang Bange Bang Bang Bang Bang Bang Bang Bang Bang
Additional photograph	<image/>

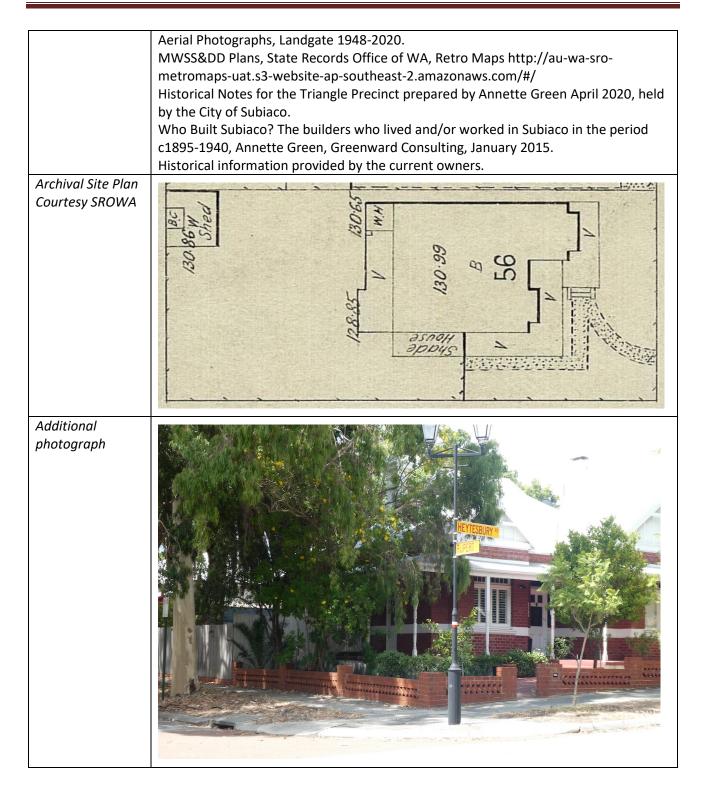
LOCATION INFORM	IATION		
Name	House, 55 Heytesbury Road		
Place No.	4065		
Address	55 Heytesbury Road (Lot 39	, DP2808) Subiaco	
Other names		· · ·	
Place Type	Individual Building or Group)	
Heritage Area	Salisbury and Rupert Street		
ASSESSMENT OF S			
Photo			
(December 2020)			
Construction Date	c1901	Architectural Style	Federation Queen Anne
Construction	Walls	Roof	Other
Materials	Painted weatherboard	Corrugated metal sheeting	Decorative timber fretwork on verandah
Use	Current	Original	Other
	Residential: Single storey residence	Residential: Single storey residence	
Historic Theme(s)	Demographic settlement an Occupations: Domestic activ	-	
Historical Notes	End of Subiaco's Triangle Pr No development took place & 281 were subdivided as D subdivision included 138 bu Street, Nicholson Road, Rok Street), Paterson Street (lat Street. These lots were pro states investors), but constr c.1902 shows that, while the that time, only about 15 but An analysis of entries in the	een taken from the Heritage A ecinct, Greenward Consulting, in the study area until late 18 peposited Plan 353 (later refer- ilding lots, with frontages to F teby Road, Mackay Street (late er renamed as part of Salisbur gressively sold from Decembe fuction on these sites was initi e Rokeby Road frontage had b ildings had been erected along Post Office Directories and Su	, August 2018. 991, when Lots 278, 279, 280 red to as DP 2808). This Heytesbury Road, Thomas er renamed as part of Rupert ry Street) and Finlayson er 1891 (many to eastern ally slow. A plan dated been largely developed by g the other frontages. Ibiaco Rates Books suggests

	 Robert Don (c.1875-1931) had married Blanche Biggin (c.1875-1939) in Subiaco in c.1900 and they had at least 3 children: Olive, George and Janet ('Jean'). Members of this family lived at 55 Heytesbury Road until c.1919 (after which they moved to Mt Lawley). Newspaper reports indicate that Robert (who was a plumber) joined the Metropolitan Water Supply Department in 1909 and in 1913 he was listed in the Electoral Rolls as a "sewerage inspector". At the time of his death, Robert was described as a former chief inspector of the Metropolitan Water Supply Department. The next long-term occupants were members of the Glendenning family, who lived here in c.1922-1940. Residents of the house included George Glendenning (a railway guard), his wife, Susan Glendenning (who died in August 1925), and their daughter Elizabeth Dickson Adelaide ('Bessie') Glendenning (c.1897-1978)(a teacher). In the Electoral Rolls of 1943 George and Elizabeth were identified as residents of Nedlands. Furnished bed sitting rooms were being advertised to let at 55 Heytesbury Road in 1949 and through the early 1950s. An analysis of the readily available information suggests that the primary occupants of the property from its time of construction until c.1949 included: c.1920-1919 Robert Don (plumber, later civil servant - Metropolitan Water Supply and Sewerage Department) and Blanche Don (domestic duties) c.1920-1921 Richard Edwin Roe (motor garage proprietor) and Henrietta Roe (home duties) c.1925-1940 Elizabeth Glendenning (teacher) and her parents, George Glendenning (railway guard) & Susan Glendenning (home duties) c.1925-1940 Elizabeth Glendenning (teacher) and her father, George Glendenning (railway guard) c.1949-1945 Mrs Charlotte Jane Clifton c.1949-1947 Mrs Ida Knox. 1949 Mrs Kath Brady; Mrs Nance Alves; & Robert Grey
Physical	Weatherboard cottage of Federation Queen Anne style, mostly obscured
Description	from the street by tall timber fence and mature plantings.
	Hipped-gabled roof clad with corrugated metal sheeting.
	 Prominent north-facing gable with a rough-cast rendered face and vertical timber battens
	• A second modern, glazed gable is set back from the main frontage at the apex of the roof.
	 Dropped, bullnose roof to the verandah.
	Face brick chimney with a plain stepped cap.
	Square edged weatherboard walls.
	 Asymmetrical stepped façade with a projecting central wing, with a verandah extending across the façade with a small return to the west elevation with bullnose canopy.
	 Main entrance accessed from the side (eastern) verandah.
	• French doors opening onto the western section of the verandah.
	 This opening has a wide central double hung window, flanked by very narrow double hung windows. These are separated by fluted timber panels.
Condition	Based on a streetscape inspection the building appears to be generally in fair
	condition (with some elements in poor condition).
Integrity	High: The place continues to be used as a private residence.
Authenticity	High: The original external form and detailing of the building is largely intact.
/	

Statement of	The place has cultural heritage significance:
Significance	 As a good representative example of the many 4-5 room brick homes which were built in Subiaco during the early twentieth century to meet the needs and aspirations of middle-class residents such as public servants, senior office workers, small business owners, skilled tradesmen and single/widowed women of private means. As a good representative example of the application of materials and detailing which were derived from the Federation Queen Anne style, but which were applied in a more restrained manner that suited the budgets and expectations of the middle classes in Subiaco during the early twentieth century. For its aesthetic contribution to a largely intact group of early twentieth century houses.
Level of	Some significance (Level 3)
Significance	Contributes to the heritage of the City of Subiaco.
Heritage Listings	Local Heritage Survey - Adopted 28/2/1995
and Status	Local Heritage Survey - Adopted 4/2/2003
	National Trust - Recorded 2/10/1978.
	Salisbury and Rupert Street Heritage Area - adopted 11/12/2018.
Key References	Assessment of the Southern End of the Triangle Precinct, prepared by Greenward Consulting, August 2018. Historical Notes for the Triangle Precinct prepared by Annette Green April 2020, held by the City of Subiaco.
Archival Site Plan Courtesy SROWA	V N N 130-87 N N N N N N N N N N N N N N N N N N N
Additional photograph	<image/>

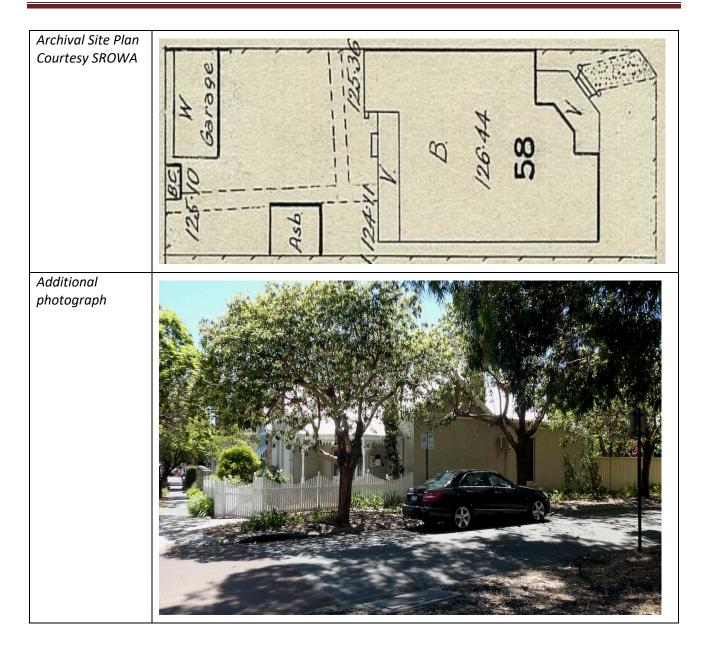
LOCATION INFORM	IATION		
Name	House, 56 Heytesbury Road		
Place No.			
Address	56 Hevtesbury Boad (Lot 61	, 311, DP366, DP31310) Subia	0
Other names		, 511, 51 500, 51 51510, 54514	
	Individual Building or Group		
Place Type	Individual Building or Group		
Heritage Area			
ASSESSMENT OF S			
(December 2020)			
Construction Date	c1908	Architectural Style	Federation Bungalow
Construction	Walls	Roof	Other
Materials	Tuckpointed brick	Corrugated metal sheeting	
Use	Current	Original	Other
036		-	Other
	Residential: Single storey	Residential: Single storey	
llists via Theree (a)	residence	residence	
Historic Theme(s)	Demographic settlement an	•	
Historical Notes	Occupations: Domestic activ	rities from Melbourne, purchased	
	 252 in October 1891. In the newly subdivided estate laid Suburban Lots 251 and 252) developed. According to the Post Office therefore it is proposed this chemist Walter James Ledge Florence (Florrie) Annie Ledge during which time, Walter L Perth social scene. Subseque 1929 Edward Knox 1930 Mrs S Bell 	same month he commenced d out as Deposited Plan 366 (e Directories a house was first residence was built c1908. T er and his wife Kathleen, nee ger. The Ledger family lived a edger taught piano and Florri ent occupants of the residence	selling residential lots in a extending across Perth years before Lot 61 was recorded on this site in 1909 the first occupant was Brennan and their daughter t the house until 1929, e Ledger was active in the
	 1931-1932 vacant 1932 1934 Mrc P W 		
	 1933-1934 Mrs B W 	ells	

	4024 4020 Max MAD:
	• 1934-1938 Mrs M Boxall
	• 1938-1940 Richard Cobham
	1940-1944 Mrs Constance Hawkes
	1943-1949 Mrs Jane Charlotte Clifton
	 1958-1980 Christopher J Chesky, his wife Maria Jamina Chesky and their daughter Elizabeth.
	Information sourced by the current owners from archival sources indicated that the
	ownership of the property was associated with the RSLWA which suggests that some
	of the occupants were former servicemen/women or their families.
	A plan of the lot prepared in 1927 and reviewed in 1955 for the purpose of planning
	sewerage and water supply services shows that the footprint of the original house
	has not changed significantly apart from the removal of a verandah across the rear
	elevation.
	Aerial photographs of the place since the mid 20th and information from the current
	owners states that these additions were undertaken in the late 1960s. The additions
Dhuaia	did not change the form and extent of the original residence.
Physical Description	 Single storey Federation Bungalow on a corner lot facing Heytesbury Road with the side elevation business according relationship with Bungart Stread
Description	with the side elevation having a secondary relationship with Rupert Street.
	 Brick construction with tuck point finish and rendered stringcourse bands.
	 Asymmetric plan form with projecting gabled wing and verandah that extends around the facedo with a roturn along the west elevation
	extends around the façade with a return along the west elevation.Hipped and gable roof with corrugated metal sheet cladding. The gable has
	• nipped and gable roof with corrugated metal sheet cladding. The gable has roughcast render finish with timber batten detail.
	 Skillion verandah canopy supported on turned timber posts with concrete
	deck.
	 Timber framed casement windows with top lights and moulded sills.
	 The main entrance is set back in the façade with a traditional timber and glass
	panelled door with fanlight.
Condition	Based on a streetscape inspection the building appears to be in excellent condition.
Integrity	High: The place continues to be used as a private residence.
Authenticity	High: The original external form and detailing of the building is largely intact.
Statement of	The place has cultural heritage significance:
Significance	 As a good representative example of the many 4-5 room brick homes which
	were built in Subiaco during the early twentieth century to meet the needs
	and aspirations of middle-class residents such as public servants, senior office
	workers, small business owners, skilled tradesmen and single/widowed
	women of private means.
	As a good representative example of the application of materials and
	detailing which were derived from the Federation Bungalow style, but which
	were applied in a more restrained manner that suited the budgets and
	expectations of the middle classes in Subiaco during the early twentieth
	century.
	For its aesthetic contribution to a largely intact group of early twentieth
	century houses.
Level of	Some significance (Level 3)
Significance	Contributes to the heritage of the City of Subiaco.
Heritage Listings	Local Heritage Survey - Adopted 22/06/2021
and Status	Wise's Past Office Directory 1904 1040
Key References	Wise's Post Office Directory 1894-1949
	Australian Electoral Rolls, 1903-1980



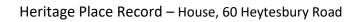
LOCATION INFORM	IATION		
Name	House, 58 Heytesbury Road		
Place No.			
Address	58 Heytesbury Road (Lot 27	, DP366) Subiaco	
Other names			
Place Type	Individual Building or Group)	
Heritage Area	No		
ASSESSMENT OF S	GNIFICANCE		
Photo			
(December 2020)			
Construction Data	c1908	Architactural Stula	Endoration Queen Anno
Construction Date	Walls	Architectural Style Roof	Federation Queen Anne Other
Materials			Other
	Painted Brick	Corrugated metal sheeting	Othor
Use	Current	Original	Other
	Residential: Single storey	Residential: Single storey	
listorio Thoma(a)	residence	residence	
Historic Theme(s)	Demographic settlement an Occupations: Domestic activ	•	
Historical Notes	James Chesters, an investor 252 in October 1891. In the newly subdivided estate laid Suburban Lots 251 and 252) developed with a house.	from Melbourne, purchased I same month he commenced s d out as Deposited Plan 366 (e h. However, it was over some y e Directories a house was first	selling residential lots in a xtending across Perth /ears before Lot 27 was

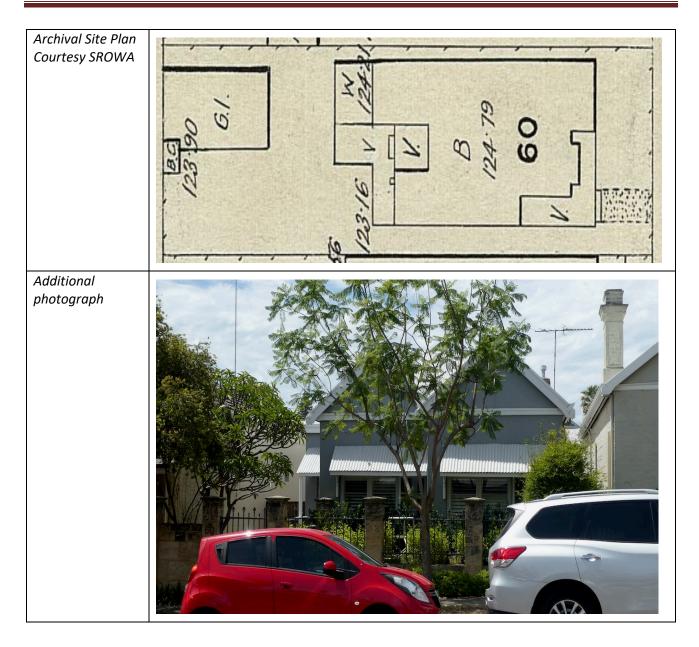
	has not changed significantly apart from the removal of a verandah across the rear elevation.
	Aerial photographs of the place since the mid 20th indicates that the place was
	roofed with a dark coloured corrugated iron which was removed in the 1970s and the
	whole building was reroofed with corrugated metal sheeting. The form and extent of
Dhucical	the original residence is still readily apparent.
Physical Description	 Corner property with dual relationship with Heytesbury Road and Rupert Street.
	• Single storey Federation Queen Anne house with asymmetric plan form and angled entrance facing the intersection.
	 Brick construction with the original finish painted over.
	 Hipped and gabled roof with faceted roof over the entrance and verandah
	clad with replacement corrugated metal sheeting.
	Main entrance is a traditional arrangement of panelled and glazed door with panelled and glazed side lights and glazed farlights above the entire
	panelled and glazed side lights and glazed fanlights above the entire.
	The verandah canopy is supported on turned timber posts with lace frieze
	and brackets.
	Timber framed sash windows.
	• The gable to the front of the house is above a pair of sash windows whilst the
	gable to Rupert Street is above a blank wall. The gables have a single cornice.
Condition	Based on a streetscape inspection the building appears to be in excellent condition.
Integrity	High: The place continues to be used as a private residence.
Authenticity	High: The original external form and detailing of the building is largely intact although
	the brickwork is diminished by painting.
Statement of	The place has cultural heritage significance:
Significance	• As a good representative example of the many 4-5 room brick homes which were built in Subiaco during the early twentieth century to meet the needs and aspirations of middle-class residents such as public servants, senior office workers, small business owners, skilled tradesmen and single/widowed
	women of private means.
	 As a good representative example of the application of materials and
	detailing which were derived from the Federation Queen Anne style, but
	which were applied in a more restrained manner that suited the budgets and
	expectations of the middle classes in Subiaco during the early twentieth
	century.
	• For its aesthetic contribution to a largely intact group of early twentieth
	century houses.
Level of	Some significance (Level 3)
Significance	Contributes to the heritage of the City of Subiaco.
Heritage Listings	Local Heritage Survey - Adopted 22/06/2021
and Status	
Key References	Wise's Post Office Directory 1894-1949
., .,	Australian Electoral Rolls, 1903-1980
	Aerial Photographs, Landgate 1948-2020.
	MWSSⅅ Plans, State Records Office of WA, Retro Maps http://au-wa-sro-
	metromaps-uat.s3-website-ap-southeast-2.amazonaws.com/#/
	Historical Notes for the Triangle Precinct prepared by Annette Green April 2020, held
	by the City of Subiaco.
	Who Built Subiaco? The builders who lived and/or worked in Subiaco in the period
	c1895-1940, Annette Green, Greenward Consulting, January 2015.



Name	IATION		
	House, 60 Heytesbury Road		
Place No.			
Address	60 Heytesbury Road (Lot 26,	, DP366) Subiaco	
Other names		· · · · · ·	
Place Type	Individual Building or Group		
Heritage Area	No		
ASSESSMENT OF SI	GNIFICANCE		
Photo (December 2020)			
Construction Date	c1905	Architectural Style	Federation Queen Anne
Construction Date	c1905 Walls	Architectural Style Roof	Federation Queen Anne Other
Construction	Walls	Roof	Federation Queen Anne Other
Construction Materials	Walls Painted Brick	Roof Corrugated metal sheeting	Other
Construction	Walls Painted Brick Current	Roof Corrugated metal sheeting Original	
Construction Materials	Walls Painted Brick Current Residential: Single storey	Roof Corrugated metal sheeting Original Residential: Single storey	Other
Construction Materials	Walls Painted Brick Current	Roof Corrugated metal sheeting Original Residential: Single storey residence	Other
Construction Materials Use	WallsPainted BrickCurrentResidential: Single storeyresidenceDemographic settlement anOccupations: Domestic active	Roof Corrugated metal sheeting Original Residential: Single storey residence d mobility: Settlements	Other Other

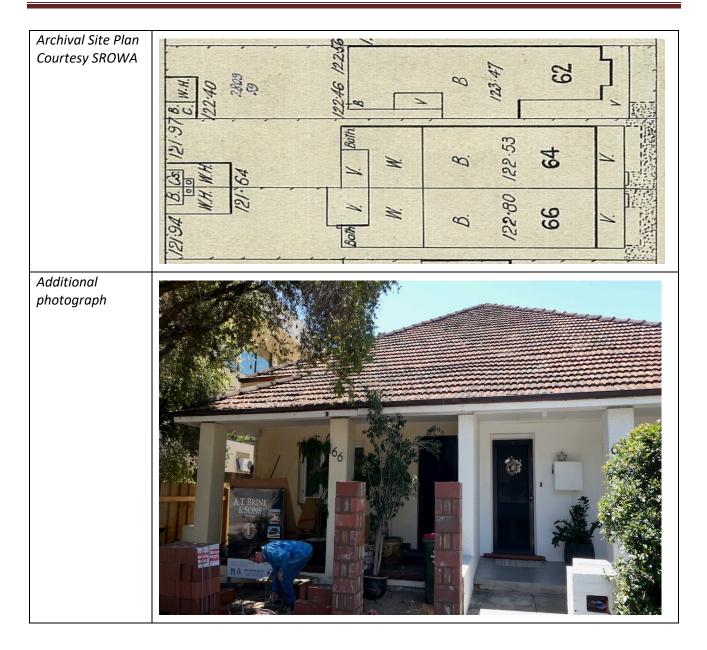
·	
	has been enlarged with additions to the rear removing a verandah and small structures there.
	Aerial photographs of the place since the mid 20th shows that by 1964 a skillion
	roofed addition was apparent across the rear elevation and the roof was red
	corrugated iron which was replaced in the 1980s. Since that time there have been no
	major external changes and the form and extent of the original residence is still
	readily apparent.
Physical	 Stepped fronted single storey house with twin gables facing the street, each
Description	with a single cover batten join down the middle of the gable and a cornice at
	the base of the gable.
	 The roof is hipped behind the gables and clad with corrugated metal
	sheeting, with brick chimney.
	 Casement windows to the façade with awnings above supported on timber
	brackets with corrugated metal sheet cladding.
	 The entrance is located to the western side of the house behind the main
	façade.
	The garden is enclosed by stone wall with palisade style fencing.
Condition	Based on a streetscape inspection the building appears to be in excellent condition.
Integrity	High: The place continues to be used as a private residence.
Authenticity	High: The original external form and detailing of the building is largely intact.
Statement of	The place has cultural heritage significance:
Significance	 As a good representative example of the many 4-5 room brick homes which
	were built in Subiaco during the early twentieth century to meet the needs
	and aspirations of middle-class residents such as public servants, senior office
	workers, small business owners, skilled tradesmen and single/widowed
	women of private means.
	 As a good representative example of the application of materials and
	detailing which were derived from the Federation Queen Anne style, but
	which were applied in a more restrained manner that suited the budgets and
	expectations of the middle classes in Subiaco during the early twentieth
	century.
	 For its aesthetic contribution to a largely intact group of early twentieth
	century houses.
Level of	Some significance (Level 3)
Significance	Contributes to the heritage of the City of Subiaco.
Heritage Listings	Local Heritage Survey - Adopted 22/06/2021
and Status	
Key References	Wise's Post Office Directory 1894-1949
	Australian Electoral Rolls, 1903-1980
	Aerial Photographs, Landgate 1948-2020.
	MWSSⅅ Plans, State Records Office of WA, Retro Maps <u>http://au-wa-sro-</u>
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	metromaps-uat.s3-website-ap-southeast-2.amazonaws.com/#/
	metromaps-uat.s3-website-ap-southeast-2.amazonaws.com/#/ Historical Notes for the Triangle Precinct prepared by Annette Green April 2020, held





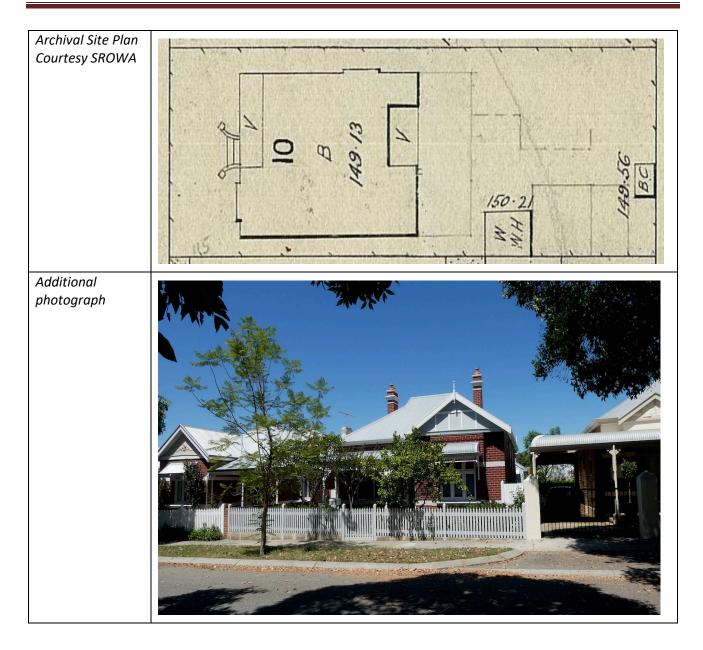
LOCATION INFORM	IATION		
Name	Three Houses, 62, 64 and 66	5 Heytesbury Road	
Place No.		, ,	
Address	62 Heytesbury Road (Lot 1,	2, 3, SP3764) Subiaco	
Other names	Three houses, 62-66 Heytes		
Place Type	Individual Building or Group	,	
Heritage Area	No		
ASSESSMENT OF SI	GNIFICANCE		
Photo			
(December 2020)			
Construction Date	c1906; c1916	Architectural Style	Post War International
Construction	Walls	Roof	Other
Materials	Rendered Brick	Concrete Tile	
Use	Current	Original	Other
	Residential: Single storey	Residential: Single storey	
	and semi-detached	and semi-detached	
	residences	residences	
Historic Theme(s)	Demographic settlement an Occupations: Domestic activ	•	
Historical Notes	Occupations: Domestic activities Subiaco's population increased significantly in the 1890s due to an economic depression in the eastern states and the discovery of gold in Western Australia. In the late 1890s, property developers bought large landholdings for subdivision in the Perth metropolitan area. The subdivisions were generally simple grid pattern developments with small lots for occupancy by working families. Subiaco was a popular and logical location for development and the increase in population and demand for services led to the proclamation of Subiaco as a municipality in 1897. This area of Hamersley Road was part of a large subdivision approved for residential lots in 1891. It was not until the early 1900s that development accelerated. From the readily available information in the Post Office Directories the conjoined cottages at 64 and 66 were built in c1905 with the first occupants recorded in 1906. From the rapid turnover of occupants it is probable these places were investment properties. The house at 62 Heytesbury Road was built c1916 and it had a series of tenants until the 1920s when it was occupied by brass polisher James Kerr and his wife Agnes until		

	the mid 1930s. It was noted that the tenants of the conjoined cottages at 64 and 66 were regularly women and on occasion more than one name was entered as the occupants.
	Information from the aerial photographs indicates that the places were refurbished in the late 1940 or early 1950s as during this period the chimneys were removed and
	the roof form appears to change, although the clarity of the images is not good. The
Dhusiaal	style and detail of the front elevation suggests a post war renovation.
Physical Description	Group of small detached and semi-detached cottages.
Description	Brick construction with roughcast rendered finish.
	 Hipped roofs with tiles that continue down to form the verandah canopy. Nos. 64-66 have a simple presentation of a continuous verandah extending across the frontage of both properties with a central dividing wall, the canopy is supported on rendered masonry columns. Casement windows and the main entrance abuts the party wall.
	 No 62 has an asymmetric planform with a three section sash window
	arrangement to the projecting part of the façade and the entrance down the side. The hipped roof continues down to form the canopy supported on masonry walls and columns.
Condition	
	Based on a streetscape inspection the building appears to be in good condition.
Integrity	High: The place continues to be used as a private residence.
Authenticity	Moderate - the renovations in the post war period have removed earlier detail.
Statement of	The place has cultural heritage significance:
Significance	As a representative example of the standard of modest rental
	accommodation built for people such as tradesmen, junior employees,
	labourers and single women/widows in Subiaco during the early twentieth century.
	The alterations to the buildings in the post World War Two period
laugh of	demonstrate the style and detail of the period.
Level of	Little significance (Level 4)
Significance	Has elements or values worth noting for community interest but otherwise makes no contribution.
Heritage Listings and Status	Local Heritage Survey - Adopted 22/06/2021
Key References	Wise's Post Office Directory 1894-1949
	Australian Electoral Rolls, 1903-1980
	Aerial Photographs, Landgate 1948-2020.
	MWSSⅅ Plans, State Records Office of WA, Retro Maps http://au-wa-sro-
	metromaps-uat.s3-website-ap-southeast-2.amazonaws.com/#/
	Historical Notes for the Triangle Precinct prepared by Annette Green April 2020, held
	by the City of Subiaco.
	Who Built Subiaco? The builders who lived and/or worked in Subiaco in the period
	c1895-1940, Annette Green, Greenward Consulting, January 2015.



LOCATION INFORM	IATION		
Name	House, 10 Kershaw Street		
Place No.	24181		
Address	10 Kershaw Street (Lot 100,	DP408000) Subiaco	
Other names		,	
Place Type	Individual Building or Group)	
Heritage Area	Kershaw Street Heritage Are		
ASSESSMENT OF S			
Photo	and the second se		
(December 2020)			
Construction Data	-1011	Auchitesturel Cture	
Construction Date	c1911 Walls	Architectural Style	Federation Queen Anne
Construction Materials		Roof	Other
	Tuckpointed brick	Corrugated metal sheeting	Other
Use	Current	Original	Other
	Desidential: Cinale stance		
1	Residential: Single storey	Residential: Single storey	
	residence	Residential: Single storey residence	
Historic Theme(s)	residence Demographic settlement an	Residential: Single storey residence d mobility: Settlements	
Historic Theme(s)	residence Demographic settlement an Occupations: Domestic activ	Residential: Single storey residence d mobility: Settlements vities	
	residence Demographic settlement an Occupations: Domestic activ People: Local heroes and ba	Residential: Single storey residence d mobility: Settlements vities attlers	
Historic Theme(s) Historical Notes	residence Demographic settlement an Occupations: Domestic activ People: Local heroes and ba	Residential: Single storey residence Id mobility: Settlements vities Inttlers een taken from the Assessmen	t of the Kershaw Street

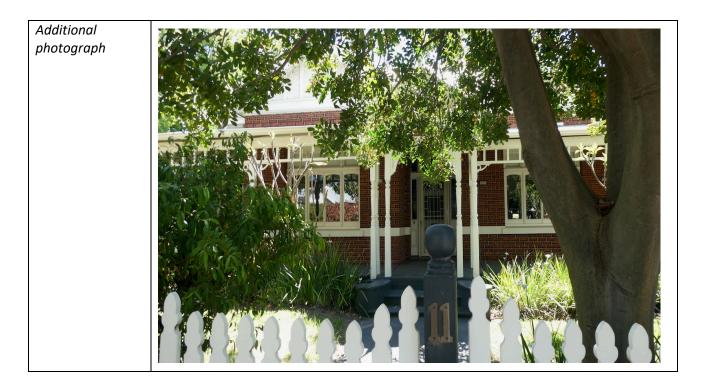
Physical Description	 has almost doubled with a large addition to the rear which has removed a small verandah at the rear and structures in the back yard. Aerial photographs of the place since the mid 20th century shows that the current addition to the rear was undertaken in 2018. These works replaced earlier additions which had replaced the original red corrugated iron roof. Since that time there have been no major external changes and the form and extent of the original residence is still readily apparent. Traditional asymmetric single storey house of Federation Queen Anne style. Brick construction with tuckpoint finish and rendered bands. The gable to the projecting wing has replacement panel and timber detailing. Hipped roof with vented gablets clad with zincalume. Two brick chimneys with corbelling have been retained. The projecting bay contains three timber framed casements with top lights of coloured glass, with moulded sill and bullnose awning. A bullnose verandah extends across the recessed section of the elevation
	supported on square timber posts.
	The front garden is enclosed by a timber picket fence.
Condition	Based on a streetscape inspection the building appears to be in excellent condition.
Integrity	High: The place continues to be used as a private residence.
Authenticity	High: The original external form and detailing of the building is largely intact.
Statement of	The place has cultural heritage significance:
Significance	 As a good representative example of the many 4-5 room brick homes which were built in Subiaco during the early twentieth century to meet the needs and aspirations of middle-class residents such as public servants, senior office workers, small business owners, skilled tradesmen and single/widowed women of private means. As a good representative example of the application of materials and detailing which were derived from the Federation Queen Anne style, but which were applied in a more restrained manner that suited the budgets and expectations of the middle classes in Subiaco during the early twentieth contume.
	 century. For its aesthetic contribution to a largely intact group of early twentieth century houses.
Level of	Some significance (Level 3)
Significance	Contributes to the heritage of the City of Subiaco.
Heritage Listings	Kershaw Street Heritage Area - adopted 26/02/2013
and Status	Local Heritage Survey - Adopted 4/2/2003
Key References	Australian Electoral Rolls, 1903-1980 Aerial Photographs, Landgate 1948-2020. MWSSⅅ Plans, State Records Office of WA, Retro Maps http://au-wa-sro- metromaps-uat.s3-website-ap-southeast-2.amazonaws.com/#/ Historical Notes for the Triangle Precinct prepared by Annette Green April 2020, held by the City of Subiaco. Who Built Subiaco? The builders who lived and/or worked in Subiaco in the period c1895-1940, Annette Green, Greenward Consulting, January 2015. Assessment of the Kershaw Street Heritage Area, Prepared by Annette Green, Greenward Consulting for the City of Subiaco, September 2012.



LOCATION INFORM	IATION		
Name	Killawarra		
Place No.	4068		
Address	11 Kershaw Street (Lot 155,	156, DP504) Subiaco	
Other names	House, 11 Kershaw Street	· · ·	
Place Type	Individual Building or Group)	
Heritage Area	Kershaw Street Heritage Are		
ASSESSMENT OF SI			
Photo (December 2020)			
Construction Date	c1911	Architectural Style	Federation Queen Anne
Construction	Walls	Roof	Other
Materials	Tuckpointed brick	Corrugated metal sheeting	Other
Use	Current	Original	Other
	Residential: Single storey	Residential: Single storey	
Historic Theme(s)	residence residence Demographic settlement and mobility: Settlements Occupations: Domestic activities People: Local heroes and battlers		
Historical Notes	Heritage Area, Greenward C	een taken from the Assessmen Consulting, September 2012. from Melbourne, purchased	
	250 in 1891. In the following (Deposited Plan 504), which Street). Chesters sold Lots 1 Gotch Pty Ltd, on 22 June 19	g year he had this area laid ou included the creation of Lots 55 and 156 to Andrew Brunto 906. The Brunton family built the dates, this may have been	t as a new residential estate 155 and 156 (11 Kershaw on, Manager, Gordon & a new home here, named

	TENDERS are Invited For the ERECTION Of BRICK VILLA RESIDENCE. Kershaw-street, Subiaco. Tenders to be sent by noon, Monday, 9th July HINE and SELBY, Architects, Queen's Buildings.
	In 1910 Andrew Brunton moved to Victoria and the house was offered for sale:
	CHAS;. SOMMERS has been favoured with instructions from A Brunton, Esq.: (who is leaving for-the East), to SELL All that fine block of land, being part lots 155 and 156 of 249 and 250, having a frontage of 64 feet to Kershaw-street, and good depth to a right- of-way, and upon which is erected the handsome brick Residence Killawarra, containing 5 spacious rooms, vestibule, kitchen, pantry, bathroom, laundry; copper, and troughs, electric light throughout, front and side lawns, gravelled footpaths. Killawarra occupies a splendid position, high, and overlooking King's Park, within three minutes of Rokeby-road tram, and five minutes of Government offices, State School and Subiaco Gardens.
	 In 1911 it was sold to Mrs Robert Stokeld for £780. Occupants of the property from its time of construction until 1949 included: 1907-1910 Andrew Brunton (Perth Manager, Gordon & Gotch Pty Ltd, c.1905-1910) (this was a major news-agency and publishing house of the era) 1911-1917 Robert Bland Stokeld (Brass Founder) 1918-1919 vacant
	• 1920-1949 Albert Edward Cook (Railway Employee). In 1936 it was reported that Albert, who was the Chief Staff Clerk of the WA Government Railways, was the department's longest serving employee, having joined the service in 1887. Information in the Electoral Rolls indicates that Albert lived at 11 Kershaw Street with his wife, Rebecca. Following Albert's death in 1956, Rebecca Cook remained here until at least the early 1960s.
	A plan of the lot prepared in 1927 and reviewed in 1954 for the purpose of planning sewerage and water supply services shows that the footprint of the original house has almost doubled with a large addition to the rear and to the north which has removed a small verandah at the rear.
	Aerial photographs of the place since the mid 20th shows that the current addition to the rear was undertaken in the late 1980s. Since that time there have been no major external changes and the form and extent of the original residence is still readily apparent.
Physical Description	 Federation Queen Anne style villa. Brick construction with tuckpoint finish and rendered bands. Roughcast render gable with timbered detailing to the projecting wing. Hipped roof with vented gablets clad corrugated metal cladding. The verandah wraps around the projecting bay and extends across the majority of the façade, with skillion canopy supported on turned timber posts.
	 The main entrance has a traditional arrangement of timber and glazed door, flanked by side lights of similar pattern and fanlights above the entire arrangement. Timber framed casement windows arranged in groups of four with top lights.
Condition	• The front garden is enclosed by a timber picket fence. Based on a streetscape inspection the building appears to be in excellent condition.
condition	based on a streetscape inspection the banding appears to be in excellent condition.

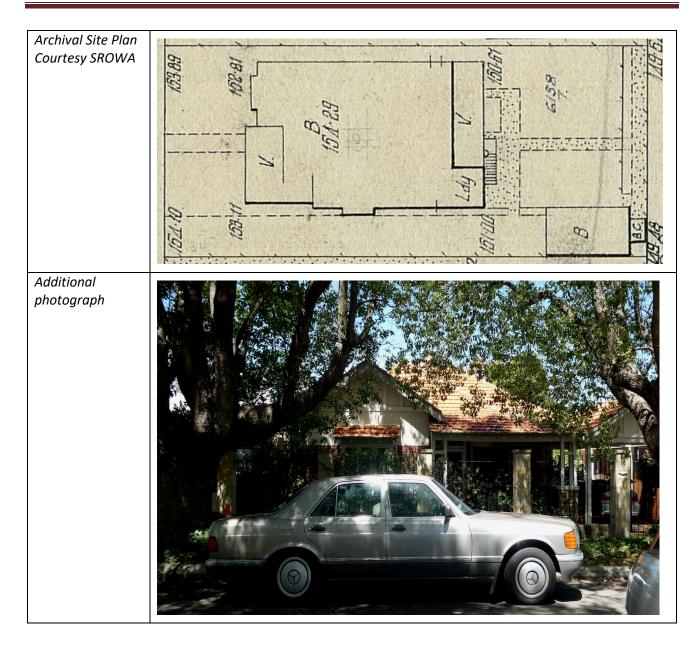
Integrity	High: The place continues to be used as a private residence.
Authenticity	High: The original external form and detailing of the building is largely intact.
Statement of	The place has cultural heritage significance:
Significance	 As a good representative example of the many 4-5 room brick homes which were built in Subiaco during the early twentieth century to meet the needs and aspirations of middle-class residents such as public servants, senior office workers, small business owners, skilled tradesmen and single/widowed women of private means. As a good representative example of the application of materials and detailing which were derived from the Federation Queen Anne style, but which were applied in a more restrained manner that suited the budgets and expectations of the middle classes in Subiaco during the early twentieth century. For its aesthetic contribution to a largely intact group of early twentieth
	century houses.
Level of	Some significance (Level 3)
Significance	Contributes to the heritage of the City of Subiaco.
Heritage Listings and Status	Kershaw Street Heritage Area - adopted 26/02/2013
ana status	National Trust - recorded 2/10/1978
Key References	Local Heritage Survey - adopted 4/02/2003 Australian Electoral Rolls, 1903-1980
	Aerial Photographs, Landgate 1948-2020. MWSSⅅ Plans, State Records Office of WA, Retro Maps http://au-wa-sro- metromaps-uat.s3-website-ap-southeast-2.amazonaws.com/#/ Historical Notes for the Triangle Precinct prepared by Annette Green April 2020, held by the City of Subiaco. Who Built Subiaco? The builders who lived and/or worked in Subiaco in the period c1895-1940, Annette Green, Greenward Consulting, January 2015. Assessment of the Kershaw Street Heritage Area, Prepared by Annette Green, Greenward Consulting for the City of Subiaco, September 2012.
Archival Site Plan	<u> </u>
Courtesy SROWA	N 152.25 HM 1 B6:451 B B1:25 A B1:25 B1:25 A B1 A B1 A B1 A B1 A B1 A B1 B B1 A B1 B B B1 B B B B



LOCATION INFORM	MATION		
Name	House, 16 Kershaw Street		
Place No.	24182		
Address	16 Kershaw Street (Lot 298	, 131, 280, DP504, DP27595, D	P26129) Subiaco
Other names			
Place Type	Individual Building or Group	0	
Heritage Area	Kershaw Street Heritage Ar	ea	
ASSESSMENT OF S			
Photo			
(December 2020)			
Construction Date	c1924	Architectural Style	Federation Bungalow
	L1924		
Construction	Walls		-
Construction	Walls	Roof	Other
Construction Materials	Walls Tuckpointed brick	Roof Terracotta Tile	Other
Construction	Walls Tuckpointed brick Current	Roof Terracotta Tile Original	-
Construction Materials	WallsTuckpointed brickCurrentResidential: Single storey	RoofTerracotta TileOriginalResidential: Single storey	Other
Construction Materials	WallsTuckpointed brickCurrentResidential: Single storeyresidence	RoofTerracotta TileOriginalResidential: Single storeyresidence	Other
Construction Materials Use	WallsTuckpointed brickCurrentResidential: Single storey	Roof Terracotta Tile Original Residential: Single storey residence nd mobility: Settlements	Other
Construction Materials Use	WallsTuckpointed brickCurrentResidential: Single storeyresidenceDemographic settlement ar	Roof Terracotta Tile Original Residential: Single storey residence nd mobility: Settlements vities	Other
Construction Materials Use	WallsTuckpointed brickCurrentResidential: Single storeyresidenceDemographic settlement arOccupations: Domestic actiPeople: Local heroes and base	Roof Terracotta Tile Original Residential: Single storey residence nd mobility: Settlements vities	Other Other
Construction Materials Use Historic Theme(s)	WallsTuckpointed brickCurrentResidential: Single storey residenceDemographic settlement ar Occupations: Domestic acti People: Local heroes and bay The following extract has bay	RoofTerracotta TileOriginalResidential: Single storeyresidencend mobility: Settlementsvitiesattlers	Other Other
Construction Materials Use Historic Theme(s)	WallsTuckpointed brickCurrentResidential: Single storey residenceDemographic settlement ar Occupations: Domestic acti People: Local heroes and bay The following extract has bay	Roof Terracotta Tile Original Residential: Single storey residence nd mobility: Settlements vities attlers een taken from the Assessment	Other Other
Construction Materials Use Historic Theme(s)	WallsTuckpointed brickCurrentResidential: Single storey residenceDemographic settlement ar Occupations: Domestic acti People: Local heroes and back The following extract has back Heritage Area, Greenward of	Roof Terracotta Tile Original Residential: Single storey residence nd mobility: Settlements vities attlers een taken from the Assessment	Other Other t of the Kershaw Street
Construction Materials Use Historic Theme(s)	WallsTuckpointed brickCurrentResidential: Single storey residenceDemographic settlement ar Occupations: Domestic acti People: Local heroes and ba The following extract has ba Heritage Area, Greenward of James Chesters, an investor	RoofTerracotta TileOriginalResidential: Single storeyresidencend mobility: Settlementsvitiesattlerseen taken from the AssessmenConsulting, September 2012.	Other Other Other t of the Kershaw Street Perth Suburban Lots 249 and
Construction Materials Use Historic Theme(s)	WallsTuckpointed brickCurrentResidential: Single storey residenceDemographic settlement ar Occupations: Domestic acti People: Local heroes and baThe following extract has ba Heritage Area, Greenward of James Chesters, an investor 250 in 1891. In the following	Roof Terracotta Tile Original Residential: Single storey residence nd mobility: Settlements vities attlers een taken from the Assessmen Consulting, September 2012. r from Melbourne, purchased	Other Other Other t of the Kershaw Street Perth Suburban Lots 249 and t as a new residential estate
Construction Materials Use Historic Theme(s)	WallsTuckpointed brickCurrentResidential: Single storey residenceDemographic settlement ar Occupations: Domestic acti People: Local heroes and baThe following extract has ba Heritage Area, Greenward of James Chesters, an investor 250 in 1891. In the following	Roof Terracotta Tile Original Residential: Single storey residence nd mobility: Settlements vities attlers een taken from the Assessmen Consulting, September 2012. r from Melbourne, purchased g year he had this area laid out	Other Other Other t of the Kershaw Street Perth Suburban Lots 249 and t as a new residential estate
Construction Materials Use Historic Theme(s)	WallsTuckpointed brickCurrentResidential: Single storey residenceDemographic settlement ar Occupations: Domestic acti People: Local heroes and baThe following extract has ba Heritage Area, Greenward of James Chesters, an investor 250 in 1891. In the following (Deposited Plan 504), which Kershaw Street).	Roof Terracotta Tile Original Residential: Single storey residence nd mobility: Settlements vities attlers een taken from the Assessment Consulting, September 2012. r from Melbourne, purchased g year he had this area laid out	Other Other Other t of the Kershaw Street Perth Suburban Lots 249 and t as a new residential estate Lot 171 and Lot 172 (16
Construction Materials Use Historic Theme(s)	WallsTuckpointed brickCurrentResidential: Single storey residenceDemographic settlement ar Occupations: Domestic acti People: Local heroes and baThe following extract has bay Heritage Area, Greenward of 250 in 1891. In the following (Deposited Plan 504), which Kershaw Street).The enlarged block was train	Roof Terracotta Tile Original Residential: Single storey residence nd mobility: Settlements vities attlers een taken from the Assessment Consulting, September 2012. r from Melbourne, purchased g year he had this area laid out n included the creation of Part	Other Other Other t of the Kershaw Street Perth Suburban Lots 249 and t as a new residential estate Lot 171 and Lot 172 (16 to Ella Miriam Armstrong
Construction Materials Use Historic Theme(s)	WallsTuckpointed brickCurrentResidential: Single storey residenceDemographic settlement ar Occupations: Domestic acti People: Local heroes and baseThe following extract has base Heritage Area, Greenward of 250 in 1891. In the following (Deposited Plan 504), which Kershaw Street).The enlarged block was trac Clayton in July 1917, but not	Roof Terracotta Tile Original Residential: Single storey residence nd mobility: Settlements vities attlers een taken from the Assessment Consulting, September 2012. r from Melbourne, purchased g year he had this area laid out n included the creation of Part	Other Other Other Other t of the Kershaw Street Perth Suburban Lots 249 and t as a new residential estate Lot 171 and Lot 172 (16 to Ella Miriam Armstrong iddress in the Post Office
Construction Materials Use Historic Theme(s)	WallsTuckpointed brickCurrentResidential: Single storey residenceDemographic settlement ar Occupations: Domestic acti People: Local heroes and baThe following extract has ba Heritage Area, Greenward of 250 in 1891. In the following (Deposited Plan 504), which Kershaw Street).The enlarged block was trait Clayton in July 1917, but no Directories until 1925, by w	Roof Terracotta Tile Original Residential: Single storey residence nd mobility: Settlements vities attlers een taken from the Assessmen Consulting, September 2012. r from Melbourne, purchased ig year he had this area laid out n included the creation of Part nsferred from James Chesters o residents were listed at this a	Other Other Other Other t of the Kershaw Street Perth Suburban Lots 249 and t as a new residential estate Lot 171 and Lot 172 (16 to Ella Miriam Armstrong Iddress in the Post Office rchased the block.
Construction Materials Use Historic Theme(s)	WallsTuckpointed brickCurrentResidential: Single storeyresidenceDemographic settlement arOccupations: Domestic actiPeople: Local heroes and basThe following extract has basHeritage Area, Greenward ofJames Chesters, an investor250 in 1891. In the following(Deposited Plan 504), whichKershaw Street).The enlarged block was traitClayton in July 1917, but noDirectories until 1925, by wOccupants of the property	Roof Terracotta Tile Original Residential: Single storey residence nd mobility: Settlements vities attlers een taken from the Assessment Consulting, September 2012. r from Melbourne, purchased ig year he had this area laid ou in included the creation of Part insferred from James Chesters o residents were listed at this a which time Sarah Breen had pu	Other Other Other Other t of the Kershaw Street Perth Suburban Lots 249 and t as a new residential estate Lot 171 and Lot 172 (16 to Ella Miriam Armstrong Iddress in the Post Office rchased the block.

	Donald and Rita Bantock lived here following their marriage in December 1928. By
	the mid 1950s they had moved to Nedlands.
	A plan of the lot prepared in 1927 and reviewed in 1954 for the purpose of planning
	sewerage and water supply services shows that the footprint of the original house is
	similar to the current form with a small addition across the rear elevation removing a
	verandah.
	Aerial photographs of the place since the mid 20th shows that the current addition to
	the rear was undertaken in the early 1990s. Since that time there have been no
	major external changes and the form and extent of the original residence is still
	readily apparent.
Physical	 Traditional asymmetrical single storey house of Federation Bungalow.
Description	 Brick construction with tuckpoint finish with rendered bands and roughcast
	render top section.
	• Roughcast render gable with timbered detailing to the projecting wing.
	Hipped roof clad with terracotta tiles.
	• The verandah extends across the recessed section of the façade with the
	canopy being the continuation of the main roof with a break of pitch,
	supported on limestone piers with paired timber posts.
	• The projecting wing contains a boxed bay with casement windows.
	• The front garden is enclosed by a metal palisade style fencing with piers.
Condition	Based on a streetscape inspection the building appears to be in good condition.
Integrity	High: The place continues to be used as a private residence.
Authenticity	High: The original external form and detailing of the building is largely intact.
Statement of	The place has cultural heritage significance:
Significance	 As a good representative example of the many 4-5 room brick homes which
	were built in Subiaco during the early twentieth century to meet the needs
	and aspirations of middle-class residents such as public servants, senior office
	workers, small business owners, skilled tradesmen and single/widowed
	women of private means.
	 As a good representative example of the application of materials and
	detailing which were derived from the Federation Bungalow style, but which
	were applied in a more restrained manner that suited the budgets and
	expectations of the middle classes in Subiaco during the early twentieth
	century.
	 For its aesthetic contribution to a largely intact group of early twentieth
	century houses.
Level of	Some significance (Level 3)
Significance	Contributes to the heritage of the City of Subiaco.
Heritage Listings	Kershaw Street Heritage Area - adopted 26/02/2013.
and Status	Local Heritage Survey - adopted 4/02/2003.
Key References	Wise's Post Office Directory 1894-1949
Rey negerences	Australian Electoral Rolls, 1903-1980
	Aerial Photographs, Landgate 1948-2020.
	MWSSⅅ Plans, State Records Office of WA, Retro Maps <u>http://au-wa-sro-</u>
	metromaps-uat.s3-website-ap-southeast-2.amazonaws.com/#/
	Historical Notes for the Triangle Precinct prepared by Annette Green April 2020, held
	by the City of Subiaco.
	Who Built Subiaco? The builders who lived and/or worked in Subiaco in the period
	c1895-1940, Annette Green, Greenward Consulting, January 2015.
	Assessment of the Kershaw Street Heritage Area, Prepared by Annette Green,
	Greenward Consulting for the City of Subiaco, September 2012.
	Greenward consulting for the city of Sublaco, September 2012.

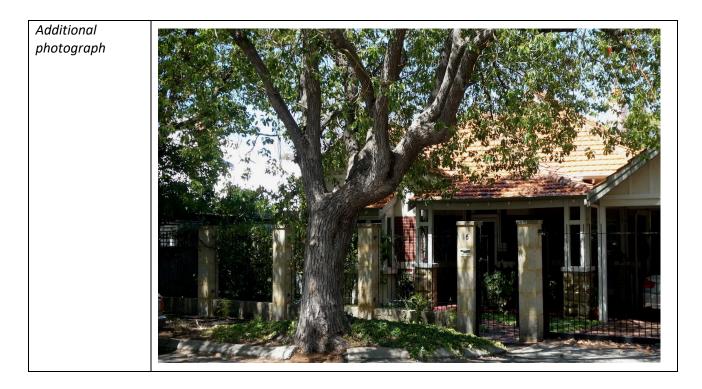
Heritage Place Record – House, 16 Kershaw Street



LOCATION INFORM	IATION		
Name	House, 18 Kershaw Street		
Place No.	9188		
Address	18 Kershaw Street (Lot 1, DI	P4528) Subiaco	
Other names			
Place Type	Individual Building or Group)	
Heritage Area	Kershaw Street Heritage Are		
ASSESSMENT OF S			
Photo			
(December 2020)			
Construction Date	c1917	Architectural Style	Federation Arts and Crafts
Construction	Walls	Roof	Other
Materials	Tuckpointed brick	Coloured corrugated	
		metal sheeting	
Use	Current	Original	Other
	Residential: Single storey	Residential: Single storey	
	residence	residence	
Historic Theme(s)	Demographic settlement an	d mobility: Settlements	•
	Occupations: Domestic activities		
	People: Local heroes and ba	ttlers	
Historical Notes	The following extract has be	en taken from the Assessmen	nt of the Kershaw Street
	Heritage Area, Greenward (Consulting, September 2012.	
	250 in 1891. In the following (Deposited Plan 504), which However, it was not until 19 farmer), that the first perso address. In c.1925 it was pu appears to have lived there	from Melbourne, purchased g year he had this area laid ou i included the creation of Lot 918, after the block was sold t n was listed in the Post Office rchased by Henry Peel Willoc for just one year, before leasi r sale, by the executors of Wi	173 (18 Kershaw Street). to Harding Withnell (a Directories as living at this k (a bank officer), who ing it to various tenants. In

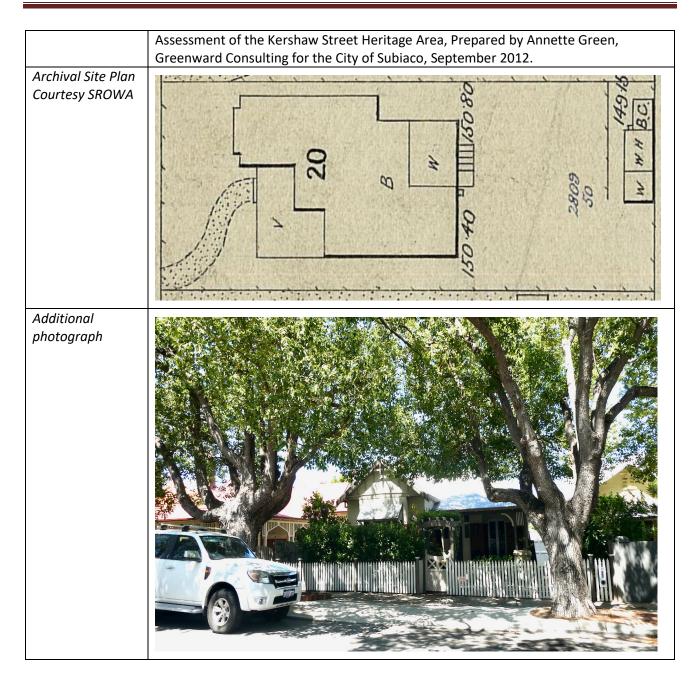
	McLEAN. CARMICHAEL. LIMITED, have been instructed by the Executors of the Will of the late HENRY PEEL WILLOCK to SELL by PUBLIC AUCTION as above: No. 18 KERSHAW-STREET. SUBIACO. LAND: Portion Perth Suburban Lot 249, Lot 1. Diagram 4528, frontage 60.1 links, depth 164 links to r.o.w. IMPROVEMENTS: Attractive Brick Residence. four rooms, kitchen, bathroom, verandahs, washhouse, c and t.'s, sew., el and gas, lawns, etc., large rooms.
	Pleasing appearance, excellently situated in this most favoured suburb. An opportunity seldom occurring.
	 Occupants of the property from its time of construction until 1949 included: 1918-1919 Robert Harding deWitt Withnell (station manager and farmer) 1920 Vacant 1921-1922 Henry Moor 1923-1924 Joseph Hicks
	 1925 Henry Peel Willcock (Bank Officer) 1926-1929 Various tenants including Joseph Hicks (1926-29); Solomon Baron (1930-33); Arthur Markham (1934-35) and Mary Ada Coalstad (1936-44). 1945-1949 William Trevor Rowlands (Schoolmaster) William Rowlands (1904-1984) was a successful cricketer who had a first-class career
	playing for Western Australia in 1937-1939 (including a role as Captain). As part of his teaching career he was a master and sports coach at Hale School. In 1948 he was the coach of the State Women's Cricket Team. Information in the Electoral Rolls indicates that William was the first long-term occupant of #18, living here with his wife, Dorothy, until the early 1980s.
	A plan of the lot prepared in 1927 and reviewed in 1954 for the purpose of planning sewerage and water supply services shows that the footprint of the original house is consistent with the current form.
	Aerial photographs of the place since the mid 20th shows that the form and extent of the original residence is still readily apparent having not changed since 1964. The only significant change is the replacement of the red corrugated iron roof cladding with a similar red corrugated metal sheeting in the early 1990s.
Physical Description	 Single storey house displaying elements of the Federation Arts and Craft style. Brick construction with tuckpoint finish to the lower part of the elevation and roughast render to the upper costions.
	 roughcast render to the upper sections. Hipped roof with gable above the boxed bay, clad in red colorbond. The verandah extends across much of the façade, with hipped canopy supported on paired timber posts with timber valance. Timber framed casement windows with multipaned top lights and a full height each windows at the post of the face definition.
	height sash window at the southern end of the façade.The front garden is enclosed by a timber slat fence.
Condition	Based on a streetscape inspection the building appears to be in fair condition.
Integrity	High: The place continues to be used as a private residence.
Authenticity	High: The original external form and detailing of the building is largely intact.
Statement of	The place has cultural heritage significance:
Significance	 As a good representative example of the many 4-5 room brick homes which were built in Subiaco during the early twentieth century to meet the needs
	and aspirations of middle-class residents such as public servants, senior office

	workers, small business owners, skilled tradesmen and single/widowed women of private means.		
	 As a good representative example of the application of materials and detailing which were derived from the Federation Queen Anne style, but 		
	which were applied in a more restrained manner that suited the budgets and expectations of the middle classes in Subiaco during the early twentieth		
	century.		
	 For a long association with teacher and sportsman William Rowlands (1904- 1984) who took a leading role in the playing and coaching mens and womens 		
	cricket in Western Australia.		
	 For its aesthetic contribution to a largely intact group of early twentieth 		
	century houses.		
Level of	Considerable significance (Level 2)		
Significance	Very Important to the heritage of the City of Subiaco.		
Heritage Listings	Kershaw Street Heritage Area - adopted 26/02/2013.		
and Status	Local Heritage Survey - adopted 4/02/2003		
Key References	Australian Electoral Rolls, 1903-1980		
	Aerial Photographs, Landgate 1948-2020.		
	MWSSⅅ Plans, State Records Office of WA, Retro Maps <u>http://au-wa-sro-</u> metromaps-uat.s3-website-ap-southeast-2.amazonaws.com/#/		
	Historical Notes for the Triangle Precinct prepared by Annette Green April 2020, held		
	by the City of Subiaco.		
	Who Built Subiaco? The builders who lived and/or worked in Subiaco in the period c1895-1940, Annette Green, Greenward Consulting, January 2015.		
	Assessment of the Kershaw Street Heritage Area, Prepared by Annette Green,		
	Greenward Consulting for the City of Subiaco, September 2012.		
Archival Site Plan			
Courtesy SROWA			



LOCATION INFORMATION					
Name	House, 20 Kershaw Street				
Place No.	24183				
Address	20 Kershaw Street (Lot 2, DP4528) Subiaco				
Other names					
Place Type	Individual Building or Group				
Heritage Area	Kershaw Street Heritage Are				
-	ASSESSMENT OF SIGNIFICANCE				
Photo			A		
(December 2020)					
Construction Date	c1917	Architectural Style	Federation Bungalow		
Construction	Walls	Roof	Other		
Materials	Tuckpointed brick	Corrugated metal sheeting			
	Rendered Brick				
Use	Current	Original	Other		
	Residential: Single storey	Residential: Single storey			
	residence	residence			
Historic Theme(s)	Demographic settlement and mobility: Settlements Occupations: Domestic activities People: Local heroes and battlers				
Historical Notes	The following extract has been taken from the Assessment of the Kershaw Street Heritage Area, Greenward Consulting, September 2012.				
	James Chesters, an investor from Melbourne, purchased Perth Suburban Lots 249 and 250 in 1891. In the following year he had this area laid out as a new residential estate (Deposited Plan 504), which included the creation of Lot 174 and Part Lot 175 (20 Kershaw Street). However the site was not developed for another 26 years. In c.1917 the block was purchased by Mary Anne Shelton, following the death of her husband, William Osborne Shelton (then headmaster of the Subiaco Senior State School), in December 1916. Mary Anne was the first person listed in the Post Office Directories as living at this address (1918) and remained here until her death in 1953. This is one of the many Subiaco houses believed to have been constructed by local builder, Joseph Totterdell.				

	A plan of the lot prepared in 1927 and reviewed in 1954 for the purpose of planning sewerage and water supply services shows that the footprint of the original house is consistent with the current form.		
	Aerial photographs of the place since the mid 20th shows that the form and extent of the original residence is still readily apparent having not changed since 1964. The only		
	significant change is the replacement of the red corrugated iron roof cladding with a		
Physical	 similar red corrugated metal sheeting in the early 1990s. Single storey Federation Bungalow. 		
Description	 Brick construction with painted tuckpoint finish to shoulder height and roughcast render above. 		
	 Asymmetric plan form with projecting wing incorporating a roughcast render gable with timber detailing. 		
	 Hipped roof with corrugated metal sheeting continuing down to form the verandah canopy with slight break of pitch. 		
	• The verandah extends across the recessed section of the façade supported on paired timber posts on masonry plinths.		
	• The main entrance is in the recessed section of the façade with a set of		
	French doors in the second setback to the front elevation.		
	Casement windows arranged in groups of three.		
<i>c i</i> :::	The front garden is enclosed by a timber picket fence.		
Condition	Based on a streetscape inspection the building appears to be in fair condition.		
Integrity	High: The place continues to be used as a private residence.		
Authenticity	High: The original external form and detailing of the building is largely intact.		
Statement of	The place has cultural heritage significance:		
Significance	 As a good representative example of the many 4-5 room brick homes which were built in Subiaco during the early twentieth century to meet the needs and aspirations of middle-class residents such as public servants, senior office workers, small business owners, skilled tradesmen and single/widowed 		
	women of private means.		
	• As a good representative example of the application of materials and		
	detailing which were derived from the Federation Bungalow style, but which		
	were applied in a more restrained manner that suited the budgets and		
	expectations of the middle classes in Subiaco during the early twentieth century.		
	• For its aesthetic contribution to a largely intact group of early twentieth century houses.		
	• For its association with the well known Subiaco builders Totterdell Bros as an example of the type of residence they designed and built in the early 20th century.		
Level of	Some significance (Level 3)		
Significance	Contributes to the heritage of the City of Subiaco.		
Heritage Listings	Kershaw Street Heritage Area - adopted 26/02/2013.		
and Status	Local Heritage Survey - adopted 4/02/2003		
Key References	Australian Electoral Rolls, 1903-1980		
	Aerial Photographs, Landgate 1948-2020.		
	MWSSⅅ Plans, State Records Office of WA, Retro Maps http://au-wa-sro-		
	metromaps-uat.s3-website-ap-southeast-2.amazonaws.com/#/ Historical Notes for the Triangle Precinct prepared by Annette Green April 2020, held		
	by the City of Subiaco.		
	Who Built Subiaco? The builders who lived and/or worked in Subiaco in the period		
	c1895-1940, Annette Green, Greenward Consulting, January 2015.		



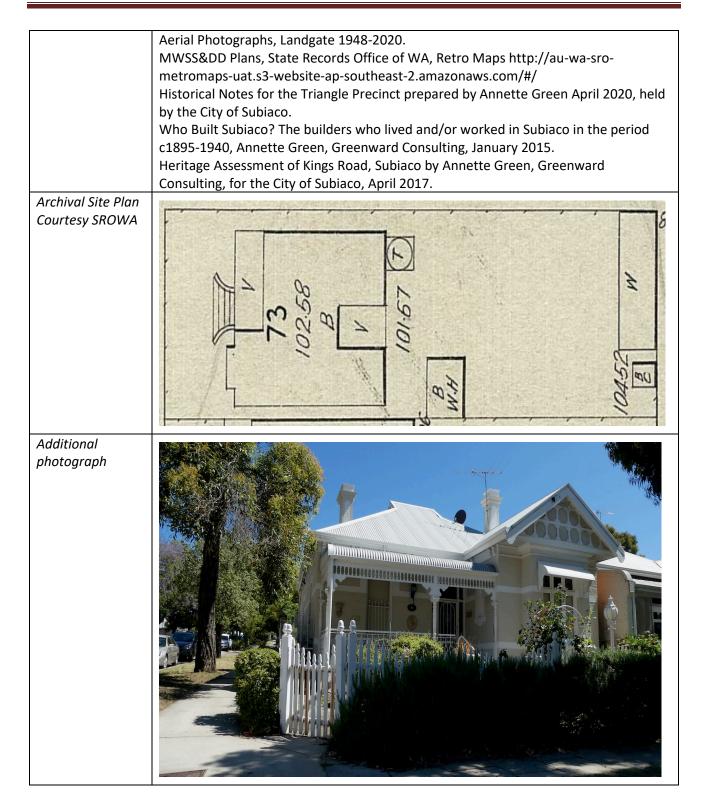
LOCATION INFORM	IATION		
Name	Canowie		
Place No.	4071		
Address	29 Kershaw Street (Lot 146,	300, DP504, DP27538) Subia	со
Other names	House, 29 Kershaw Street	· · · · · ·	
Place Type	Individual Building or Group)	
Heritage Area	Kershaw Street Heritage Are		
ASSESSMENT OF SI			
Photo			- A
(December 2020)			
Construction Date	c1916	Architectural Style	Federation Queen Anne
Construction	Walls	Roof	Other
Materials	Tuckpointed brick	Coloured corrugated	
indeen dis		metal sheeting	
Use	Current	Original	Other
030	Residential: Single storey	Residential: Single storey	
	residence	residence	
Historic Theme(s)	Demographic settlement an Occupations: Domestic activ People: Local heroes and ba	d mobility: Settlements vities	1
Historical Notes		een taken from the Assessmer Consulting, September 2012.	nt of the Kershaw Street
	250 in 1891. In the following (Deposited Plan 504), which Kershaw Street). Lot 416 was amongst the ea purchased by John Hugh Mo purchases and no developm In 1915 Chesters sold Lot 41	from Melbourne, purchased g year he had this area laid ou n included the creation of Lot arly land sales by James Chest cLeod in June 1895. However, nent took place for over 20 ye L7 (and the adjacent Lot 418) Il subsequently combined the	146 and Part Lot 417 (29 ers, being one of four blocks , these were speculative ears. to Joseph (Joe) Totterdell (a

	two, larger, building blocks. It is probable that Totterdell designed and built this
	residence. 29 Kershaw Street was transferred to Michael Joseph Doherty in 1917, and he was
	the first person listed in the Post Office Directories as living at this address.
	By 1919 it was occupied by Alexander and Florence McLaren and this family remained
	here until the early 1940s. During this period the house was known as "Canowie".
	From the late 1940s until the late 1960s it was occupied by the Langthorn family.
	Occupants of the property from its time of construction until 1949 included:
	 1917-1918 Michael Joseph Doherty (French Polisher)
	 1919-1941 Alexander John McLaren (1887-1969)(Accountant, of McLaren,
	Coulton and Meagher, public accountants and auditors). A.J. McLaren also
	undertook a variety of public roles including inaugural president of the WA
	branch of the Institute of Chartered Accountants (1927) and treasurer of the
	Sustenance Men's Relief Fund (early 1930s).
	• 1942-1946 Vacant
	 1947-1949 Allan William Langthorn (Area Rep)(In 1947 he was more
	specifically described as the Shell Company Divisional Sales Supervisor) Allan
	and his wife, Gladys, lived here until the 1960s.
	A plan of the lot prepared in 1927 and reviewed in 1954 for the purpose of planning
	sewerage and water supply services shows that the footprint of the original house is
	consistent with the current form despite the construction of a two storey addition at the rear of the lot
	Aerial photographs of the place from the mid 20th century show that the addition
	was undertaken in 2010 and it removed and earlier skillion roofed construction.
Physical	Traditional asymmetric single storey house of Federation Queen Anne style.
Description	 Brick construction with tuckpoint finish and rendered bands and panels
	above window height.
	Roughcast render gable with timbered detailing to the projecting wing.
	Hipped roof with vented gablets clad with terracotta tiles.
	• The verandah extends across the recessed section of the façade with the
	canopy being the continuation of the main roof at a slight break of pitch,
	supported on timber posts with a timber valance between the posts and
	timber balustrade. The verandah extends around to the side elevation.
	• The main entrance is at the western end of the return verandah.
	 Angled casement windows on the north west corner of the façade, sash
	windows to the projecting wing.
	The front garden is enclosed by a contemporary timber slatted fence.
Condition	Based on a streetscape inspection the building appears to be in fair condition.
Integrity	High: The place continues to be used as a private residence.
Authenticity	High: The original external form and detailing of the building is largely intact.
Statement of Significance	 The place has cultural heritage significance: As a good representative example of the many 4-5 room brick homes which
Significance	• As a good representative example of the many 4-5 room block nomes which were built in Subiaco during the early twentieth century to meet the needs
	and aspirations of middle-class residents such as public servants, senior office
	workers, small business owners, skilled tradesmen and single/widowed
	women of private means.
	 As a good representative example of the application of materials and
	detailing which were derived from the Federation Queen Anne style, but
	which were applied in a more restrained manner that suited the budgets and

	• For its postbatic contribution to a largely intest many of a shutward with
	 For its aesthetic contribution to a largely intact group of early twentieth contumy bousses
	century houses.
	 As an example of the type of residence designed and built by Subiaco builders Totterdall Bregin the early 20th contumy
lavel of	Totterdell Bros in the early 20th century.
Level of	Some significance (Level 3)
Significance	Contributes to the heritage of the City of Subiaco.
Heritage Listings	Kershaw Street Heritage Area - adopted 26/02/2013.
and Status	Local Heritage Survey - adopted 4/02/2003.
Key References	Australian Electoral Rolls, 1903-1980
	Aerial Photographs, Landgate 1948-2020.
	MWSSⅅ Plans, State Records Office of WA, Retro Maps <u>http://au-wa-sro-</u>
	metromaps-uat.s3-website-ap-southeast-2.amazonaws.com/#/
	Historical Notes for the Triangle Precinct prepared by Annette Green April 2020, held
	by the City of Subiaco.
	Who Built Subiaco? The builders who lived and/or worked in Subiaco in the period
	c1895-1940, Annette Green, Greenward Consulting, January 2015.
	Assessment of the Kershaw Street Heritage Area, Prepared by Annette Green,
	Greenward Consulting for the City of Subiaco, September 2012.
Archival Site Plan	
Courtesy SROWA	
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	Garage
Additional	
photograph	and they
	A COMPANY AND A CO
	Dest Commenter and Co
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	IATION		
Name	House, 3 Kings Road		
Place No.	24184		
Address	3 Kings Road (Lot 45, DP352) Subiaco	
Other names		·	
Place Type	Individual Building or Group		
Heritage Area	Kings Road Heritage Area		
ASSESSMENT OF S			
Photo			
(December 2020)			
Construction Date	c1904	Architectural Style	Federation Queen Anne
Construction	Walls	Roof	Other
Materials			
	Painted tuckpointed brick	Corrugated metal sheeting	
Use	Painted tuckpointed brick Current	Corrugated metal sheeting Original	Other
	Current	Original	Other
			Other
	Current Residential: Single storey residence	Original Residential: Single storey residence	Other
Use	Current Residential: Single storey	Original Residential: Single storey residence d mobility: Settlements	Other

	A plan of the lot prepared in 1927 and reviewed in 1954 for the purpose of planning sewerage and water supply services shows that the footprint of the original house is consistent with the current form. Aerial photographs of the place since the mid 20th shows that the form and extent of the original residence is still readily apparent having not changed since 1964. The only significant change is the replacement of the green corrugated iron roof cladding with the current corrugated metal sheeting in the late 1980s.
Physical Description	 Large corner property of Federation Queen Anne style and of asymmetric plan form. Brick construction with the original tuckpoint finish and rendered bands being painted in contrasting colours to highlight the details. Roughcast render gable with timbered detailing forming a pattern of square. Hipped roof and gabled roof clad in replacement corrugated metal sheeting, retained brick chimneys and decorative eaves brackets. The verandah is short, extending along the recessed section of the façade with a separate bullnose canopy supported on turned timber posts with decorative brackets, frieze and balustrade. The main entrance abuts the projecting wing with a traditional arrangement of timber and glazed door, flanked by side lights of similar pattern and fanlights above the entire arrangement. Windows are a combination of casements in the projecting wing and sashes to the recessed section of the Bagot Road frontage and Kings Road elevations. The smooth rendered sting course traces a course around the heads of the windows to these elevations. The front garden is enclosed by a timber picket fence whilst the Kings Road side is enclosed by a stone wall.
Condition	Based on a streetscape inspection the building appears to be in good condition
Integrity	High: The place continues to be used as a private residence.
Authenticity	Moderate - The original external form and detailing of the building is largely intact although diminished by the painted brickwork.
Statement of Significance	 The place has cultural heritage significance: As a good representative example of the many 4-5 room brick homes which were built in Subiaco during the early twentieth century to meet the needs and aspirations of middle-class residents such as public servants, senior office workers, small business owners, skilled tradesmen and single/widowed women of private means. As a good representative example of the application of materials and detailing which were derived from the Federation Queen Anne style, but which were applied in a more restrained manner that suited the budgets and expectations of the middle classes in Subiaco during the early twentieth century. For its aesthetic contribution to a largely intact group of early twentieth century houses. For its association with the rapid development of Subiaco in the early 20th century.
Level of	Some significance (Level 3)
Significance	Contributes to the heritage of the City of Subiaco.
Heritage Listings and Status	Kings Road Heritage Area - adopted 23/05/2017. Local Heritage Survey - adopted 4/02/2003.
Key References	Wise's Post Office Directory 1894-1949 Australian Electoral Rolls, 1903-1980



LOCATION INFORM	IATION		
Name	House, 4 Kings Road		
Place No.	26017		
Address	4 Kings Road (Lot 84, DP352) Subiaco	
Other names		·	
Place Type	Individual Building or Group)	
Heritage Area	Kings Road Heritage Area		
ASSESSMENT OF S			
Photo			
(December 2020)			
Construction Date	c1911	Architectural Style	Federation Queen Anne
Construction	Walls	Roof	Other
Materials	Face Brick	Coloured corrugated metal sheeting	
Use	Current	Original	Other
	Residential: Single storey	Residential: Single storey	
	residence	residence	
Historic Theme(s)	Demographic settlement an		1
	Occupations: Domestic activ		
Historical Notes	The following extract has be Subiaco, Greenward Consult This part of Subiaco had bee but there was only one resid	een taken from the Heritage A ting, April 2017.	odivision by September 1891, the Western Australian Post
	Road). This was followed by steady infill after that time a	and the Kings Road was fully of some sources and the Kings Road was fully of some sources and was advertised for sa	nt up to 1910 continued by developed by the mid 1920s.
	bath, pantry, laur	tNew Residence, five rooms, ndry. Waldron, No. 4 Kings-roo Subiaco.	
	And		

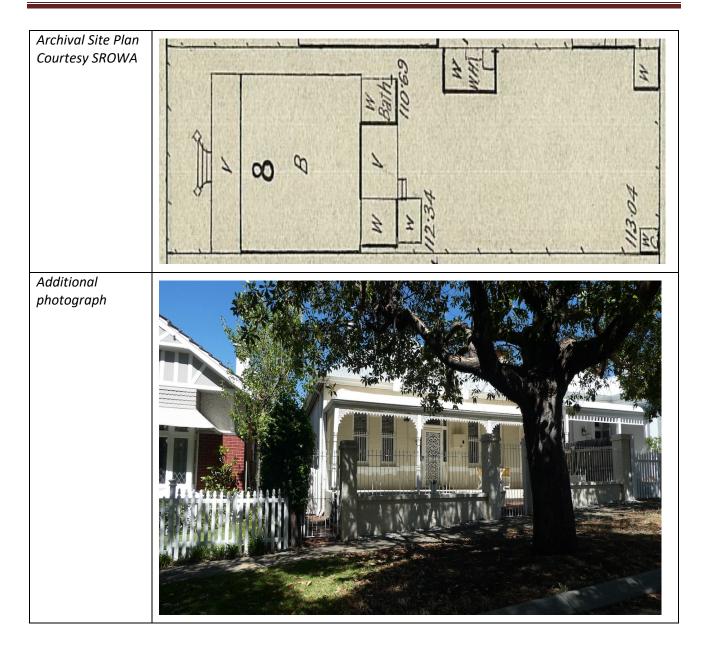
	1
	CLOSE Thomas-st, New Brick Residence, large dining-room, 3 bedrooms, wide hall, drawing-room, kitchen, vestibule, enamel bath, laundry, electric light, inspection invited before purchasing any other, £750. Waldron, No. 4 Kings's-rd, Subiaco.
	This suggests that the builder was probably Lemuel Arthur Waldron. Newspaper advertisements indicate that Waldron undertook a considerable amount of speculative residential development in Subiaco in the period c.1901-1913. However, these advertisements may just represent a fraction of his work, as in June 1904 he claimed to have already sold 17 houses in this area. Typically, the places advertised were 5 to 7 room brick houses, valued at between £450-£600, which equates to a good quality brick villa of the early twentieth century. During this period Waldron also placed numerous advertisements for houses and shops for rent, and dealt in new and used furniture.
	An analysis of information in the Rate Books, Western Australian Post Office Directories and Electoral Rolls indicates that the first owner/occupier of this house was William Colin Scott McLintock, who had been appointed as an Inspector of Schools by the Education Department in 1912. Mr & Mrs McLintock were living here when the birth of their daughter was announced in January 1913, but the house was leased to Joseph and Ethel Levy in c.1914-1917.
	Other short-term occupancies followed (including a period of owner/occupancy by Henry Martin Myatt in the first half of the 1920s), after which 4 Kings Road became the long-term family home of William Bishop (c.1873-1954) and Matilda Bishop (nee Dabovich)(c.1874-1952). During this period William operated butchers premises at 439 Hay Street, Subiaco (c.1921-1925), and then 91 Rokeby Road (c.1926-1932).
	Reference to an inter-war era Metropolitan Water Supply and Sewerage Department plan, plus a review of historical aerial photographs dating from 1964 and 2016, indicates that the building envelope of the front part of the house has remained largely unchanged.
Physical Description	 The traditional single storey house is currently undergoing renovations. Has an asymmetric plan form with shallow projecting aby with gable above. Hipped roof in rusted corrugated galvanised iron, short sheets and painted red.
	 Bullnose canopy to the verandah supported on turned timber posts, with a return to the south elevation. Sash windows to the façade.
Condition	 Brick elevation, recently had the paint finish removed. Based on a streetscape inspection the building appears to be in poor condition (with much of the external paintwork in a deteriorated condition).
Integrity	High: the place remains in its original function as a residential dwelling.
Authenticity	High: The original external form and detailing of the building is largely intact.
Statement of	The place has cultural heritage significance:
Significance	• As a good representative example of the many 4-5 room brick homes which were built in Subiaco during the early twentieth century to meet the needs and aspirations of middle-class residents such as public servants, senior office workers, small business owners, skilled tradesmen and single/widowed
	 women of private means. As a good representative example of the application of materials and detailing which were derived from the Federation Queen Anne style, but which were applied in a more restrained manner that suited the budgets and

	expectations of the middle classes in Subiaco during the early twentieth century.
	 For its aesthetic contribution to a largely intact group of early twentieth century houses.
	• For its association with the rapid development of Subiaco in the early 20th
	century and the small scale development by local builders, in this instance
Level of	Lemuel Arthur Waldron. Some significance (Level 3)
Significance	Contributes to the heritage of the City of Subiaco.
Heritage Listings	Kings Road Heritage Area - adopted 23/05/2017.
and Status	Local Heritage Survey - adopted 4/02/2003.
Key References	Wise's Post Office Directory 1894-1949
	Australian Electoral Rolls, 1903-1980
	Aerial Photographs, Landgate 1948-2020.
	MWSSⅅ Plans, State Records Office of WA, Retro Maps http://au-wa-sro-
	metromaps-uat.s3-website-ap-southeast-2.amazonaws.com/#/
	Historical Notes for the Triangle Precinct prepared by Annette Green April 2020, held
	by the City of Subiaco. Who Built Subiaco? The builders who lived and/or worked in Subiaco in the period
	c1895-1940, Annette Green, Greenward Consulting, January 2015.
	Heritage Assessment of Kings Road, Subiaco by Annette Green, Greenward
	Consulting, for the City of Subiaco, April 2017.
Archival Site Plan	×
Courtesy SROWA	2022 106.2 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1
Additional	
photograph	

LOCATION INFORM	/IATION		
Name	House, 8 Kings Road		
Place No.	24185		
Address	8 Kings Road (Lot 86, DP352) Subiaco	
Other names		·	
Place Type	Individual Building or Group		
Heritage Area	Kings Road Heritage Area		
ASSESSMENT OF S			
Photo			
Construction Date	c1906	Architectural Style	Federation Queen Anne
Construction	Walls	Roof	Other
Materials	Painted tuckpointed brick	Corrugated metal sheeting	
Use	Current	Original	Other
050	Residential: Single storey	Residential: Single storey	
	residence	residence	
Historic Theme(s)	Demographic settlement an		
	Occupations: Domestic activ	•	
Historical Notes	The following extract has be Subiaco, Greenward Consult This part of Subiaco had bee but there was only one resic Office Directory of 1901 (ref Road). This was followed by steady infill after that time a	en taken from the Heritage A	division by September 1891, the Western Australian Post 1905 (referring to King's at up to 1910 continued by eveloped by the mid 1920s.

The Northam family were listed as the primary occupants in the Post Office Directories through until 1926, but newspaper advertisements and Rate Book entries confirm that the house was let to tenants for a significant part of this time. For example, 8 Kings Road was advertised as a furnished 4-room house to let in December 1909, March 1910, December 1912 and November 1913. In 1913/14 the Rate Books identified Ludwig Glanert, lecturer, as the occupant, changing to Robert Burton, land agent, in 1914/15 to 1917/18. During this period the Electoral Rolls listed William and Margaret Northam as residents of Cottesloe. The Northam family were once again in residence at 8 Kings Road in 1918/19 (when William was described as a wood machinist) and were still living here in 1921 when the death of Margaret Elizabeth Northam (wife of William and mother of "Barry" and Maude) was announced in the newspapers. William, who then remained at 8 Kings Road, remarried in c.1925 but died in August 1926 (leaving a widow, Emily, and infant daughter, Thelma, as well as his two adult children by his first marriage). At that time it was stated that he had been an employee of Millars timber company. In 1927 the house was offered for sale:
UNDER INSTRUCTIONS FROM THE ADMINISTRATOR, HENRY B. T. NORTHAM, Esq., in the ESTATE of the Late WILLIAM HENRY NORTHAM.
BRICK RESIDENCE, No. 8 KING'S-ROAD, SUBIACO
to SELL by PUBLIC AUCTION
Portion of Perth Sub. Lots 244 and 245, being Lot 86 on Deposited Plan 852 having a frontage of 50 links to King's road by a depth of 174 links to a r.o.w. The improvements include, a faithfully built Brick Residence, containing four main rooms, kitchen, pantry, bathroom, laundry, front and back verandahs, and the usual conveniences. The position is select and elevated.
Charles Zeck was identified as the owner in the Rate Books of 1929/30 and he retained 8 Kings Road as a rental property until the time of his death in January 1943. Charles Zeck was a successful hairdresser and businessman who had popular premises in Moana Chambers, Perth.
TO BE SOLD BY PUBLIC AUCTION [under instructions from] THE WEST AUSTRALIAN TRUSTEE and Mrs E. A. ZECK, trustees of estate Charles Zeck (deceased) NO 8 KING'S-RD. SUBIACO.
Land: Portion of Perth Suburban Lots 244 and 245, Lot 86 on Plan 352 Improvements: Brick Villa, 3 rooms, kitchen, passage, bathroom, washhouse, c and t's, sewered, el, gas. Lawns and gardens well situated convenient Hamersley-rd, Thomas-st junction. Let to weekly tenant.
Subsequent occupancy information suggests that it may have continued to be used as a rental property until at least the mid-twentieth century. Reference to an inter-war era Metropolitan Water Supply and Sewerage Department plan, plus a review of historical aerial photographs dating from 1964 and 2016, indicates that the building envelope of the front part of the house has remained largely unchanged, although there have been some modifications and additions at the rear.

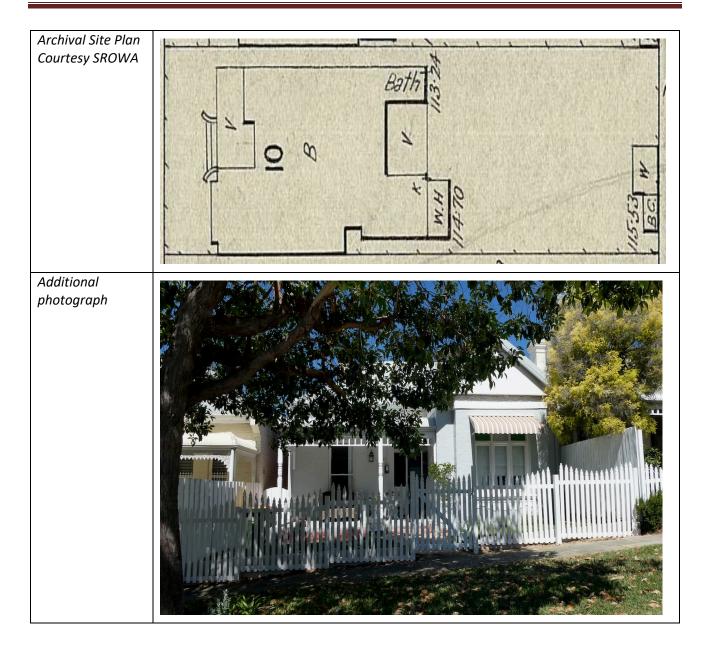
• Traditional symmetrical single storey house of Federation Queen Anne style.
 Brick construction with tuckpoint finish and rendered bands, the tuckpoint finish has been painted over.
 Roughcast render central gable with timbered detailing above the entrance.
Hipped roof with replacement corrugated metal cladding.
• The bullnose verandah extends across the full width of the façade, supported
on turned timber posts with lace frieze.
• The main entrance has a central position with a traditional arrangement of
timber and glazed door, flanked by side lights of similar pattern and fanlights
above the entire arrangement.
 Four timber framed sash windows to the façade, arranged in pairs with a
shared rendered sill with decorative details.
 The front garden is enclosed by palisade style fence on top of a brick wall.
Based on a streetscape inspection the building appears to be in good condition.
High: The place continues to be used as a private residence.
Moderate - The original external form and detailing of the building is largely intact
although diminished by the painted brickwork.
The place has cultural heritage significance:
 As a good representative example of the many 4-5 room brick homes which
were built in Subiaco during the early twentieth century to meet the needs
and aspirations of middle-class residents such as public servants, senior office
workers, small business owners, skilled tradesmen and single/widowed
women of private means.
 As a good representative example of the application of materials and
detailing which were derived from the Federation Queen Anne style, but
which were applied in a more restrained manner that suited the budgets and
expectations of the middle classes in Subiaco during the early twentieth
century.
• For its aesthetic contribution to a largely intact group of early twentieth
century houses.
Some significance (Level 3)
Contributes to the heritage of the City of Subiaco.
Kings Road Heritage Area - adopted 23/05/2017.
Local Heritage Survey - adopted 4/02/2003.
Wise's Post Office Directory 1894-1949
Australian Electoral Rolls, 1903-1980
Aerial Photographs, Landgate 1948-2020.
MWSSⅅ Plans, State Records Office of WA, Retro Maps http://au-wa-sro-
metromaps-uat.s3-website-ap-southeast-2.amazonaws.com/#/
Historical Notes for the Triangle Precinct prepared by Annette Green April 2020, held
by the City of Subiaco.
Who Built Subiaco? The builders who lived and/or worked in Subiaco in the period
c1895-1940, Annette Green, Greenward Consulting, January 2015.
Heritage Assessment of Kings Road, Subiaco by Annette Green, Greenward
Consulting, for the City of Subiaco, April 2017.



	IATION		
Name	Linden Villa		
Place No.	24186		
Address	10 Kings Road (Lot 4, DP302	54) Subiaco	
Other names	House, 10 Kings Road		
Place Type	Individual Building or Group)	
Heritage Area	Kings Road Heritage Area		
ASSESSMENT OF SI			
Photo			
Construction Date	c1911	Architectural Style	Enderation Queen Anne
Construction Date	c1911 Walls	Architectural Style	Federation Queen Anne Other
Construction	Walls	Roof	Federation Queen Anne Other
		Roof Coloured corrugated	
Construction Materials	Walls Painted tuckpointed brick	Roof Coloured corrugated metal sheeting	Other
Construction	Walls Painted tuckpointed brick Current	Roof Coloured corrugated metal sheeting Original	
Construction Materials	Walls Painted tuckpointed brick Current Residential: Single storey	Roof Coloured corrugated metal sheeting Original Residential: Single storey	Other
Construction Materials Use	WallsPainted tuckpointed brickCurrentResidential: Single storeyresidence	RoofColoured corrugatedmetal sheetingOriginalResidential: Single storeyresidence	Other
Construction Materials	Walls Painted tuckpointed brick Current Residential: Single storey residence Demographic settlement and	RoofColoured corrugatedmetal sheetingOriginalResidential: Single storeyresidenced mobility: Settlements	Other
Construction Materials Use	WallsPainted tuckpointed brickCurrentResidential: Single storeyresidenceDemographic settlement anOccupations: Domestic activity	Roof Coloured corrugated metal sheeting Original Residential: Single storey residence d mobility: Settlements vities	Other Other
Construction Materials Use Historic Theme(s)	WallsPainted tuckpointed brickCurrentResidential: Single storeyresidenceDemographic settlement anOccupations: Domestic activity	Roof Coloured corrugated metal sheeting Original Residential: Single storey residence ad mobility: Settlements vities cen taken from the Heritage	Other Other

	deposit and schedule of payments over time, which was a common method of purchasing a house from a builder/investor at that time. Online records suggest that Percy Scarterfield migrated to Australia with his wife Ellen in April 1911 - the same year in which he was identified in the English Census as a 25 year old single "clothier" who was living with his parents at 57 Linden Gardens, Chiswick, Middlesex (which indicates that he married shortly before migrating and provides a link with "Linden Villa", the name that he gave to his house in Kings Road). Walter Lay (c.1865-1953) was born in Victoria, but had moved to Western Australia by the time of his marriage in March 1900. In the Electoral Roll of 1903, Lay was listed as a builder of West Leederville. Following his first wife's death, he married for a second time in 1905 and had relocated to Subiaco by 1906 – when he advertised under Builders & Contractors in the Trades section of the Post Office Directory, with premises in Hamersley Road. Lay continued to advertise as a builder in the Post Office Directory and hay continued to advertise as a builder in the Post Office Directory with premises in Hamersley Road. Lay continued to advertise as a builder in the Post Office Directories until his retirement in the late 1940s and the available evidence indicates that he was involved in a considerable amount of residential development in the Subiaco area, including speculative development. The earliest advertised at least eight more 4 to 6 room villas for sale of his houses into the hands of an agent. It is therefore almost certain that Walter Lay was responsible for the construction of 10 Kings Road as a speculative development. The settiemed 1012 for sale sale and retained it as a rental property until her death in October 1939. It was offered for sale by the executors of her estate in September 1942: TO BE SOLD BY PUBLIC AUCTION [under instructions from]THE PERPETUAL EXECUTORS, TRUSTEES AND AGENCY COMPANY (WA), LIMITED As ADMINISTRATOR of the Estate of th
	Doyle Ltd (1942); and Isobel Burn, married woman (1947)(died August 1950). Reference to an inter-war era Metropolitan Water Supply and Sewerage Department plan, plus a review of historical aerial photographs dating from 1964 and 2016, indicates that the building envelope of the front part of the house has remained largely unchanged.
Physical Description	 Traditional asymmetrical single storey house of Federation Queen Anne style. Brick construction with tuckpoint finish and rendered bands, the brickwork has been painting obscuring the tuckpoint finish but traces of the detail can be seen under the paint. Roughcast render fascia across the façade immediately below the eaves. Hipped roof with gable, clad in replacement corrugated metal sheeting.

	 Bullnose verandah across the recessed section of the façade supported on turned timber posts with simple timber frieze. 	
	• Projecting wing has smooth rendered panel gable, a group of three timber framed casements with top lights with non-original metal awning.	
	• The main entrance abuts the projecting wing with a traditional arrangement	
	of timber and glazed door, with side lights of similar pattern and fanlights	
	above the entire arrangement.Sash windows to the recessed section of the façade.	
	 The front garden is enclosed by a timber picket fence. 	
Condition	Based on a streetscape inspection the building appears to be in good condition.	
Integrity	High: The place continues to be used as a private residence.	
Authenticity	Moderate - The original external form and detailing of the building is largely intact	
,	although diminished by the painted brickwork.	
Statement of	The place has cultural heritage significance:	
Significance	• As a good representative example of the many 4-5 room brick homes which were built in Subiaco during the early twentieth century to meet the needs and aspirations of middle-class residents such as public servants, senior office workers, small business owners, skilled tradesmen and single/widowed women of private means.	
	 As a good representative example of the application of materials and detailing which were derived from the Federation Queen Anne style, but which were applied in a more restrained manner that suited the budgets and expectations of the middle classes in Subiaco during the early twentieth century. For its aesthetic contribution to a largely intact group of early twentieth century houses. For its association with the rapid development of Subiaco in the early 20th 	
	century and the small scale development by local builders, in this instance Walter Lay.	
Level of	Some significance (Level 3)	
Significance	Contributes to the heritage of the City of Subiaco.	
Heritage Listings	Kings Road Heritage Area - adopted 23/05/2017	
and Status	Local Heritage Survey - adopted 4/02/2003.	
Key References	Wise's Post Office Directory 1894-1949	
	Australian Electoral Rolls, 1903-1980	
	Aerial Photographs, Landgate 1948-2020.	
	MWSSⅅ Plans, State Records Office of WA, Retro Maps http://au-wa-sro- metromaps-uat.s3-website-ap-southeast-2.amazonaws.com/#/	
	Historical Notes for the Triangle Precinct prepared by Annette Green April 2020, held	
	by the City of Subiaco.	
	Who Built Subiaco? The builders who lived and/or worked in Subiaco in the period	
	c1895-1940, Annette Green, Greenward Consulting, January 2015.	
	Heritage Assessment of Kings Road, Subiaco by Annette Green, Greenward Consulting, for the City of Subiaco, April 2017.	



LOCATION INFORM	NATION		
Name	House, 14 Kings Road		
Place No.	24187		
Address	14 Kings Road (Lot 89, DP35	52) Subiaco	
Other names		,	
Place Type	Individual Building or Group)	
Heritage Area	Kings Road Heritage Area		
ASSESSMENT OF SI			
Photo			
Construction Date	c1908	Architectural Style	Federation Queen Anne
Construction	Walls	Roof	Other
Materials	Tuckpointed brick	Corrugated metal sheeting	
Use	Current	Original	Other
036	Residential: Single storey	Residential: Single storey	Other
	residence	residence	
Historic Theme(s)	Demographic settlement ar		l
	Occupations: Domestic acti	-	
Historical Notes	The following extract has been taken from the Heritage Assessment of Kings Road, Subiaco, Greenward Consulting, April 2017.		
	This part of Subiaco had been laid out as a residential subdivision by September 1891, but there was only one resident listed along the street in the Western Australian Post Office Directory of 1901 (referring to Park Street) and 2 in 1905 (referring to King's Road). This was followed by a rapid period of development up to 1910 continued by steady infill after that time and the Kings Road was fully developed by the mid 1920s. An analysis of information in the Rate Books indicates that 14 Kings Road was developed by J. E. Woods in c.1907, together with 16 Kings Road, which he also owned. It also suggests that the first occupant of #14 was Charles De Gruchy, contractor. Charles De Gruchy (c.1864-1919) was born in the Channel Islands and migrated to Australia as an assisted immigrant in 1885 (at which time his occupation was given as joiner/carpenter). By 1902 De Gruchy was working as a building contractor and in		

 1903 to 1919 was listed in the Post Office Directory under the category Builders & Contractors, with premises at various locations in Subiaco. During this time, De Gruchy advertised at least four houses for sale, suggesting that he undertook at least some work as a builder/developer. The following advertisements confirm that De Gruchy was working in Kings Road in 1906 and 1908, but do not specify the lot or street numbers: 		
PAINTERSimprover, good, wanted De Gruchy's job, Kings-rd., Subiaco. (Aug 1906)		
and		
PAINTERS and Plasterers wanted. Apply on job, job, Kings-rd., Subiaco. C De Gruchy, contractor. (Aug 1908)		
Note: The original detailing of 12 and 16 Kings Road appears to have been the same or very similar, and both were built in c.1907, although an analysis of information in the Rate Books indicates that 12 Kings Road was developed for Mrs Martha Gibson. It is therefore possible that Charles De Gruchy was involved in the construction of the three houses at 12, 14 & 16 Kings Road in c.1906-1908, either as a contract builder or as a builder/developer. In c.1912/13 ownership of 14 Kings Road was transferred to Mrs Alice Allen who lived here until c.1928 and retained the property until at least 1929/30. Online family trees and newspaper notices suggest that this was the Alice Hooper Aitken (c.1864-1944) who had married James Bernard Allen in South Australian in 1898 and was widowed in 1912 (at which time James had been employed as the Director of Technical Education at the Perth Technical School). This couple had at 4 children: Ruth (born c.1900); Maxwell (c.1902); Clabon (c.1904); and Karl (c.1906), all of whom would have lived for some time at 14 Kings Road. Alice and James' youngest son, Karl, was awarded the Rhodes Scholarship in 1926, and his departure for England was preceded by a gathering of family and friends at 14 Kings Road in July of that year. The next long-term occupant was Mrs Elizabeth Cairns, who lived here from c. 1933 until at least 1963. Reference to an inter-war era Metropolitan Water Supply and Sewerage Department plan, plus a review of historical aerial photographs dating from 1964 and 2016, indicates that the building envelope of the front part of the house has remained largely unchanged, although major additions were undertaken at the rear at some		
 stage in the period 1985-1995. Traditional symmetrical single storey house of Federation Queen Anne style. 		
 Brick construction with tuckpoint finish and rendered bands. Roughcast render gable with timbered detailing to the central projecting wing. 		
 Hipped roof clad with corrugated metal sheeting. The bullnose verandah wraps around the central projecting bay and extends across the majority of the façade, supported on turned timber posts with decorative brackets. 		
 The main entrance to the northern side of the façade at the end of the return verandah, with a secondary door to the southern side of the façade. Full height timber framed sash windows. The front garden is enclosed by a timber picket fence. 		

Condition	Based on a streetscape inspection the building appears to be in good condition.		
Integrity	High: The place continues to be used as a private residence.		
Authenticity	High: The original external form and detailing of the building is largely intact.		
Statement of Significance	 The place has cultural heritage significance: As a good representative example of the many 4-5 room brick homes which were built in Subiaco during the early twentieth century to meet the needs and aspirations of middle-class residents such as public servants, senior office workers, small business owners, skilled tradesmen and single/widowed women of private means. As a good representative example of the application of materials and detailing which were derived from the Federation Queen Anne style, but which were applied in a more restrained manner that suited the budgets and expectations of the middle classes in Subiaco during the early twentieth century. For its aesthetic contribution to a largely intact group of early twentieth century houses. 		
	 For its association with the rapid development of Subiaco in the early 20th century and the small scale development by local builders, in this instance Charles de Gruchy. 		
Level of	Some significance (Level 3)		
Significance	Contributes to the heritage of the City of Subiaco.		
Heritage Listings	Kings Road Heritage Area - adopted 23/05/2017.		
and Status	Local Heritage Survey - adopted 4/02/2003.		
Key References	 Wise's Post Office Directory 1894-1949 Australian Electoral Rolls, 1903-1980 Aerial Photographs, Landgate 1948-2020. MWSSⅅ Plans, State Records Office of WA, Retro Maps http://au-wa-sro-metromaps-uat.s3-website-ap-southeast-2.amazonaws.com/#/ Historical Notes for the Triangle Precinct prepared by Annette Green April 2020, held by the City of Subiaco. Who Built Subiaco? The builders who lived and/or worked in Subiaco in the period c1895-1940, Annette Green, Greenward Consulting, January 2015. Heritage Assessment of Kings Road, Subiaco by Annette Green, Greenward Consulting, for the City of Subiaco, April 2017. 		
Archival Site Plan Courtesy SROWA	4 7 7 8 8 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1		

LOCATION INFORM	IATION		
Name	Avro Clinic		
Place No.	9179		
Address	2 Nicholson Road (Lot 333, I	P52347) Subjaco	
Other names	Balquhidder (1909-1917)	5254775051860	
Other numes	Hamel House Private Hospital (c1922-1925)		
		. ,	
	Kiama Private Hospital (1925-)		
	Avro Private Hospital (1930-post 1950) Avro House		
Diago Turo			
Place Type	Individual Building or Group		
Heritage Area	Salisbury and Rupert Street	Heritage Area	
ASSESSMENT OF SI Photo	GNIFICANCE		
(December 2020)			
Construction Date	c1908, c1918, c1936	Architectural Style	Federation Queen Anne; Inter-War Bungalow; Inter- War
Construction	Walls	Roof	Other
Materials	Painted tuckpointed brick	Terracotta Tile	
Use	Current	Original	Other
	Health: Hospital	Residential: Single storey	
		residence	
Historic Theme(s)	Demographic settlement and mobility: Settlements Occupations: Domestic activities Social and Civic Activities: Community services and utilities		
Historical Notes	The following extract has been taken from the Heritage Assessment of 2 Nicholson Road, Subiaco, Greenward Consulting, December 2018.		
	No development took place in this general locality until late 1891, when Perth Suburban Lots 278, 279, 280 & 281 were subdivided as Deposited Plan 353 (later referred to as DP 2808). This subdivision included 138 building lots, with frontages to Heytesbury Road, Thomas Street, Nicholson Road, Rokeby Road, Mackay Street (later renamed as part of Rupert Street), Paterson Street (later renamed as part of Salisbury		

Г	
	Street) and Finlayson Street. These were progressively sold from December 1891 (many to eastern states investors), but construction on these sites was initially slow. A plan dated c.1902 shows that, while the Rokeby Road frontage had been largely developed by that time, only about 15 buildings had been erected along the other frontages - none of which were located along Nicholson Road. The subdivision included 6 lots along Nicholson Road in the block between Salisbury and Thomas Streets, being Lots 96 to 101. By c.1908, the three lots closest to Thomas Street (99 to 101) had been acquired by Agnes Jacoby (nee Wilson)(c.1863-1943), the wife of Frederick ('Fred') William Jacoby (c.1872-1954). Frederick Jacoby was born in South Australia and moved to WA in 1891, together with his parents and siblings. Frederick had taken over Jacoby's Hotel in Murray Street, Perth, by the mid-1890s and he remained in the hotel trade for the rest of his life. Over time he was directly associated with Jacoby's Hotel/Bohemia Hotel, Murray Street, Perth (c.1895-1904); Reservoir Hotel/Goldfields Weir Hotel, Mundaring (c.1898-1953); Ardath Hotel, Ardath (c.1925 until at least 1937) and the Council Club Hotel in Midland Junction (c.1928-1938). He also had a rural property at Mundaring, known as "Greystone" (c.1899). Agnes 'Elfrida' Jacoby (c.1899) and 'Jack' Mathieson Jacoby (c.1901). During the early-mid twentieth century, the Jacoby family maintained city residences at 191 Thomas Street, Subiaco (c.1908-1918), 2 Nicholson Road (c.1918-1922) and 5 Harvest Terrace, West Perth (c.1923-1954). However, Mundaring appears to have been their primary place of residence until the early post- WWI period and at various times they also resided at or near their other hotel businesses. The Jacoby family built a new house, known as 'Balquhidder', on Lots 99-101 in c.1908 and in 1909 the Western Australian Post Office Directories listed Frederick W Jacoby as the primary occupant of a house in this location, as well as of the Goldfields Weir Hotel. At t
	FLAT TO LET. Part nice furnished house to let, facing King's Park, owner frequently away. 109 Thomas-st., cr. Nicholson-rd.
	By 1918 a new Jacoby family residence was being constructed on lots 96 to 98 and the house at 191 Thomas Street was advertised for sale in mid 1918-mid 1919:
	GENTLEMAN'S Residence for Sale, large rooms all conveniences, facing King's Park. 191 Thomas Street. [June 1918]
	and
	FOR PRIVATE SALE. A first-class Brick RESIDENCE, 7 rooms, 4 large, 100ft. frontage, superior built House, wide entrance hall, high ceilings, 8ft. verandahs, garage, stable, vines, every convenience, liberal terms if required. Apply to OWNER, 191 Thomas-st, corner of Nicholson-road. No Agents. [July 1919]



	sentiment of all the guests when he congratulated her upon her beautifully equipped		
	hospital, and wished her every success in the future. Sister Lovell saw active service		
	both in Egypt and in France, and for many years has been associated with the		
	Children's Hospital.		
	From the mid 1920s these premises operated as a general hospital, under the names		
	Kiama Private Hospital (c.1925-1930) and Avro Private Hospital (c.1930 to post 1949).		
	In c.1935, 191 Thomas Street was occupied by John Turtle Bell (c.1864-1935) and		
	Emma Jane Bell (c.1866-1945), the parents of Sister Edith Mabel Bell, who was the		
	matron of Avro Hospital for many years. The Electoral Rolls identified Emma Bell as a		
	resident of the house until the time of her death, and another daughter, Evelyn Mary		
	Bell, was still living here in 1949. However, from 1938 the house was listed in the Post		
	Office Directories as part of the hospital and it appears to have also been used for		
	nurses quarters from around that time.		
	In 1936, "alterations and extensive additions to the Avro Hospital, Nicholson-road,		
	Subiaco" were designed by Jack Learmonth Ochiltree, architect, on behalf of Agnes		
	Jacoby (who was still the owner of the property). These works were described as		
	providing accommodation for 14 additional patients and the contract was let to		
	Messrs Nissen and Mills for a sum of £1,490. No further information has been found		
	regarding this building campaign, but it seems likely that it included the single storey		
	building between 'Balquhidder' and 'Avro' (noting this building had not been		
	constructed when a photograph of Avro Hospital was taken in 1930).		
	The place has continued to be used for medical purposes since that time and in 1980		
	lots 96 to 101 were resurveyed as lot 926 and designated as a 'C' Class Reserve under		
	the Minister for Public Health (now known as Lot 333 on Plan 52347, Reserve No		
	36490). During that decade the place was adapted as a community health centre and		
	outpatient psychiatric clinic.		
	The site is still owned by the State Government and the buildings are now boarded up		
	and unused.		
	The mature trees on the southern property boundary are shown on aerial		
	photographs from 1948 as large trees. This suggests these trees were planted by the		
	Jacobys in the early 20th century. Further research by an arborist may determine the		
	age of the trees.		
Physical	The following extract has been taken from the Heritage Assessment of 2 Nicholson		
Description	Road, Subiaco, Greenward Consulting, December 2018.		
	The site of the three buildings is bound by Thomas Street, Nicholson Road, Salisbury		
	Street and Finlayson Street. The lot is predominantly tarmacked for parking apart		
	small areas of planting and mature trees on the south, west and east boundaries.		
	 <u>1908 Balquihidder</u> (eastern portion of the lot - facing Thomas Street) 		
	 Asymmetrical, stepped façade with main frontages facing south, south-east 		
	and east (with the latter two designed with large openings to take advantage		
	of views across Thomas Street to Kings Park).		
	 Hipped-gabled roof clad with terracotta tiles with remnants of decorative 		
	terracotta ridge capping.		
	 Large decorative gables to shallow projecting wings on the south and east sides. Each of these has a rough cast rendered face set with vertical timber 		
	sides. Each of these has a rough cast rendered face set with vertical timber		
	battens; a tall turned timber finial; timber brackets along the projecting		
	bottom edge; and carved bargeboards with a timber button detail.		
	 Painted (originally tuck-pointed) brickwork with one smooth rendered 		
	stringcourse at window sill height (now painted).		

•	Four double hung windows with moulded rendered sills along the south and south-west sides of the house.
•	Later, low-level, flat-roofed verandah and patio structures along the eastern elevation, cutting through the height of the original openings.
•	
	around the carpark along the eastern end of Nicholson Road. This area
	includes a large Camphor Laurel tree, which is a prominent streetscape
	element.
•	Part of the eastern (Thomas Street) yard is now enclosed by a curved
	masonry block wall that forms an enclosed courtyard.
•	<u>'Avro' - Inter-war Bungalow</u> (western portion of the lot - addressing Salisbury
	Street)
•	
•	
	prominent projecting porch with low, rock-faced stone piers supporting tapered timber columns.
•	8 8 8 8 8
	the original west elevation and for a short distance along the south elevation.
•	The tiled piazza and verandah supported by massive jarrah columns being a key feature.
•	Prominent rectangular window bay facing Nicholson Road.
•	Hipped-gabled roof clad with terracotta tiles, and featuring terracotta dragon
	finials.
•	Large rough-cast rendered gable, set with a simple pattern of vertical and horizontal battens, over the window bay to the south elevation.
•	
•	Two chimneys, each with painted (originally tuck-pointed) brick to the square
	base, roughcast render to the tapered upper half, and a painted (originally
	face brick) capping course.
•	
	course at mid-wall height with roughcast rendered brickwork above the string course.
•	Contrasting smooth rendered surrounds to the door and window openings
	(above the string course only). These have distinctive Inter-War detailing,
	with tapered sides that curve out at the top to form projecting corners.
•	Main entrance located at the angled corner at the back of the entrance
	porch. This has a 2-panel door with simple rectangular leadlight glazing to the
	upper panel. Wide sidelights on either side have a simple floral motif framed
	by textured glass set in simple rectangular panels.
•	Short southern verandah. Return verandah across the stepped western
	facade.
•	The west façade features two large openings set in shallow rectangular bays.
•	The short southern verandah has a large double hung window at the eastern
	end. On the northern side a high level window to the entry vestibule features
	a stained glass window illustrating a country scene with what has been
	described as an 'Avro' aeroplane flying above.
	On the eastern side of the southern verandah the façade steps out with a
	rectangular window bay. This has a tapered rock-faced stone base, a stepped

	 brick sill, and a raked and tiled window hood with carved timber brackets. The large opening is set with 4 vertically proportioned windows with rectangular highlights over, but the detailing has been altered over time. A two storey wing abuts the northern end of the western elevation (facing Salisbury Street). Brick and rendered brick ground floor façade. Timber-framed first floor with exposed framing and a mixture of flush panels and scalloped timber louvres facing west and south. Rough cast rendered gable with a large louvered vent. <u>1936 hospital building (centre of the lot)</u> Asymmetrical, stepped façade facing Nicholson Road with small projecting wing on the western side of the main facade and a projecting central porch. Hipped-gabled roof clad with terracotta tiles, featuring terracotta dragon finials. Large rough-cast rendered gable, vertical and horizontal battens, over the projecting wing on the western side of the main facade. Large rough-cast rendered gable, set with a simple pattern of vertical battens, over the projecting wing towards the rear of the east elevation. Single chimney towards the rear of the building, with detailing similar to the chimneys of the c.1918 house. Painted brickwork (originally face brickwork) below a projecting brick string course at mid-wall height with roughcast rendered brickwork above the stringcourse. Central entrance, featuring a pair of high-waisted double doors with a rectangular highlight over. The window bay on the western side of the main façade, detailed to 	
	complement the nearby, south-facing, window bay of the c.1918 house with	
	low, tapered, rock-faced stone base, a stepped brick sill, and a raked and tiled window hood with carved timber brackets. The large opening has 4 vertically proportioned windows but the detailing has been altered over time.	
Condition	Based on a streetscape inspection the building appears to be in fair to poor condition (with much of the external paintwork in a deteriorated condition).	
Integrity	Moderate - The use has been altered but the original intent is clearly evident.	
Authenticity	Moderate - The original external form and detailing of the building is largely intact although diminished by the painted brickwork.	
Statement of	The place has cultural heritage significance:	
Significance	 For the long-term association of the overall site with Frederick and Agnes Jacoby, who were a prominent business family in WA (primarily associated with well-regarded hotel businesses) and who also played a primary role in successfully lobbying for the construction of Lemnos Hospital for the care of returned servicemen suffering from mental illness. As a landmark collection of buildings which have been well-known over time as a hospital/medical facility. As a significant site for the history of women in the local community, with reference to its management as a hospital by a series of women over at least 3 decades, and as a place of employment for local women in the roles of pursing algoring and applying 	
	 nursing, cleaning and cooking. For its social significance for the families of those who were born, treated or died here following its conversion to a hospital in 1922. 	

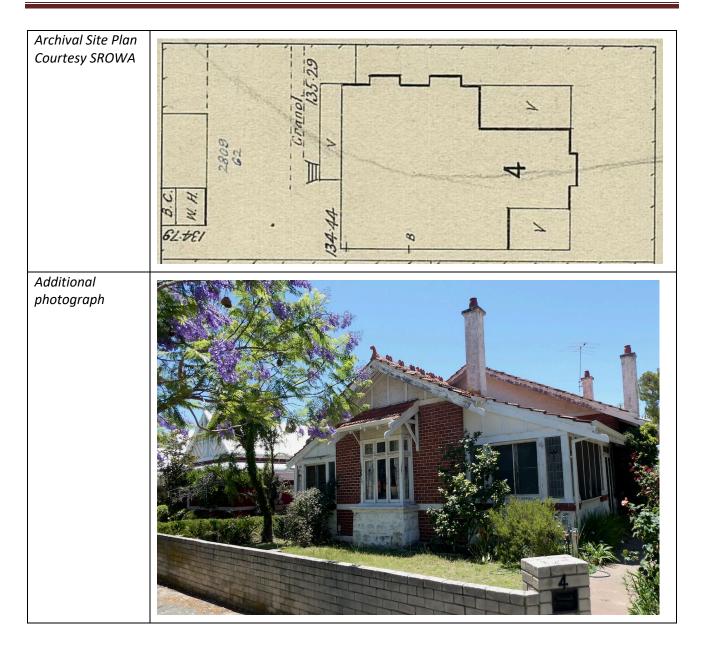
[
	 The 1918 building on the corner of Nicholson Road and Salisbury Street is of particular significance: 			
	 For its landmark values as a good example of an early Inter-War era 			
	bungalow, located on a prominent corner site.			
	 For its historical and aesthetic values as an example of the residential work of William Wolf, an architect who is highly regarded for his design of His Majesty's Theatre and Hotel in Hay Street, Perth. 			
	 As a representative example of a well designed and detailed "gentleman's villa" of Subiaco dating from the early post-WWI era, and for the evidence it provides about the style and standard of the development that took place in the elevated locations near Kings Park – an area that had been established in the early twentieth century as an suited to the more affluent residents of Subiaco. 			
	 As a representative example of the adaptation of large late-nineteenth and 			
	early-twentieth century residences as private hospitals in the inter-war years.			
	As one of several private hospitals established in Subiaco in the inter-war			
	years, illustrating the importance of the relatively central location, 'healthy'			
	environment and proximity to public transport that the suburb offered.			
	• The 1936 building fronting Nicholson Road is of additional significance:			
	• As an example of a purpose-built medical facility that illustrated the on-going			
	success and development of one of Subiaco's inter-war era private hospitals.			
Level of	Considerable significance (Level 2)			
Significance	Very Important to the heritage of the City of Subiaco.			
Heritage Listings	Heritage List – adopted 16/04/2019			
and Status	Salisbury and Rupert Street Heritage Area – adopted 11/12/2018			
Key References	Wise's Post Office Directory 1894-1949			
	Australian Electoral Rolls, 1903-1980			
	Aerial Photographs, Landgate 1948-2020.			
	MWSSⅅ Plans, State Records Office of WA, Retro Maps http://au-wa-sro-			
	metromaps-uat.s3-website-ap-southeast-2.amazonaws.com/#/			
	Historical Notes for the Triangle Precinct prepared by Annette Green April 2020, held			
	by the City of Subiaco.			
	Who Built Subiaco? The builders who lived and/or worked in Subiaco in the period			
	c1895-1940, Annette Green, Greenward Consulting, January 2015.			
	Heritage Assessment 2 Nicholson Road, Subiaco prepared by Greenward Consulting			
	for the City of Subiaco, December 2018.			
	Heritage Assessment of the Southern End of the Triangle Precinct, prepared by			
	Greenward Consulting, August 2018.			



LOCATION INFORM	IATION		
Name	House, 4 Nicholson Road		
Place No.	24197		
Address		d part Lot 63, DP2808) Subia	0.0
Other names			
Place Type	Individual Building or Group		
Heritage Area	Salisbury and Rupert Street		
ASSESSMENT OF SI		Hentage Area	
Photo	GNIFICANCE		
(December 2020)			
Construction Date	c1920	Architectural Style	Inter-War Bungalow
Construction	Walls	Roof	Other
Materials	Tuckpointed brick	Terracotta Tile	Other
Use	Current		Other
USE		Original	Other
	Residential: Single storey	Residential: Single storey	
	residence	residence	
Historic Theme(s)	Demographic settlement an	-	
	Occupations: Domestic activ		
Historical Notes	The following extract has been taken from the Heritage Assessment of the Southern End of Subiaco's Triangle Precinct, Greenward Consulting, August 2018.		
	No development took place in the study area until late 1891, when Lots 278, 279, 280 & 281 were subdivided as Deposited Plan 353 (later referred to as DP 2808). This subdivision included 138 building lots, with frontages to Heytesbury Road, Thomas Street, Nicholson Road, Rokeby Road, Mackay Street (later renamed as part of Rupert Street), Paterson Street (later renamed as part of Salisbury Street) and Finlayson Street. These lots were progressively sold from December 1891 (many to eastern states investors), but construction on these sites was initially slow. A plan dated c.1902 shows that, while the Rokeby Road frontage had been largely developed by that time, only about 15 buildings had been erected along the other frontages. (none of which were located on Nicholson Road). The readily available evidence suggests that, in the early 20th century, this block formed part of a larger site (Lots 62, 63 & 64) owned by Alfred Nathan Young. Young		

e	built a long-term family home at 6 Nicholson Road (lots 62 and part 63) in c.1912, and entries in the Subiaco Rates Books confirm that he still owned the adjoining land in
1	1916.
	In c.1920, a new house was constructed on Lot 64 and part Lot 63, occupied by William and Lillie Berryman. William John Berryman (c.1876-1951) had married Lillie Mina (aka Lila) Lewen (c.1872-1923) in Perth in c.1904 and this couple lived at 105 Salisbury Street in c.1906-1921 before moving to 4 Nicholson Road. William was a partner in Berryman Brothers, which later operated as Berryman and Langley, produce merchants. He also served on the Subiaco Council from c.1912 and was
i E C	elected Mayor in 1916-1917 and again in 1920-1921. Lillie died at 4 Nicholson Road in February 1923 and in April of that year a newspaper notice advised that W J Berryman's "charming tiled roof bungalow and furniture and effects" were to be offered for sale by auction. By 1925, William was living in Maylands with his 2nd wife, Irene.
	The next long-term occupants were Charles and Barbe Cruikshank. Charles Watt Cruikshank (c.1898-1975) married Joan St Barbe ('Barbe') Connor (c.1909-1983) on September 30, 1929, and their marriage announcement stated that they would be at 'at home' at 4 Nicholson Road on 31 October and 1 November. They continued to live here until the mid-twentieth century, placing the house on the market in early 1951:
	HODD CUTHERTSON AND NORTH PTY. LTD. has been instructed by Charles W. Cruickshank Esq. to Sell by PUBLIC AUCTION as above:
	All that piece of Land being Portion of Perth Sub. Lot 279 being Lot 64 and Part Lot 63 on plan 2808 as shown on C.T. Vol. 752 Fol. 90. THE IMPROVEMENTS comprise a well built Brick Tiled Residence
	known as No. 4 NICHOLSON-RD., SUBIACO, situated corner of Salisbury-st. and containing: Hall and passages, fine drawing
	room, dining room connected with folding doors, 2 large bedrooms, 2 small bedrooms, sleepout lined and fitted sliding
	glass windows, double sewerage. Partly furnished with some rooms practically complete. Pleasant surroundings, gardens, park, bowling greens and ample means of transport.
	An analysis of the readily available information suggests that the primary occupants of the property from its time of construction until c.1952 included:
	 c.1921-1923 William John Berryman (manager of Berryman Brothers, produce merchants) and Lillie Mima Berryman (home duties)
	 c.1924-1926 Stanley Gordon Johnstone (manager) and Gladys Maria Dale Johnstone (home duties) Newspaper notices confirm that Stanley Gordon Johnstone married Gladys Maria
[Dale Chipper in West Perth in August 1915. This couple lived at 4 Nicholson Road in c.1924-1929, but appear to have leased the house out for a period in c.1927. They
	had moved to Gooseberry Hill by the time of Gladys' death in November 1929. In later years newspaper reports described Stanley as being well known in the hotel
t	trade.
	 c.1927 August Stang (attorney and Norwegian consul for Western Australia) c.1928-1929 Stanley Gordon Johnstone (manager) and Gladys Maria Dale
	 Johnstone (home duties) c.1929-1951 Charles Watt Cruikshank (manufacturers representative/ merchant) and Joan St Barbe Cruikshank (home duties)
	 c.1952 Richard Mirfield Marum, company director (Industrial Sales Holdings (WA) Ltd.

Physical	Inter-war bungalow showing some elements of the Californian Bungalow				
Description	style but is not considered to be a true example of the style.				
	 Gabled roof clad with terracotta tiles with terracotta finial and decorative 				
	ridge tiles.				
	 Gable above the box bay window has rough cast render with timber batten 				
	detail and wide overhanging battened eaves. The box bay window has leaded				
	light casements and top lights with tiled window awning supported on simple				
	 A second gable is set back further into the roof form with plain roughcast render panel and shallower eaves. 				
	 Three tall rendered chimneys with terracotta honeypot flues. 				
	Brick construction with tuckpoint finish.				
	 Enclosed verandahs either side of the projecting wing. 				
	 Gardens are enclosed low grey brick wall. 				
Condition	Based on a streetscape inspection the building appears to be in fair to poor condition				
condition	(with much of the external paintwork in a deteriorated condition).				
Integrity	High: The place continues to be used as a private residence.				
Authenticity	High: The original external form and detailing of the building is largely intact.				
Statement of	The place has cultural heritage significance:				
Significance	• As a good representative example of the many 4-5 room brick homes which				
0 7	were built in Subiaco in the Inter War period to meet the needs and				
	aspirations of middle-class residents such as public servants, senior office				
	workers, small business owners, skilled tradesmen and single/widowed				
	women of private means.				
	• As a good representative example of the application of materials and				
	detailing which were derived from the Inter War Californian Bungalow style,				
	but which were applied in a more restrained manner that suited the budgets				
	and expectations of the middle classes in Subiaco during the Inter War				
	period.				
	• For its aesthetic contribution to a largely intact group of early twentieth				
	century houses.				
Level of	Some significance (Level 3)				
Significance	Contributes to the heritage of the City of Subiaco.				
Heritage Listings	Local Heritage Survey -Adopted 4/2/2003.				
and Status	Salisbury & Rupert Street Heritage Area - adopted 11/12/2018.				
Key References	2003 Heritage Inventory Place Record Heritage Assessment of the Southern End of				
	the Triangle Precinct, prepared by Greenward Consulting, August 2018.				
	Historical Notes for the Triangle Precinct prepared by Annette Green April 2020, held				
	by the City of Subiaco.				



LOCATION INFORM	LOCATION INFORMATION						
Name	House, 10 Nicholson Road						
Place No.	24198						
Address	10 Nicholson Road (Lot 59, 3	301, DP2808, DP34684) Subia	со				
Other names		, , , ,					
Place Type	Individual Building or Group						
Heritage Area	Salisbury and Rupert Street						
ASSESSMENT OF SI	· · ·						
Photo		* 1					
(December 2020)							
Construction Date	c1914	Architectural Style	Federation Queen Anne				
Construction	Walls	Roof	Other				
Materials	Tuckpointed brick	Corrugated metal sheeting					
Use	Current	Original	Other				
	Residential: Single storey	Residential: Single storey					
	residence	residence					
Historic Theme(s)	Demographic settlement an						
	Occupations: Domestic activ	•					
Historical Notes	The following extract has been taken from the Heritage Assessment of the Southern						
	End of Subiaco's Triangle Precinct, Greenward Consulting, August 2018. No development took place in this area until late 1891, when Lots 278, 279, 280 & 281 were subdivided as Deposited Plan 353 (later referred to as DP 2808). This subdivision included 138 building lots, with frontages to Heytesbury Road, Thomas Street, Nicholson Road, Rokeby Road, Mackay Street (later renamed as part of Rupert Street), Paterson Street (later renamed as part of Salisbury Street) and Finlayson Street. These lots were progressively sold from December 1891 (many to eastern states investors), but construction on these sites was initially slow. A plan dated c.1902 shows that, while the Rokeby Road frontage had been largely developed by that time, only about 15 buildings had been erected along the other frontages (none of which were located on Nicholson Road).						

r						
	The Subiaco Rates Books of 1912/13 identified this site as vacant land, while in					
	1913/14 Albert Truscott was identified as the owner/occupier (although the house wasn't listed in the Post Office Directories until 1915). Albert Truscott (c.1872-1953) had married Louisa Kemp (c.1870-1968) in Albany in c.1898 and this couple had 3 children in the period c.1899-1911: Robert Bernard; Raymond George; and Marjorie. Albert and Louisa were listed as residents of Mueller					
	Road, Subiaco, in the Electoral Rolls of 1903 and remained there until c.1912 (during which time Albert was described as a civil servant). In the Electoral Rolls of 1913 they were identified as residents of Hay Street, Subiaco, where Albert was working as hairdresser, tobacconist and bookseller. By March 1914 Albert Truscott had established a real estate agency at 122 Rokeby Road, and the family moved to 10 Nicholson Road at around the same time. Truscott moved his business premises to 57					
	Rokeby Road in c.1917-1918 and to 88 Rokeby Road by 1919 (where he remained					
	until his retirement in the mid 1940s). In c.1924-1925 the family moved their place of					
	residence to 63 Austin Street, Subiaco.					
	The next long-term resident was Edward Angelo (MLA), who served as the member					
	for Gascoyne in 1917-1933; and for the North Province in 1934-1940. Edward					
	Houghton Angelo (c.1870-1948) had married Frances Mary Peirl (c.1872-1944) in					
	1894 and this couple had 3 children in the period c.1894-1903: Mary Constance					
	('Dolly'); Violet Amelia ('Babs'); and Ethel Hope ('Bebe'). 10 Nicholson Road appears					
	to have been initially used as the family's city residence, as in the 1920s and early 1930s the Electoral Rolls listed Edward and Frances as residents of Carnarvon. In the					
	Electoral Rolls of 1949, the only member of the family listed at 10 Nicholson Road					
	was Violet.					
	The house was re-roofed and a second storey added in c.2012.					
Physical	Single storey Federation Queen Anne house with two storey addition to the					
Description	rear.					
	 Brick construction with tuckpoint finish 					
	 Asymmetric plan form with projecting wing incorporating a roughcast render 					
	gable with timber detailing.					
	 Hipped roof with corrugated metal sheetig. 					
	 The verandah extends across the entire frontage of the house and to the 					
	western return. The bullnose canopy is supported on turned timber posts					
	with timber frieze. The underside of the canopy is lined with boards.					
	• The main entrance is located to the rear of the verandah.					
	 Sash windows arranged in groups of two. 					
Condition	Based on a streetscape inspection the building appears to be in excellent condition.					
Integrity	High: The place continues to be used as a private residence.					
Authenticity	High: The original external form and detailing of the building is largely intact.					
Statement of	The place has cultural heritage significance:					
Significance	 As a good representative example of a well designed and detailed 					
	"gentleman's villa" of Subiaco dating from the early twentieth century.					
	For its aesthetic value as a good representative example of a well-designed					
	Federation Queen Anne villa of the early twentieth century, designed to a					
	 style and scale suited to the professional/business classes. The place has a long association with MLA Edward Angelo who used this 					
	place as a secondary residence, when not living in the electorate of					
	Carnarvon.					
	• For its aesthetic contribution to a largely intact group of early twentieth					
	century houses.					

	• For its association with the rapid development of Subiaco in the early 20th				
Level of	century. Some significance (Level 3)				
•	• • •				
Significance	Contributes to the heritage of the City of Subiaco.				
Heritage Listings	Salisbury & Rupert Street Heritage Area - adopted 11/12/2018.				
and Status	Local Heritage Survey -Adopted 4/2/2003.				
Key References	Wise's Post Office Directory 1894-1949				
	Australian Electoral Rolls, 1903-1980				
	Aerial Photographs, Landgate 1948-2020. MWSSⅅ Plans, State Records Office of WA, Retro Maps http://au-wa-sro-				
	metromaps-uat.s3-website-ap-southeast-2.amazonaws.com/#/				
	Historical Notes for the Triangle Precinct prepared by Annette Green April 2020, held				
	by the City of Subiaco.				
	Who Built Subiaco? The builders who lived and/or worked in Subiaco in the period				
	c1895-1940, Annette Green, Greenward Consulting, January 2015.				
	2003 Heritage Inventory Place Record Heritage Assessment of the Southern End of				
	the Triangle Precinct, prepared by Greenward Consulting, August 2018.				
Archival Site Plan					
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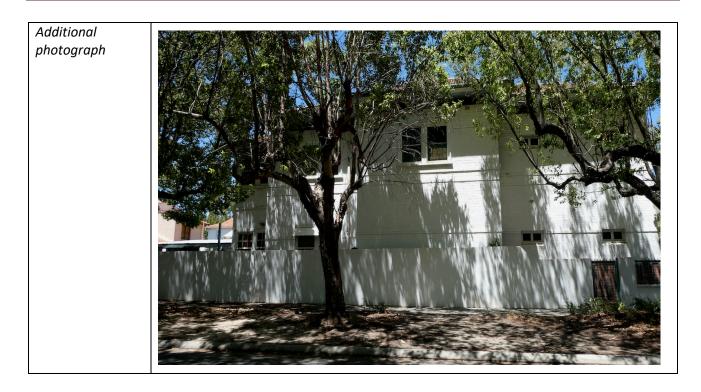
LOCATION INFORM	IATION					
Name	Shirley Court					
Place No.	24199					
Address	12 Nicholson Road (Lot 58, I	DP2808) Subiaco				
Other names	Flats, 12 Nicholson Road	,				
Place Type	Individual Building or Group)				
Heritage Area	Salisbury and Rupert Street					
ASSESSMENT OF S	· · ·					
Photo						
Construction Date	1937	Architectural Style	Inter-War Functionalist			
Construction	Walls	Roof	Other			
Materials	Painted brick	Terracotta Tile				
Use	Current	Original	Other			
	Residential:	Residential:				
	Flats/apartment block	Flats/apartment block				
Historic Theme(s)	Occupations: Commercial se	ervices and industries				
	People: Innovators					
	People: Famous and infamous people					
Historical Notes	The following extract has be Road, Subiaco, Greenward C	een taken from the Heritage A Consulting, October 2014.	ssessment of 12 Nicholson			
	the subject site. At that tim Kings Park, a character that (opposite) from the mid 192 croquet greens and bowling amenity and desirability of t Eight years ago the triangula road and Rokeby-road was n municipal council, this has b justly claimed to be one of t	bad was largely developed by e it was a relatively desirable, was enhanced by works to th 20s. The development of the greens had all combined to s this area by 1933: ar block of land bounded by T nothing but an eyesore. To the been turned into a most attract the best small parks in the me the Subiaco Bowling Club and	elevated, location near e Nicholson Road Reserve reserve with tennis courts, ignificantly improve the homas-street, Nicholson- e great credit of the ctive public reserve, and is tropolitan area. At this			

together with the Subiaco municipal tennis courts, the whole surrounded by pretty gardens.
At the same time there was a move towards the development of flats in the inner areas of Perth, targeting three markets: low-income earners; middle-class singles and
couples on somewhat restricted incomes; and wealthy people looking for a high-
quality, low-maintenance alternative to the traditional large house. At the lower end these flats were often formed by subdividing villas that had fallen out of fashion,
while at the upper end there were well-built, architect designed blocks of flats. The first reference to purpose built flats being erected in Subiaco was a building
permit approval for a block of flats in Bagot Road, Subiaco, dated August 1933. Over the next few years there were a few other approvals in the suburb of Subiaco, but the
main focus for this type of development was the southern ward of the local government area, near Stirling Highway and the newly developing University of
Western Australia. In April 1936 Totterdell Brothers Ltd, a successful family building firm that had been
active in Subiaco since the first decade of the twentieth century, purchased Lot 58 on
Deposited Plan 2808 (12 Nicholson Road). A permit for a block of two flats valued at £1,000 was issued in February 1937, and later that year one of the Totterdell
brothers, Joseph (Joe) Totterdell, settled here with his wife, Florence (who died in
December 1942). Joseph Totterdell had been impressed by flat development on a tour of England and
Europe in 1933 and clearly expressed his opinion on the local trend towards flat development in February 1936:
I am of the opinion that the days of large dwellings are over and that
we, as builders and architects, must be prepared to supply people with modern, healthy, well-lighted flats fitted with up-to-date labour-saving
devices, said the president of the Master Builders' Federation of
Australia (Mr. J. Totterdell) It appeared to him that flats had come to stay. He thought the main reason for this was that owing to the cost
of upkeep attached to large residences and the worry and work which necessarily followed, the average citizen preferred to live in a modern
up to-date flat convenient to the city, leaving the worry to his landlord,
than to have a house in an outer suburb where he had to stay up half the night watering lawns and gardens. This applied particularly to
people without families.
Three years ago I had the privilege of travelling over the United Kingdom and Europe and at that tune it was astounding to see the
enormous blocks of palatial flats being erected practically right in the
heart of London and the large cities of the continent, Mr. Totterdell continued Nearer home we have only to look at Sydney and
Melbourne to notice that the residential flat is today more popular
than the suburban villa. This is not surprising when it is remembered that the latter often means travelling half the night to and from the
city and that, besides the cost of this, the villa owner is faced with
heavy charges for municipal water and sewerage rates, insurance, interest on mortgage, etc., as well as tying up portion of his own
capital. When every thing is reckoned up it is probably cheaper to pay a
reasonable rent for a modern flat near the city and thus leave more spare time for sport and pleasure.

before, the time of his death in December 1959. In June 1960, the flats were sold to separate owner/occupiers; Stanley Arthur (company director/investor/former estate agent) and his wife, Gertrude Lily H and Frank Graham Chenery (bank manager) and his wife, Leila Adelaide Chene this time Frank Chenery was about 60 years old and Stanley Huggins 57, sugge that the place had continued to represent good quality accommodation, suite older businessmen and their wives. Since that time the face brickwork has been painted and the boundary fences changed, but otherwise the original external form and detailing of the place re	e been, last rt and seems oseph house. honour then aster d			
It is also astounding to see the large number of palatial blocks of flats that hav and still are, being erected in all the principal cities, and they appear to be the word in comfort, with central heating, air conditioned, refrigeration, general restaurant, swimming pools, lifts, beautiful gardens laid out. In fact, all comfo no work seems to be the slogan. Both of the Totterdell children had grown up and left home by this time and it likely that the block of two flats at 12 Nicholson Street was purpose built for Jo and Florence as a high-quality, low-maintenance alternative to the traditional It also seems likely that the name of the place, "Shirley Court", was chosen to their only daughter, Florence Shirley Totterdell (known as Shirley), who was be married and living in Queensland. As part of his involvement in the construction business, Joseph served as the president of the Master Builders Association of WA (early 1930s) and of the M Builders Federation of Australia (mid 1930s). In the early 1930s he also entere politics, serving as a councillor for the City of Perth from 1932. During the time he lived at 12 Nicholson Road, Joseph Totterdell served as Lor Mayor of Perth (1946-1953) and as the Liberal member for West Perth in the Legislative Assembly (1950-1953). In January 1953 he was one of 10 Australia awarded a knighthood in the New Years Honours List. In 1949, ownership of the property was transferred from Totterdell Brothers L the private ownership of Joseph Totterdell, who remained here until, or short before, the time of his death in December 1959. In June 1960, the flats were sold to separate owner/occupiers; Stanley Arthur (company director/investor/forme estate agent) and his wife, Gertrude Lily H and Frank Graham Chenery (bank manager) and his wife, Leila Adelaide Chene this time Frank Chenery was about 60 years od and Stanley Huggins 57, sugge that the place had continued to represent good quality accommodation, suite older businessmen and their wives. Since that time the face brickwork has been	last rt and seems oseph house. honour then aster d			
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largely intact.	mains			
PhysicalThe following extract has been taken from the Heritage Assessment of 12 NichDescriptionRoad, Subiaco, Greenward Consulting, October 2014.	olson			
Shirley Court, 12 Nicholson Road, Subiaco was designed as a small, domestic-s	-			
block of two flats with simple detailing derived from the Inter-War Functionali Key elements include:	st style.			
Asymmetrical massing.				
 Low-pitched, tiled, hipped roof. 				
 Single chimney with a corbelled brick cap, located near the south-east corner. 	ern			
 Wide boxed eaves, set above two courses of corbelled brickwork. 				
Variegated red brick walls (now largely painted).				
 Horizontal emphasis provided by five slightly projecting courses of brid At the first floor these projecting courses were se tat the window head (stepping up over the balcony door) and as a double band framing the corbelled window sill. At the ground floor they were set at the window level and approx. Third the way up from the window sill. 	المستعاد			

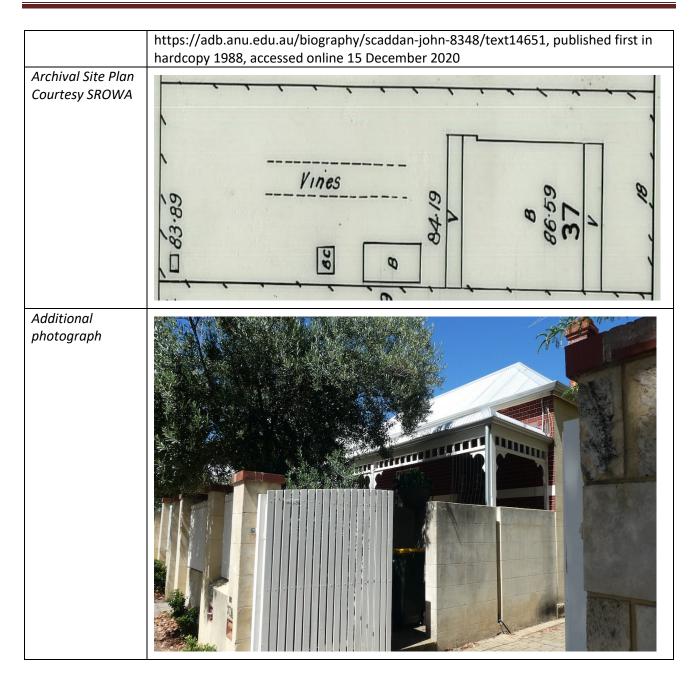
	 Horizontal proportions to the primary window openings. These have boxed window frames, projecting out from the face of the wall. Each has a wide central plane with a double hung window at either end. The latter were designed with leadlight detailing to both the upper and lower sash (much of which is still intact). At first floor level the boxed windows have corbelled sills. At ground floor level they are set on stepped brick 'brackets'. At the ground floor level the windows are shaded by old canvas awnings. Square proportions to the main side windows, which are each made up of a pair of double hung windows, with matching leadlight detailing. On the eastern elevation these have boxed framed detailing to match the main façade. On the western elevation (overlooking Rupert Street) they have wall mounted timber frames and simple projecting timber sills. Partly cantilevered flat balcony slab to the main (south) façade. This is supported by a single curved corners the eastern end. Streamline Moderne style balcony balustrade, with widely spaced, slimline metal framing and curved corners. Single width glazed door, but no windows opening onto the balcony. This door has full height leadlight detailing to match the sash windows. Two large, asymmetrically placed, highly decorative wall vents to the main façade (7 brick courses high x 1.5 brick widths wide) one near the southwestern corner at first floor level. Projecting entry porch/stairwell for the first floor flat, set back along the western elevation that can be glimpsed partway along the eastern elevation. This is located under what is now an enclosed balcony (on the opposite side of the building to the stairwell). Enclosed rear verandah/balcony (probably originally open or partly open). The fornt yard has been largely brick paved with minimal garden beds. This area is bounded by a low rendered wall with tall, square rendered piers and spear		
	Street.		
Condition	Based on a streetscape inspection the building appears to be in fair to good		
Integrity	condition. High: the place continues to be occupied as two flats.		
Authenticity	High: The original external form and detailing of the building is largely intact (with the		
	exception of the painting of the former face brickwork).		
Statement of	Shirley Court, 12 Nicholson Road, Subiaco is of cultural heritage significance:		
Significance	• As a good and largely authentic example of a small block of purpose-built		
	flats erected in Subiaco in the mid-1930s, a period which saw the		
	introduction of this type of development into the suburbs beyond the City		
	and West Perth.		
	• As an example of flats built by Totterdell Builders Ltd, a family firm which had been closely associated with the development of Subiaco since they moved here from England in 1904.		

Level of Significance Heritage Listings	 As an example of flats influenced by overseas tours by one of the Totterdell brothers, Joseph(in 1933 and 1936), after which he specifically commented on the desirability of flats as an alternative to the traditional villa, referring in one article to the slogan "all comfort and no work". At a time when both of their children were recently married and living away from Perth, this apparently convinced Joseph and Florence Totterdell that flat living should be their future way of life. As the home of Joseph Totterdell, master builder, from 1937 until, or shortly before, the time of his death in December 1959. During this period he served as Lord Mayor of Perth (1946-1953) and as the Liberal member for West Perth in the Legislative Assembly (1950-1953).In January 1953 he became known as Sir Joseph Totterdell, after he was awarded a knighthood the New Years Honours list. As a place that attracted owner/occupiers who were older businessmen (a bank manager and a company director/investor) and their wives when the flats were separately sold in 1960 –suggesting that the flats continued to represent good quality accommodation into the mid-twentieth century. Considerable significance (Level 2) Very Important to the heritage of the City of Subiaco. Local Heritage Survey - Adopted 4/2/2003 		
and Status	Heritage List - Adopted 27/05/2014.		
Key References	Salisbury & Rupert Street Heritage Area - adopted 11/12/2018. Heritage Assessment of 12 Nicholson Road, Subiaco. Greenward Consulting, October 2014. Historical Notes for the Triangle Precinct prepared by Annette Green April 2020, held by the City of Subiaco.		
Archival Site Plan Courtesy SROWA			



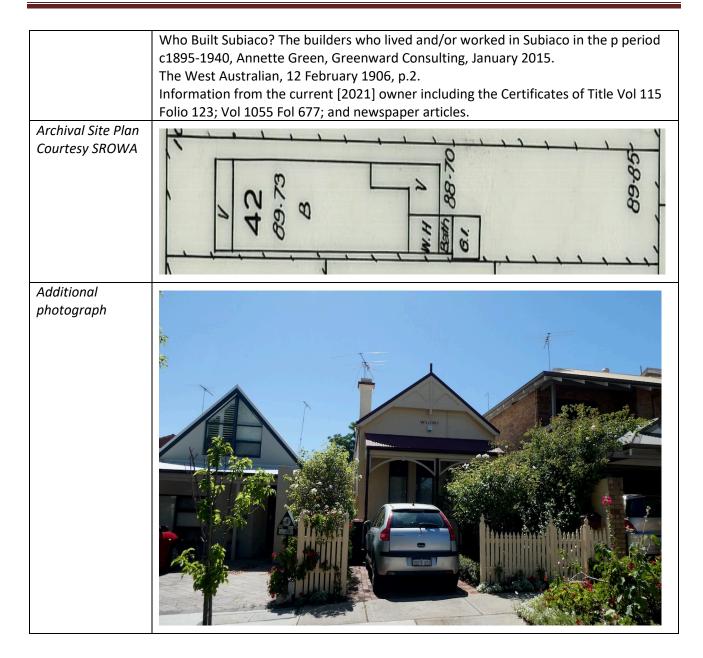
LOCATION INFORM	NATION		
Name	House, 37 Olive Street		
Place No.			
Address	37 Olive Street (Lot 1, SP248	811) Subiaco	
Other names		,	
Place Type	Individual Building or Group)	
Heritage Area	No		
ASSESSMENT OF S	GNIFICANCE		
Photo		그 것 왜 날랐던 것, 또한 사람, 지금 것 같아요. 그 많았다.	
(December 2020)			
Construction Date	c1904	Architectural Style	Federation Bungalow
Construction	Walls	Roof	Other
Materials	Tuckpointed brick	Corrugated metal sheeting	
Use	Current	Original	Other
050	Residential: Single storey	Residential: Single storey	
	residence	residence	
Historic Theme(s)	Demographic settlement an		1
	Occupations: Domestic activ	-	
Historical Notes	Subiaco's population increased significantly in the 1890s due to an economic depression in the eastern states and the discovery of gold in Western Australia. In the late 1890s, property developers bought large landholdings for subdivision in the Perth metropolitan area. The subdivisions were generally simple grid pattern developments with small lots for occupancy by working families. Subiaco was a popular and logical location for development and the increase in population and demand for services led to the proclamation of Subiaco as a municipality in 1897. This portion of Olive Street was formally approved for residential subdivision in 1912 but residences were built prior to that. From the readily available information this cottage was built c1904 and the first occupant was John Scaddan (1876-1934) MLA for the Brown Hill-Ivanhoe electorate located near Kalgoorlie Boulder. Scaddan was an engine driver and unionist before serving as a state politician achieving the role of Premier between 1911 and 1916. This house was his home in Perth from 1905 to 1907 when parliament was sitting and as an enthusiastic follower of the Subiaco Football Club this may have influenced his		

	choice of location. Scaddan relocated to Guildford in 1908 but may have retained			
	ownership of the property.			
	This cottage was subsequently occupied by Richard Carman for two years, followed			
	by blacksmith David Brown who lived there until the late 1940s with his wife			
	Elizabeth Melville Brown.			
	A plan of the lot prepared in 1927 and reviewed in 1955 for the purpose of planning			
	sewerage and water supply services shows that the original footprint of the cottage			
	has been extended since time with a larger skillioned roof addition at the rear. Vines			
	were located in the centre of the back yard.			
	Aerial photographs of the place since the mid 20th show that the residence originally			
	had a red corrugated iron roof which was replaced in the early 1990s when additions			
	were constructed across the rear elevation. At the same time a new residence was			
	constructed in the back yard. The form and extent of the original cottage can still be			
	determined.			
Physical	Single storey Federation Bungalow.			
Description	 Brick construction with tuckpoint finish and rendered bands. 			
	• Single hipped roof across the front with a separate bullnose verandah			
	canopy.			
	• Symmetrical façade with central entrance flanked by sash window openings .			
	 Rendered north elevation, and marked like blockwork. 			
	 Façade hidden by high fencing and mature planting. 			
Condition				
Condition	Based on a streetscape inspection the building appears to be in good condition.			
Integrity	High: The place continues to be used as a private residence.			
Authenticity	High: The original external form and detailing of the building is largely intact.			
Statement of	The place has cultural heritage significance:			
Significance	As a representative example of the standard of modest accommodation built			
	for people such as tradesmen, junior employees, labourers and single			
	women/widows in Subiaco during the early twentieth century.			
	• For the evidence that this property and its local streetscape provides about			
	the manner in which the family residences of senior professional men and			
	business owners were developed side by side with the more modest			
	residences of more junior employees and tradesmen in early twentieth			
	century Subiaco.			
	 For its brief association with MLA and Premier John Scaddan who built and 			
	occupied the place between 1905 and 1907 whilst representing his Kalgoorlie			
	electorate.			
Level of	Some significance (Level 3)			
Significance	Contributes to the heritage of the City of Subiaco.			
Heritage Listings	Local Heritage Survey - Adopted 22/06/2021			
and Status				
Key References	Wise's Post Office Directory 1894-1949			
	Australian Electoral Rolls, 1903-1980			
	Aerial Photographs, Landgate 1948-2020.			
	MWSSⅅ Plans, State Records Office of WA, Retro Maps http://au-wa-sro-			
	metromaps-uat.s3-website-ap-southeast-2.amazonaws.com/#/			
	Historical Notes for the Triangle Precinct prepared by Annette Green April 2020, held			
	by the City of Subiaco.			
	Who Built Subiaco? The builders who lived and/or worked in Subiaco in the period			
	c1895-1940, Annette Green, Greenward Consulting, January 2015.			
	J. R. Robertson, 'Scaddan, John (1876–1934)', Australian Dictionary of Biography,			
	National Centre of Biography, Australian National University,			



LOCATION INFORM	IATION		
Name	Willerby		
Place No.			
Address	42 Olive Street (Lot 302, DP	31350) Subiaco	
Other names	House, 42 Olive Street	,	
Place Type	Individual Building or Group)	
Heritage Area	No		
ASSESSMENT OF SI	GNIFICANCE		
Photo			
(December 2020)			
Construction Date	c1897	Architectural Style	Federation Queen Anne
Construction	Walls	Roof	Other
Materials	Rendered painted brick	Corrugated metal sheeting	
Use	Current	Original	Other
036	Residential: Single storey	Residential: Single storey	Other
	residence	residence	
Historic Theme(s)	Demographic settlement an		
	Occupations: Domestic activ	•	
Historical Notes	Subiaco's population increased significantly in the 1890s due to an economic depression in the eastern states and the discovery of gold in Western Australia. In the late 1890s, property developers bought large landholdings for subdivision in the Perth metropolitan area. The subdivisions were generally simple grid pattern developments with small lots for occupancy by working families. Subiaco was a popular and logical location for development and the increase in population and demand for services led to the proclamation of Subiaco as a municipality in 1897. This portion of Olive Street was formally approved for residential subdivision in 1912 but residences were being built prior to the formalised approval. This small portion of land was transferred to bricklayer John Maxwell Marshall on 8 June 1897 and it is reasonable to conclude that John Maxwell built this house for himself and his family as in addition to being a bricklayer, by 1910 he describes his occupation as a builder. In 1898, John Marshall is recorded in the Post Office Directories living in Olive Street Subiaco and in 1903, the Marshall family living at this house include John, his wife Ethel and their daughter Florrie who designated her occupation as a saleswoman.		

	John Maxwell was born in England c1863 and in 1881 was living in Kingston-Upon- Hull which is not far from the small townsite of Willerby. It is reasonable to conclude that the house was named after the place where Marshall spent his childhood. In 1901, the property was transferred to Sarah Starr (c1839-1919), the wife of coach builder Thomas Starr (c1830-1920). In 1906, Sarah Starr advertised a cottage for sale which is likely to be this cottage; For Sale, Cottage, Olive-st., Subiaco, 4 rooms, bathroom washhouse, out-house, shed, garden back and front, every convenience, £440. Mrs T. Starr. 42 Olive Street. The cottage did not sell and the Starrs lived there until 1917 and retained ownership until 1919 when Sarah died. The property was subsequently transferred to a series of owners and occupants. A plan of the lot prepared in 1927 and reviewed in 1955 for the purpose of planning sewerage and water supply services shows that the original footprint of the cottage has been doubled since that time removing the rear verandah and collection of small buildings adjoining the rear of the building. Aerial photographs of the place since the mid 20th confirm that the large addition at the rear of the cottage was undertaken in the late 1990s. At this time the interior was renovated but much of the original detail was retained.
Physical	Simple Federation Queen Anne style house.
Description	 Gable fronted with timbered detail.
,	 Skillion verandah canopy across the full width of the house supported on
	turned timber posts with a simple valance.
	• Pair of 1-over-1 sash timber framed windows.
	Entrance adjacent to the windows.
	Garden enclosed by picket style fencing.
Condition	Based on a streetscape inspection the building appears to be in good condition.
Integrity	High: The place continues to be used as a private residence.
Authenticity	Moderate - High: The original external form and detailing of the building is largely intact (with the exception of the painting of the former face brickwork).
Statement of	The place has cultural heritage significance:
Significance	• As a representative example of the standard of modest rental
	accommodation built for people such as tradesmen, junior employees,
	labourers and single women/widows in Subiaco during the early twentieth century.
	• For the evidence that this property and its local streetscape provides about
	the manner in which the family residences of senior professional men and
	business owners were developed side by side with the more modest
	residences of more junior employees and tradesmen in early twentieth
	century Subiaco.
Level of	Some significance (Level 3)
Significance	Contributes to the heritage of the City of Subiaco.
Heritage Listings	Local Heritage Survey - Adopted 22/06/2021
and Status	
Key References	Wise's Post Office Directory 1894-1949
	Australian Electoral Rolls, 1903-1980
	Aerial Photographs, Landgate 1948-2020.
	MWSSⅅ Plans, State Records Office of WA, Retro Maps <u>http://au-wa-sro-</u>
	<u>metromaps-uat.s3-website-ap-southeast-2.amazonaws.com/#/</u>
	Historical Notes for the Triangle Precinct prepared by Annette Green April 2020, held
	by the City of Subiaco.



LOCATION INFORMATION				
Name	House, 67 Olive Street			
Place No.				
Address	67 Olive Street (Lot 2, DP21	4) Subiaco		
Other names	Mirrojen	,		
Place Type	Individual Building or Group)		
Heritage Area	No			
ASSESSMENT OF SI	GNIFICANCE			
Photo				
(December 2020)				
Construction Date	c1909	Architectural Style	Federation Queen Anne	
Construction	Walls	Roof	Other	
Materials	Painted Tuckpointed brick	Corrugated metal sheeting		
Use	Current	Original	Other	
	Residential: Single storey	Residential: Single storey		
	residence	residence		
Historic Theme(s)	Demographic settlement an			
	Occupations: Domestic activ	-		
Historical Notes	Subiaco's population increased significantly in the 1890s due to an economic depression in the eastern states and the discovery of gold in Western Australia. In the late 1890s, property developers bought large landholdings for subdivision in the Perth metropolitan area. The subdivisions were generally simple grid pattern developments with small lots for occupancy by working families. Subiaco was a popular and logical location for development and the increase in population and demand for services led to the proclamation of Subiaco as a municipality in 1897. From the readily available information this residence was built c1909 and the first occupants were fancy goods merchant Albert Gluck (c1854-1911) his wife Harriet (c1856-1926) and four of their six children. The Gluck family, lived in London UK before settling in Perth c1890. In the 1890s, Albert Gluck had a shop as a fruiterer in Hay Street Perth (opposite Wesley Church) which he developed to include an eating houses in the 1890s and in the early 1900s applied for a liquor licence for the premises the 'Aquarium Fruit and Refreshment Saloon'. In the 1890s, the family lived in Milligan Street Perth before			

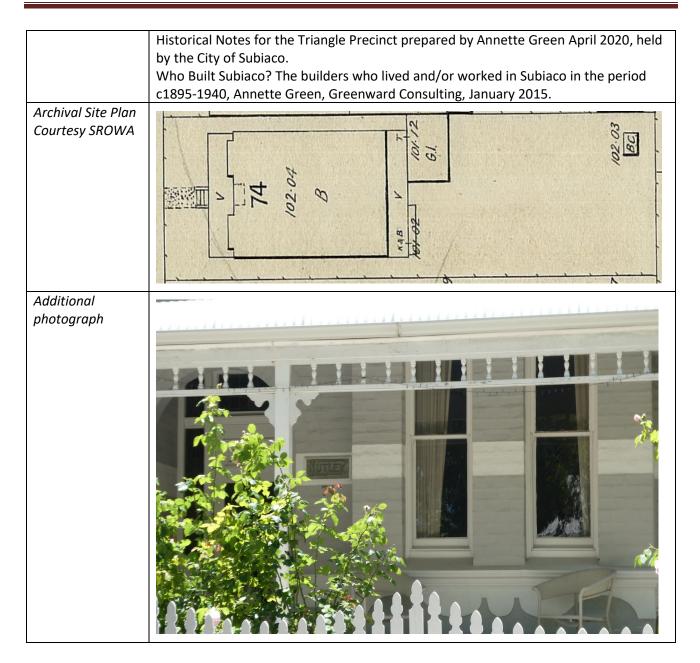
Physical Description	 building this house in Subiaco. No detail of the builder or architect of this home they named 'Mirrojen' have been found in this research. The origin of this name has not been determined in this research but may refer to the Gluck family's Jewish faith. The Gluck family were living at the Olive Street house in 1910 but sadly Albert Gluck died in October 1911 and thereafter the children left and established their own homes. In 1914, it was only the oldest son Leopold Joel and his mother living at the house. Leopold joined the AIF and was killed at Gallipoli in May 1915 aged 33. In his brief obituary it was noted that he was 'known in musical and yachting circles'. Harriet Gluck had by this time moved in with one of her other sons in Mount Lawley. Once the Gluck family left the property, the next long term occupant was accountant Cecil Henry Hammond (1887-1954) and his wife Ruby Hilda (nee Garth) (1891-1973). The Hammond family lived at the house from 1915 until the late 1920s and it seems that other members of the extended Hammond family lived at the house during this period. In the 1930s and 1940s, the occupants of the property changed regularly suggesting the house was owned by an absentee landlord. A plan of the property in 1927, and resurveyed in 1955, shows the outline of the house with a verandah across the back levation and a brick water closet located near the back property boundary. Aerial photographs show that the original form of the residence has not changed significantly despite a major addition across the rear of the residence in the late 1980s and the change of the rodi cladding to corrugated iron from either red corrugated iron or terracotta tile. The clarity of the aerial photograph in this period is average making it difficult to determine the cladding material. The roof form of the later additions reflect earlier additions and alterations to the rear of the original house which still remains intact and readily identifiable. Traditional bric
	retained, one at sill level and one a door height which then extends around the top of the window openings. Decorative scrolled window aprons sit
	below the sills to the front windows.
Condition	• The garden is enclosed by a traditional picket style fence. Based on a streetscape inspection the building appears to be in good condition.
	High: The place continues to be used as a private residence.
Integrity Authoriticity	
Authenticity	Moderate - The original external form and detailing of the building is largely intact although diminished by the painted brickwork.
Statement of	The place has cultural heritage significance:
Significance	 As a good representative example of a well designed and detailed
	"gentleman's villa" of Subiaco dating from the early twentieth century.

[
	 For its aesthetic value as a good representative example of a well-designed Federation Queen Anne villa of the early twentieth century, designed to a style and scale suited to the professional/business classes. For its aesthetic centribution to a largely intest group of early twentieth 				
	For its aesthetic contribution to a largely intact group of early twentieth				
	century houses.				
	• For its association with the rapid development of Subiaco in the early 20th				
Lovelof	century.				
Level of	Some significance (Level 3)				
Significance	Contributes to the heritage of the City of Subiaco.				
Heritage Listings and Status	Local Heritage Survey - Adopted 22/06/2021				
Key References	Wise's Post Office Directory 1894-1949				
	Australian Electoral Rolls, 1903-1980				
	Aerial Photographs, Landgate 1948-2020.				
	MWSSⅅ Plans, State Records Office of WA, Retro Maps <u>http://au-wa-sro-</u>				
	metromaps-uat.s3-website-ap-southeast-2.amazonaws.com/#/				
	Historical Notes for the Triangle Precinct prepared by Annette Green April 2020, held				
	by the City of Subiaco.				
	Who Built Subiaco? The builders who lived and/or worked in Subiaco in the period				
	c1895-1940, Annette Green, Greenward Consulting, January 2015.				
	The West Australian, 7 January 1898, p. 8; 25 November 1898, p. 1; 12 Nov 1903, p.7.				
	Leopold Joel Gluck, KIA 2 May 1915, Australian Jewish Historical Society,				
	https://ajhs.com.au/leopold-joel-gluck-short-biography/				
	Greer, Clair, Landscape of Loss: Olive Street Statistics, The Road to War and Back,				
	https://roadtowarandback.blogspot.com/2015/04/landscape-of-loss-olive-				
	street_7.html				
Archival Site Plan					
Courtesy SROWA	CONTRACTOR OF THE PROPERTY OF				
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LOCATION INFORMATION			
Name	House, 74 Olive Street		
Place No.	24206		
Address	74 Olive Street (Lot 22, DP2)	14) Subiaco	
Other names	Nutley		
Place Type	Individual Building or Group		
Heritage Area	No		
ASSESSMENT OF S	GNIFICANCE		
Photo			
(December 2020)			
Construction Date	c1912	Architectural Style	Federation Queen Anne
Construction	Walls	Roof	Other
Materials	Rendered painted brick	Corrugated metal sheeting	Other
Use	Current	Original	Other
036	Residential: Single storey	Residential: Single storey	Other
	residence	residence	
Historic Theme(s)	Demographic settlement an		<u> </u>
	Occupations: Domestic activ	•	
Historical Notes	Subiaco's population increased significantly in the 1890s due to an economic depression in the eastern states and the discovery of gold in Western Australia. In the late 1890s, property developers bought large landholdings for subdivision in the Perth metropolitan area. The subdivisions were generally simple grid pattern developments with small lots for occupancy by working families. Subiaco was a popular and logical location for development and the increase in population and demand for services led to the proclamation of Subiaco as a municipality in 1897. In the Post Office Directory of 1902 there were already 13 primary residents listed along Olive Street, increasing to 24 by 1905. Around 29 houses had been built by 1910, increasing to around 35 by 1915, after which the numbers remained relatively stable at around the mid 30s through until at least the mid 20th century. This confirms that this part of Subiaco was largely developed in the Federation era (in the period from the late 1890s to the early war years), with a relatively small amount of infill development through until World War Two.		

Physical	 Information from the readily available sources indicates that this cottage was built c1912 and the first occupant was drier Septimus George Francis Gough and his wife Eliza. They lived there for a few years and subsequent occupants were generally short term. No detail of the builder has been found in this research. A plan of the lot prepared in 1927 and reviewed in 1955 for the purpose of planning sewerage and water supply services shows that the original footprint of the cottage has almost doubled since that time. Aerial photographs of the place since the mid 20th confirm that the addition at the rear of the cottage was undertaken in the early 1990s. The original roof cladding appears to have been green corrugated iron. Single storey Federation Queen Anne style house with symmetrical planning
Description	to the façade.
,	 Brick construction with painted finish obscuring the original tuckpoint finish, rendered bands.
	Hipped roof with twin gables above the two bays clad in replacement
	corrugated metal sheeting. The gables have timbered details and finials.
	• The bays each contain two 1-over-1 timber framed sash windows with raked sills.
	 Main entrance is slightly recessed behind an arched opening, in a central location flanked by the two bays.
	 A bullnose verandah canopy extends across the full width of the elevation, acritized approximately faur briek sources below the cause. The canopy is
	positioned approximately four brick courses below the eaves. The canopy is
	supported on turned timber posts with a timber frieze between.
Constitution of	Brick and render chimneys have been retained.
Condition	Based on a streetscape inspection the building appears to be in good condition.
Integrity	High: The place continues to be used as a private residence.
Authenticity	Moderate - High: The original external form and detailing of the building is largely
Ctatamont of	intact (with the exception of the painting of the former face brickwork).
Statement of Significance	The place has cultural heritage significance:
Significance	 As a good representative example of the many 4-5 room brick homes which were built in Subiaco during the early twentieth century to meet the needs and aspirations of middle-class residents such as public servants, senior office workers, small business owners, skilled tradesmen and single/widowed women of private means.
	 As a good representative example of the application of materials and
	detailing which were derived from the Federation Queen Anne style, but
	which were applied in a more restrained manner that suited the budgets and
	expectations of the middle classes in Subiaco during the early twentieth
	century.
	For its aesthetic contribution to a largely intact group of early twentieth
	century houses.
Level of	Some significance (Level 3)
Significance	Contributes to the heritage of the City of Subiaco.
Heritage Listings and Status	Local Heritage Survey - Adopted 4/02/2003
Key References	Wise's Post Office Directory 1894-1949
	Australian Electoral Rolls, 1903-1980
	Aerial Photographs, Landgate 1948-2020.
	MWSSⅅ Plans, State Records Office of WA, Retro Maps http://au-wa-sro-
	metromaps-uat.s3-website-ap-southeast-2.amazonaws.com/#/



LOCATION INFORM	ATION		
Name	House, 77 Olive Street		
Place No.			
Address	77 Olive Street (Lot 6, DP214	4) Subiaco	
Other names		,	
Place Type	Individual Building or Group		
Heritage Area	No		
ASSESSMENT OF S			
Photo			
(December 2020)			
Construction Date	c1903	Architectural Style	Federation Queen Anne
Construction	Walls	Roof	Other
Materials	Tuckpointed brick	Corrugated metal sheeting	
Use	Current	Original	Other
	Residential: Single storey	Residential: Single storey	
	residence	residence	
Historic Theme(s)	Demographic settlement and	d mobility: Settlements	
	Occupations: Domestic activ	-	
Historical Notes	Subiaco's population increased significantly in the 1890s due to an economic depression in the eastern states and the discovery of gold in Western Australia. In the late 1890s, property developers bought large landholdings for subdivision in the Perth metropolitan area. The subdivisions were generally simple grid pattern developments with small lots for occupancy by working families. Subiaco was a popular and logical location for development and the increase in population and demand for services led to the proclamation of Subiaco as a municipality in 1897. In the Post Office Directory of 1902 there were already 13 primary residents listed along Olive Street, increasing to 24 by 1905. Around 29 houses had been built by 1910, increasing to around 35 by 1915, after which the numbers remained relatively stable at around the mid 30s through until at least the mid 20th century. This confirms that this part of Subiaco was largely developed in the Federation era (in the period from the late 1890s to the early war years), with a relatively small amount of infill development through until World War Two.		

	Information from the Post Office Directories indicates that this house was built c1903 and the first occupant was traveller, Bartholomew Shine (c1859-1940) and his wife Ellen Mary nee D'Arcy. The couple married in 1903 so this was likely to be their first family home. They lived there for only two years and subsequent occupants throughout the first half of the 20th century were also typically for short periods. The physical evidence of the detail apparent on this house and the adjacent houses at 85 and 87 Olive Street, and 91 Park Street suggests these houses were built by the same contractor. It was not uncommon during this period for small scale developments such as this to occur. Further research may determine the architect and builder of these places. Information from the Post Office Directories indicates this was the first of the group of four built. In April 1920, the group of "Three well built houses" at 81 [91 Park St], 85 and 87 Olive Street were offered for sale at £525, £525 and £350, respectively. This suggests the three had one owner which is consistent with the similarity of design detail and turnover of occupants A plan of the lot prepared in 1927 and reviewed in 1955 for the purpose of planning sewerage and water supply services shows that the original footprint of the cottage has doubled in size. Aerial photographs of the place since the mid 20th confirm that the addition at the rear of the cottage was undertaken in 2011. The original roof cladding was red corrusted iron.
	corrugated iron.
Physical	Corner Federation Queen Anne single storey house.
Description	Brick construction with tuck point finish and moulded string course at door
	head height and flat band at sill level
	Traditional asymmetric plan form with decorative gable to the projecting
	wing.
	 Eaves around the house are supported on decorate brackets.
	Bullnose verandah canopy extends across the recessed section of the
	elevation with a return along the north elevation, supported on turned
	timber posts with decorative timber brackets.
	• A window awning protects the two sash windows to the projecting wing.
	• The main entrance abuts the projecting wing and incorporates a traditional
	arrange of door, side lights/panels and fan light
	The garden is enclosed by a picket style fence.
Condition	Based on a streetscape inspection the building appears to be in excellent condition.
Integrity	High: The place continues to be used as a private residence.
Authenticity	High: The original external form and detailing of the building is largely intact.
Statement of	The place has cultural heritage significance:
Significance	• As a good representative example of the many 4-5 room brick homes which
	were built in Subiaco during the early twentieth century to meet the needs
	and aspirations of middle-class residents such as public servants, senior office
	workers, small business owners, skilled tradesmen and single/widowed
	women of private means.
	 As a good representative example of the application of materials and detailing which were derived from the Enderstion Oueon Appendix but
	detailing which were derived from the Federation Queen Anne style, but
	which were applied in a more restrained manner that suited the budgets and expectations of the middle classes in Subiaco during the early twentieth
	century.
	 For its aesthetic contribution to a largely intact group of early twentieth
	century houses, particularly 85 and 87 Olive Street and 91 Park Street which
	have strong similarity of design and detail.

1			
Level of	Some significance (Level 3)		
Significance	Contributes to the heritage of the City of Subiaco.		
Heritage Listings and Status	Local Heritage Survey - Adopted 22/06/2021		
Key References	Wise's Post Office Directory 1894-1949		
	Australian Electoral Rolls, 1903-1980		
	Aerial Photographs, Landgate 1948-2020.		
	MWSSⅅ Plans, State Records Office of WA, Retro Maps http://au-wa-sro-		
	metromaps-uat.s3-website-ap-southeast-2.amazonaws.com/#/		
	Historical Notes for the Triangle Precinct prepared by Annette Green April 2020, held		
	by the City of Subiaco.		
	Who Built Subiaco? The builders who lived and/or worked in Subiaco in the period		
	c1895-1940, Annette Green, Greenward Consulting, January 2015.		
	The West Australian, 20 April 1920, p. 3.		
Archival Site Plan			
Courtesy SROWA	A A		
	< Ball		
Additional			
photograph			

LOCATION INFORM	IATION		
Name	House, 85 Olive Street		
Place No.	24207		
Address	85 Olive Street (Lot 2, SP63	72) Subiaco	
Other names			
Place Type	Individual Building or Group)	
Heritage Area	No		
ASSESSMENT OF S	GNIFICANCE		
Photo			
(December 2020)			
	4004		
Construction Date	c1904	Architectural Style	Federation Queen Anne
Construction	Walls Tuslus sints of build	Roof	Other
Materials	Tuckpointed brick	Corrugated metal sheeting	Other
Use	Current	Original	Other
	Residential: Conjoined	Residential: Conjoined	
listerie Theree(s)	residence	residence	<u> </u>
Historic Theme(s)	Demographic settlement ar	•	
Historical Notes	Occupations: Domestic activities Subiaco's population increased significantly in the 1890s due to an economic depression in the eastern states and the discovery of gold in Western Australia. In the late 1890s, property developers bought large landholdings for subdivision in the Perth metropolitan area. The subdivisions were generally simple grid pattern developments with small lots for occupancy by working families. Subiaco was a popular and logical location for development and the increase in population and demand for services led to the proclamation of Subiaco as a municipality in 1897. A subdivision plan for this portion of Subiaco was approved in 1896. Park Street was named 'Salisbury Avenue' in this plan but was changed shortly thereafter. Lot 20 (HN93), the adjacent lot 21 (HN97) and this lot (HN 91) on the corner of Olive and Park Streets, were acquired by Julia Boddington in 1898. She was the wife of a local agent and stockbroker, James Boddington who presumably purchased the land as an investment during this period of increasing property values. In the Post Office Directory of 1902 there were already 13 primary residents listed along Olive Street, increasing to 24 by 1905. Around 29 houses had been built by		

	1910, increasing to around 35 by 1915, after which the numbers remained relatively stable at around the mid 30s through until at least the mid 20th century. This confirms that this part of Subiaco was largely developed in the Federation era (in the period from the late 1890s to the early war years), with a relatively small amount of infill development through until World War Two. Post Office Directories indicate this lot was developed c1904 with the construction of the conjoined houses [85 Olive St and 91 Park St]. It is probable that the houses at 77 and 87 Olive Street were part of the development as the four residences show a similarity of form and detail. It was not uncommon during this period for small scale developments such as this to occur. Further research may determine the architect and builder of these places. The first recorded occupant of 85 Olive Street in the Post Office Directories in 1905 was builder Anthony Baxter (c1878-1936) and his wife Amy Jane, nee Ford. The couple married in 1904 suggesting this was their first family home. They lived there for only two years and subsequent occupants throughout the first half of the 20th century were also typically for short periods. In April 1920, the group of "Three well built houses" at 81 [91 Park St], 85 and 87 Olive Street were offered for sale at £525, £525 and £350, respectively. This suggests the three had one owner which is consistent with the similarity of design detail and turnover of occupants. A plan of the lot prepared in 1927 and reviewed in 1955 for the purpose of planning sewerage and water supply services shows that both sides of this conjoined residences have undergone significant additions. Aerial photographs from the mid 20th century demonstrate that the place was originally clad with red corrugated iron and there have been a number of programs of work since 1964. The most significant of these were in the early 1990s and 2019	
Ol starl	work since 1964. The most significant of these were in the early 1990s and 2019.	
Physical Description	 Traditional brick and iron Federation Queen Anne asymmetric plan house. Common wall and integrated roof with 91 Park Street. 	
	 Brick construction with two rendered string course bands and rendered dado to sill level. 	
	 1-over-1 sash windows. 	
	 A window awning protects the two sash windows to the projecting wing. Hipped and gabled roof with roughcast render and timber detailing to the gables. Retained corbelled brick chimney. Replacement corrugated metal chapters to the gables. 	
	 sheeting to the roofs. Bullnose verandah canopy supported on turned timber posts with timber frieze and timber deck. 	
Condition	Based on a streetscape inspection the building appears to be in excellent condition.	
Integrity	High: The place continues to be used as a private residence.	
Authenticity	High: The original external form and detailing of the building is largely intact.	
Statement of	The place has cultural heritage significance:	
Significance	 As a good representative example of the many 4-5 room brick homes which were built in Subject during the early twentieth century to meet the needs 	
	were built in Subiaco during the early twentieth century to meet the needs and aspirations of middle-class residents such as public servants, senior office	
	workers, small business owners, skilled tradesmen and single/widowed women of private means.	
	 As a good representative example of the application of materials and 	
	detailing which were derived from the Federation Queen Anne style, but which were applied in a more restrained manner that suited the budgets and	
	expectations of the middle classes in Subiaco during the early twentieth century.	

	For its aesthetic contribution to a largely intact group of early twentieth	
	century houses, particularly 77 and 87 Olive Street and 91 Park Street which	
	have strong similarity of design and detail.	
Level of	Some significance (Level 3)	
Significance	Contributes to the heritage of the City of Subiaco.	
Heritage Listings and Status	Local Heritage Survey - Adopted 4/02/2003	
Key References	Wise's Post Office Directory 1894-1949	
	Australian Electoral Rolls, 1903-1980	
	Aerial Photographs, Landgate 1948-2020.	
	MWSSⅅ Plans, State Records Office of WA, Retro Maps http://au-wa-sro-	
	metromaps-uat.s3-website-ap-southeast-2.amazonaws.com/#/	
	Historical Notes for the Triangle Precinct prepared by Annette Green April 2020, held	
	by the City of Subiaco.	
	Who Built Subiaco? The builders who lived and/or worked in Subiaco in the period	
	c1895-1940, Annette Green, Greenward Consulting, January 2015.	
	The West Australian, 20 April 1920, p. 3.	
Archival Site Plan Courtesy SROWA	B5 16 17 12 12 12 12 12 12 12 12 12 12 12 12 12	

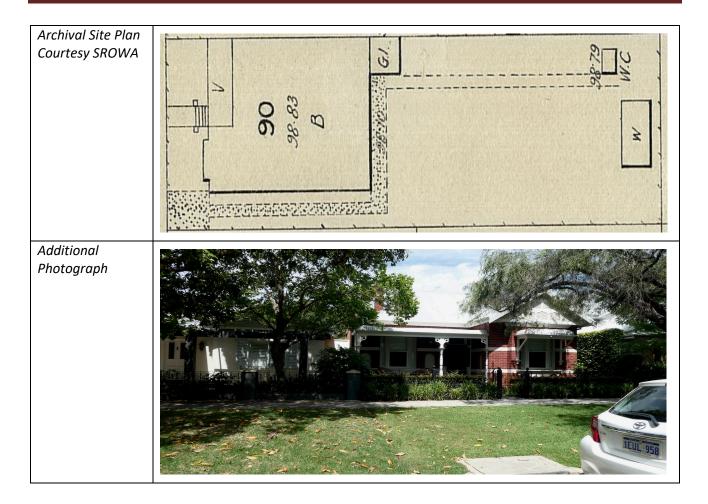
LOCATION INFORM	IATION		
Name	House, 87 Olive Street		
Place No.	24208		
Address	87 Olive Street (Lot 9, DP214	4/1) Subiaco	
Other names		· /	
Place Type	Individual Building or Group)	
Heritage Area	No		
ASSESSMENT OF S	IGNIFICANCE		
Photo			
(December 2020)			
Construction Date	c1904	Architectural Style	Federation Queen Anne
Construction	Walls	Roof	Other
Materials	Tuckpointed brick	Corrugated metal sheeting	
Use	Current	Original	Other
	Residential: Single storey	Residential: Single storey	
	residence	residence	
Historic Theme(s)	Demographic settlement an		<u> </u>
/	Occupations: Domestic activ	-	
Historical Notes	Subiaco's population increased significantly in the 1890s due to an economic depression in the eastern states and the discovery of gold in Western Australia. In the late 1890s, property developers bought large landholdings for subdivision in the Perth metropolitan area. The subdivisions were generally simple grid pattern developments with small lots for occupancy by working families. Subiaco was a popular and logical location for development and the increase in population and demand for services led to the proclamation of Subiaco as a municipality in 1897. In the PO Directory of 1902 there were already 13 primary residents listed along Olive Street, increasing to 24 by 1905. Around 29 houses had been built by 1910, increasing to around 35 by 1915, after which the numbers remained relatively stable at around the mid 30s through until at least the mid 20th century. This confirms that this part of Subiaco was largely developed in the Federation era (in the period from the late 1890s to the early war years), with a relatively small amount of infill development through until WWII.		

Physical	Post Office Directories indicate this house was built c1904 when John Francis William Long and his wife Katherine was identified as the primary occupants. The physical evidence of the detail apparent on this house and the adjacent houses at 77 and 85 Olive Street, and 91 Park Street suggests these houses were built by the same contractor. It was not uncommon during this period for small scale developments such as this to occur. Further research may determine the architect and builder of these places. The place had a regular turn-over of occupants during the first half of the century, including: 1910: Sydney W Moore 1920: Ernest Alfred Rice (monumental fixer) 1930: Mrs Hoskings 1940: Mrs Hilda A Colbert 1949: Leonard Joseph Stewart (instrument repairer) In April 1920, the group of "Three well built houses" at 81 [91 Park St], 85 and 87 Olive Street were offered for sale at £525, £525 and £350, respectively. This suggests the three had one owner which is consistent with the similarity of design detail and turnover of occupants. A plan of the lot prepared in 1927 and reviewed in 1955 for the purpose of planning sewerage and water supply services shows that the original footprint of the cottage has almost doubled in size. An addition to the rear removed a number of small additions across the rear of the residence. Aerial photographs of the place since the mid 20th confirm that the addition at the rear of the cottage and a second storey was undertaken in the late 1970s.	
Physical Description	 Asymmetric plan form to the façade Brick construction with tuck point finish. Two rendered bands extend around the façade at sill level and door head level. 	
	• Two rendered niches in the recessed section of the elevation with a third in the return wall of the projecting wing. Each has a decorative sill to match the window sills.	
	• Two three section windows to the façade, each with a standard 1-over-1 sash flanked by narrow sashes, with a moulded and decorative sill and apron	
	 Hipped and gabled roof with bullnose verandah canopy across the recessed section of the façade supported on turned timber posts, bullnose awning above the sash window to the gable 	
Condition	Based on a streetscape inspection the building appears to be in excellent condition.	
Integrity	High: The place continues to be used as a private residence.	
Authenticity	High: The original external form and detailing of the building is largely intact.	
Statement of	The place has cultural heritage significance:	
Significance	 As a good representative example of the many 4-5 room brick homes which were built in Subiaco during the early twentieth century to meet the needs and aspirations of middle-class residents such as public servants, senior office workers, small business owners, skilled tradesmen and single/widowed women of private means. As a good representative example of the application of materials and 	
	detailing which were derived from the Federation Queen Anne style, but which were applied in a more restrained manner that suited the budgets and expectations of the middle classes in Subiaco during the early twentieth century.	

	• For its aesthetic contribution to a largely intact group of early twentieth		
	century houses, particularly 77 and 85 Olive Street and 91 Park Street which		
	have strong similarity of design and detail.		
Level of	Some significance (Level 3)		
Significance	Contributes to the heritage of the City of Subiaco.		
Heritage Listings and Status	Local Heritage Survey - Adopted 4/02/2003		
Key References	Wise's Post Office Directory 1894-1949		
	Australian Electoral Rolls, 1903-1980		
	Aerial Photographs, Landgate 1948-2020.		
	MWSSⅅ Plans, State Records Office of WA, Retro Maps http://au-wa-sro-		
	metromaps-uat.s3-website-ap-southeast-2.amazonaws.com/#/		
	Historical Notes for the Triangle Precinct prepared by Annette Green April 2020, held		
	by the City of Subiaco.		
	Who Built Subiaco? The builders who lived and/or worked in Subiaco in the period c1895-1940, Annette Green, Greenward Consulting, January 2015.		
	The West Australian, 20 April 1920, p. 3.		
Archival Site Plan			
Courtesy SROWA			
	CAR - CANDERDERINGED - BOUCEAS		
	Bath, 0, 0, -		

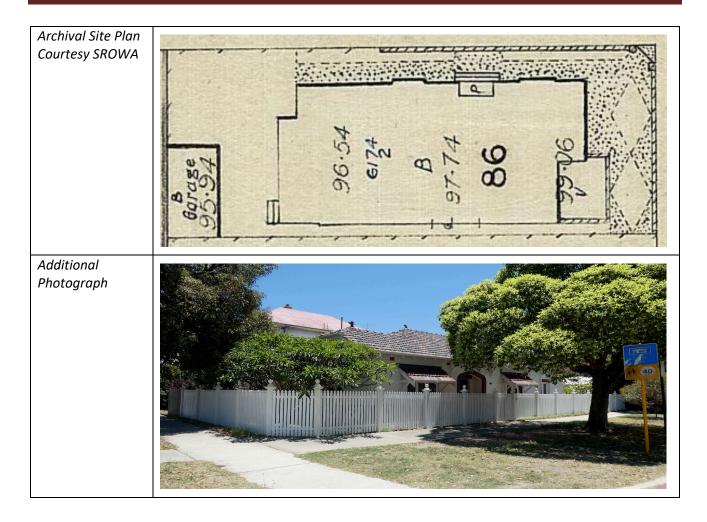
LOCATION INFORM	NATION		
Name	House, 90 Olive Street		
Place No.	24209		
Address	90 Olive Street (Lot 17, DP22	14) Subiaco	
Other names			
Place Type	Individual Building or Group		
Heritage Area	No		
ASSESSMENT OF S	IGNIFICANCE		
Photo			
(December 2020)			
Construction Date	c1905	Architectural Style	Federation Bungalow
Construction	Walls	Roof	Other
Materials	Tuckpointed brick	Corrugated metal sheeting	
Use	Current	Original	Other
	Residential: Single storey	Residential: Single storey	
	residence	residence	
Historic Theme(s)	Demographic settlement an Occupations: Domestic activ	d mobility: Settlements vities	1
Historical Notes	Subiaco's population increased significantly in the 1890s due to an economic depression in the eastern states and the discovery of gold in Western Australia. In the late 1890s, property developers bought large landholdings for subdivision in the Perth metropolitan area. The subdivisions were generally simple grid pattern developments with small lots for occupancy by working families. Subiaco was a popular and logical location for development and the increase in population and demand for services led to the proclamation of Subiaco as a municipality in 1897. In the PO Directory of 1902 there were already 13 primary residents listed along Olive Street, increasing to 24 by 1905. Around 29 houses had been built by 1910, increasing to around 35 by 1915, after which the numbers remained relatively stable at around the mid 30s through until at least the mid 20th century. This confirms that this part of Subiaco was largely developed in the Federation era (in the period from the late 1890s to the early war years), with a relatively small amount of infill development through until WWII.		

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	This house was first listed in the PO Directories in 1906, when Ernest Chandler		
	(plasterer) was identified as the primary occupant.		
	The first long-term occupants were the Parsons family.		
	Roland Edward Parsons (c.1980-1954) and his wife, Eveline Victoria (nee Tonkin)		
	(c.1886-1961) had settled at 90 Olive Street by 1922 and remained here until around		
	the time of Ernest's death.		
	A plan of the lot prepared in 1927 and reviewed in 1955 for the purpose of planning		
	sewerage and water supply services shows that the original footprint of the cottage		
	has almost doubled in size.		
	Aerial photographs of the place since the mid 20th confirm that the large addition at		
	the rear of the cottage was undertaken in 2003. The original roof cladding was red		
	corrugated iron.		
Physical	Traditional brick and iron asymmetrical planned Federation styled house.		
Description	• Largely intact and incorporates three blind niches in the verandah area, each		
	with matching sill aprons to the sash windows.		
	 Tuck pointed and rendered bands 		
Condition	Based on a streetscape inspection the building appears to be in excellent condition.		
Integrity	High: The place continues to be used as a private residence.		
Authenticity	High: The original external form and detailing of the building is largely intact.		
Statement of	The place has cultural heritage significance:		
Significance	• As a good representative example of the many 4-5 room brick homes which		
	were built in Subiaco during the early twentieth century to meet the needs		
	and aspirations of middle-class residents such as public servants, senior office		
	workers, small business owners, skilled tradesmen and single/widowed		
	women of private means.		
	 As a good representative example of the application of materials and 		
	detailing which were derived from the Federation Queen Anne style, but		
	which were applied in a more restrained manner that suited the budgets and		
	expectations of the middle classes in Subiaco during the early twentieth		
	century.		
	• For its aesthetic contribution to a largely intact group of early twentieth		
	century houses.		
Level of	Some significance (Level 3)		
Significance	Contributes to the heritage of the City of Subiaco.		
Heritage Listings	Local Heritage Survey - Adopted 4/02/2003		
and Status			
Key References	Wise's Post Office Directory 1894-1949		
ney nejerences	Australian Electoral Rolls, 1903-1980		
	Aerial Photographs, Landgate 1948-2020.		
	MWSSⅅ Plans, State Records Office of WA, Retro Maps http://au-wa-sro-		
	metromaps-uat.s3-website-ap-southeast-2.amazonaws.com/#/		
	Historical Notes for the Triangle Precinct prepared by Annette Green April 2020, held		
	by the City of Subiaco.		
	Who Built Subiaco? The builders who lived and/or worked in Subiaco in the period		
	c1895-1940, Annette Green, Greenward Consulting, January 2015.		



LOCATION INFORM	IATION			
Name	House, 95 Olive Street			
Place No.	24020			
Address	95 Olive Street (Lot 1, DP93	0) Subiaco		
Other names	House, 86 Bagot Road	·		
Place Type	Individual Building or Group)		
Heritage Area	No			
ASSESSMENT OF S	GNIFICANCE			
Photo (December 2020)				
Construction Date	1930s	Architactural Style	Inter War Spanish Mission	
Construction	Walls	Architectural Style Roof	Inter War Spanish Mission Other	
Materials	Rendered painted brick	Glazed Tile		
Use	Current	Original	Other	
030	Residential: Single storey	Residential: Single storey		
	residence	residence		
Historic Theme(s)	Demographic settlement and mobility: Settlements			
	Occupations: Domestic activities			
Historical Notes	Subiaco's population increased significantly in the 1890s due to an economic depression in the eastern states and the discovery of gold in Western Australia. In the late 1890s, property developers bought large landholdings for subdivision in the Perth metropolitan area. The subdivisions were generally simple grid pattern developments with small lots for occupancy by working families. Subiaco was a popular and logical location for development and the increase in population and demand for services led to the proclamation of Subiaco as a municipality in 1897. This portion of Olive Street was formally approved for residential subdivision in 1895 and development accelerated in the 1900s. The date of construction of this residence has not been determined as there have been entries in the Post Office Directories from the early 1900s however the design of the place suggests it was built in the Inter War period. A change of ownership is likely to have been when the new residence was built. No advertising for the new villa was found in the local press. Although the change of occupation and possibly ownership to local tailor Thomas Bowman Bond Coatham in 1937 may have been when the new residence was constructed. Coatham			

had premises in Rokeby Road and was an active member of the local community groups, including the Football Club and Bowls Club. A plan of the lot prepared in 1927 and reviewed in 1955 for the purpose of planning sewerage and water supply services shows that the original footprint of the cottage is unchanged. Aerial photographs from the mid 20th century demonstrate that no significant changes have been made.			
 Inter-war house of rendered brick and tile construction, showing some design influences from Spanish mission style. Hipped roof with terracotta tiles and finials, jerkinhead gable to the Bagot Road frontage. Brick dado to sill height with render above. Arched opening to the main entrance edge in terracotta tile with a brick lintel above the double doors. Tiled awnings above the windows supported on timber brackets, lead light casements. 			
Small gabled element above the main entrance.			
Garden enclosed by picket style fencing.			
Based on a streetscape inspection the building appears to be in excellent condition.			
High: The place continues to be used as a private residence.			
High: The original external form and detailing of the building is largely intact.			
 The place has cultural heritage significance: As a good representative example of the many 4-5 room brick homes which 			
 were built in Subiaco during the Inter War period to meet the needs and aspirations of middle-class residents such as public servants, senior office workers, small business owners, skilled tradesmen and single/widowed women of private means. As a good representative example of the application of materials and detailing which were derived from the Inter War Spanish Mission style, applied in a more restrained manner that suited the budgets and expectations of the middle classes in Subiaco during the early twentieth century. For its aesthetic contribution to a largely intact group of early twentieth century houses. 			
Some significance (Level 3)			
Contributes to the heritage of the City of Subiaco.			
Local Heritage Survey - Adopted 4/02/2003			
Wise's Post Office Directory 1894-1949			
Australian Electoral Rolls, 1903-1980			
Aerial Photographs, Landgate 1948-2020.			
MWSSⅅ Plans, State Records Office of WA, Retro Maps <u>http://au-wa-sro-</u>			
<u>metromaps-uat.s3-website-ap-southeast-2.amazonaws.com/#/</u> Historical Notes for the Triangle Precinct prepared by Annette Green April 2020, held			
by the City of Subiaco.			
Who Built Subiaco? The builders who lived and/or worked in Subiaco in the period c1895-1940, Annette Green, Greenward Consulting, January 2015.			



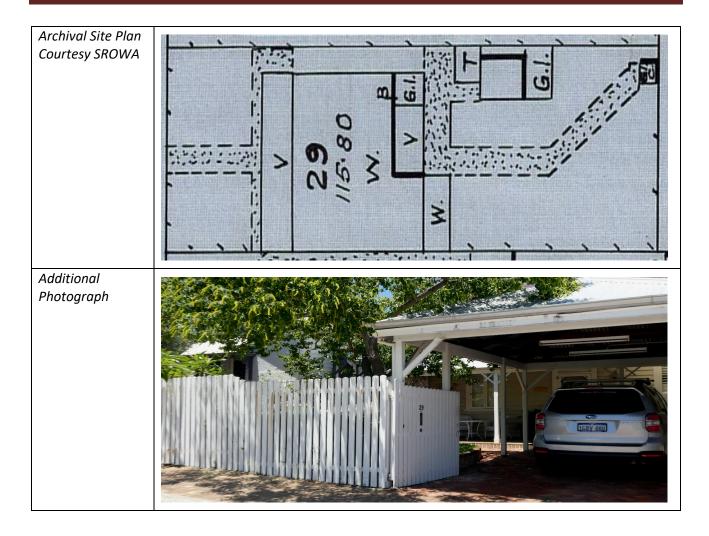
LOCATION INFORM	IATION				
Name	House, 23 Park Street				
Place No.	24217				
Address	23 Park Street (Lot 13, DP11	L73) Subiaco			
Other names					
Place Type	Individual Building or Group)			
Heritage Area	No				
ASSESSMENT OF S	GNIFICANCE				
Photo					
Construction Date	c1917	Architectural Style	Federation Bungalow		
Construction	Walls	Roof	Other		
Materials	Tuckpointed brick	Corrugated metal sheeting			
Use	Current	Original	Other		
	Residential: Single storey	Residential: Single storey			
	residence	residence			
Historic Theme(s)	Demographic settlement and mobility: Settlements				
	Occupations: Domestic activities				
Historical Notes	Subiaco's population increased significantly in the 1890s due to an economic depression in the eastern states and the discovery of gold in Western Australia. In the late 1890s, property developers bought large landholdings for subdivision in the Perth metropolitan area. The subdivisions were generally simple grid pattern developments with small lots for occupancy by working families. Subiaco was a popular and logical location for development and the increase in population and demand for services led to the proclamation of Subiaco as a municipality in 1897. In the PO Directory of 1902 there were 16 primary residents listed along Park Street, increasing to 64 by 1905. Around 85 houses had been built by 1910, increasing to around 90 by 1915, after which the numbers remained relatively stable at around the mid 90s through until at least the mid 20th century. This confirms that this part of Subiaco was largely developed in the Federation era (in the period from the late 1890s to the early war years), with a relatively small amount of infill development through until WWII. Park Street was named 'Salisbury Avenue' in the 1890s but was changed shortly thereafter.				

	This house appears to have been constructed in c.1916 and known as #25 until the early 1920s. It had been occupied by Charles and Ada Robinson by c.1918 and they remained here for the rest of their married lives. An analysis of information from online birth, death and marriage records, and newspaper notices, suggests that Charles Robinson (c.1880-1954) married Ada Elizabeth Morley (c.1880-1945) in Subiaco in c.1916 and that this couple had at least 2 children: Mavis and Joyce. By 1949 Charles was living in Nedlands with his 2nd wife, Florence. A plan of the lot prepared in 1927 and reviewed in 1955 for the purpose of planning sewerage and water supply services shows that the original footprint of the cottage had a number of additions to the rear of the house which are reflected in the current form of the cottage. Aerial photographs from the mid 20th century demonstrate that no significant changes have been made since that time.
Physical	 Traditional brick and iron Federation styled house.
Description	 Asymmetric plan form to the façade.
	Brick construction with tuckpoint finish.
	 Gabled wing with timber details.
	 Casement windows to the projecting wing and 1-over-1 sash to the recessed
	section of the façade.
	Bullnose verandah across the recessed section supported on turned timber
	posts with simple timber brackets.
Canditian	House partially obscured by high rendered wall.
Condition	Based on a streetscape inspection the building appears to be in excellent condition.
Integrity	High: The place continues to be used as a private residence.
Authenticity Statement of	High: The original external form and detailing of the building is largely intact. The place has cultural heritage significance:
Significance	 As a good representative example of the many 4-5 room brick homes which
Significance	 As a good representative example of the many 4-5 room block nomes which were built in Subiaco during the early twentieth century to meet the needs and aspirations of middle-class residents such as public servants, senior office workers, small business owners, skilled tradesmen and single/widowed women of private means. As a good representative example of the application of materials and detailing which were derived from the Federation Bungalow 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.
Level of	Some significance (Level 3)
Significance	Contributes to the heritage of the City of Subiaco.
Heritage Listings and Status	Local Heritage Survey - Adopted 4/02/2003
Key References	Wise's Post Office Directory 1894-1949
	Australian Electoral Rolls, 1903-1980
	Aerial Photographs, Landgate 1948-2020.
	MWSSⅅ Plans, State Records Office of WA, Retro Maps <u>http://au-wa-sro-</u>
	metromaps-uat.s3-website-ap-southeast-2.amazonaws.com/#/
	Historical Notes for the Triangle Precinct prepared by Annette Green April 2020, held
	by the City of Subiaco. Who Built Subiaco? The builders who lived and/or worked in Subiaco in the period
	c1895-1940, Annette Green, Greenward Consulting, January 2015.
	C1055-1540, Annette Green, Greenward Consulting, January 2015.

Archival Site Plan Courtesy SROWA	
Additional Photograph	

LOCATION INFORM	IATION		
Name	House, 29 Park Street		
Place No.	24218		
Address	29 Park Street (Lot 15, DP11	73) Subiaco	
Other names		,	
Place Type	Individual Building or Group		
Heritage Area	No		
ASSESSMENT OF SI	GNIFICANCE		
Photo (December 2020)			
Construction Date	c1905	Architectural Style	Federation Queen Anne
Construction Date	Walls	Roof	Other
Materials	Painted weatherboard	Corrugated metal sheeting	Other
Use	Current	Original	Other
036	Residential: Single storey	Residential: Single storey	Other
	residence	residence	
Historic Theme(s)	Demographic settlement and		
	Occupations: Domestic activ	-	
Historical Notes	Subiaco's population increased significantly in the 1890s due to an economic depression in the eastern states and the discovery of gold in Western Australia. In the late 1890s, property developers bought large landholdings for subdivision in the Perth metropolitan area. The subdivisions were generally simple grid pattern developments with small lots for occupancy by working families. Subiaco was a popular and logical location for development and the increase in population and demand for services led to the proclamation of Subiaco as a municipality in 1897. A subdivision plan for this portion of Subiaco was approved in 1895. Park Street was named 'Salisbury Avenue' in this plan but was changed shortly thereafter. From the readily available information this cottage was built c1905, and the first occupant was Frederick Jones. No detail of the builder has been found in this research and it is probable the house was an investment property as there were a series of occupants in the first long-term occupants were the Penaluna family who had settled here by c.1911. An analysis of information from online birth, death and marriage records,		

	newspaper notices and online family trees suggests that Thomas Alfred Penaluna (c.1871-1951) and Emma Margaret Willey (c.1876-1959) were married in Victoria in c.1899 and that this couple had at least 6 children in the period c.1900-1920. Thomas (a painter) and Emma remained at 29 Park Street for the rest of their lives, and descendants continued to be listed at this address in the Electoral Rolls until at least 1977. A plan of the lot prepared in 1927 and reviewed in 1955 for the purpose of planning sewerage and water supply services shows that the original footprint of the cottage had a small verandah and a number of small additions to the rear of the house which
	are reflected in the current form of the cottage. Aerial photographs from the mid 20th century demonstrate that until the early 1990s the additions across the rear
	were under a simple skillion roof and the front rooms of the cottage were under a red
	corrugated iron room. The skillion roofed portion was replaced with the current
	additions under a hipped roof.
Physical	Weatherboard workers cottage with carport to the front.
Description	Casement windows.
	Symmetrical façade.
	Hipped roof with skillion verandah canopy.
Condition	Based on a streetscape inspection the building appears to be in good condition.
Integrity	High: The place continues to be used as a private residence.
Authenticity	High: The original external form and detailing of the building is largely intact.
Statement of	The place has cultural heritage significance:
Significance	 As a representative example of the standard of modest rental
	accommodation built for people such as tradesmen, junior employees,
	labourers and single women/widows in Subiaco during the early twentieth
	century.
	 For the evidence that this property and its local streetscape provides about the manner in which the family residences of senior professional men and
	the manner in which the family residences of senior professional men and business owners were developed side by side with the more modest
	residences of more junior employees and tradesmen in early twentieth
	century Subiaco.
Level of	Some significance (Level 3)
Significance	Contributes to the heritage of the City of Subiaco.
Heritage Listings	Local Heritage Survey - Adopted 4/02/2003
and Status	
Key References	Wise's Post Office Directory 1894-1949
	Australian Electoral Rolls, 1903-1980
	Aerial Photographs, Landgate 1948-2020.
	MWSSⅅ Plans, State Records Office of WA, Retro Maps <u>http://au-wa-sro-</u>
	metromaps-uat.s3-website-ap-southeast-2.amazonaws.com/#/
	Historical Notes for the Triangle Precinct prepared by Annette Green April 2020, held
	by the City of Subiaco. Whe Built Subiaco? The builders whe lived and /or worked in Subiaco in the period
	Who Built Subiaco? The builders who lived and/or worked in Subiaco in the period c1895-1940, Annette Green, Greenward Consulting, January 2015.
	C1055-1540, Annette Green, Greenward Consulting, January 2015.



LOCATION INFORM	IATION		
Name	House, 91 Park Street		
Place No.	24219		
Address	91 Park Street (Lot 1, SP637	'2) Subiaco	
Other names	House, 81 Olive Street		
Place Type	Individual Building or Group)	
Heritage Area	No		
ASSESSMENT OF S	GNIFICANCE		
Photo			
(December 2020)			
Construction Date	c1905	Architectural Style	Federation Queen Anne
Construction	Walls	Roof	Other
Materials	Tuckpointed brick	Corrugated metal sheeting	Other
Use	Current	Original	Other
030	Residential: Conjoined	Residential: Conjoined	
	residence	residence	
Historic Theme(s)	Demographic settlement ar		1
	Occupations: Domestic activ	•	
Historical Notes	Subiaco's population increased significantly in the 1890s due to an economic depression in the eastern states and the discovery of gold in Western Australia. In the late 1890s, property developers bought large landholdings for subdivision in the Perth metropolitan area. The subdivisions were generally simple grid pattern developments with small lots for occupancy by working families. Subiaco was a popular and logical location for development and the increase in population and demand for services led to the proclamation of Subiaco as a municipality in 1897. A subdivision plan for this portion of Subiaco was approved in 1896. Park Street was named 'Salisbury Avenue' in this plan but was changed shortly thereafter. Lot 20 (HN93), the adjacent lot 21 (HN97) and this lot (HN 91) on the corner of Olive and Park Streets, were acquired by Julia Boddington in 1898. She was the wife of a local agent and stockbroker, James Boddington who presumably purchased the land as an investment during this period of increasing property values. In the PO Directory of 1902 there were 16 primary residents listed along Park Street, increasing to 64 by 1905. Around 85 houses had been built by 1910, increasing to		

	around 90 by 1915, after which the numbers remained relatively stable at around the	
	mid 90s through until at least the mid 20th century. This confirms that this part of	
	Subjaco was largely developed in the Federation era (in the period from the late	
	1890s to the early war years), with a relatively small amount of infill development through until WWII.	
	During the first half of the 20th century this house was known as 81 Olive Street.	
	From the available information this lot was developed c1904 with the construction	
	the conjoined houses on this lot and the adjoining at 85 Olive Street. It is probable	
	that the houses at 77 and 87 Olive Street were part of the development as the four	
	residences show a similarity of form and detail. It was not uncommon during this	
	period for small scale developments such as this to occur. Further research may	
	determine the architect and builder of these places.	
	The first recorded occupant of 91 Park Street in the Post Office Directories in 1906	
	was Leslie McGregor a civil servant. The first long-term occupants were the Tate	
	family. Arthur Tate (engineer) (c.1878-1954) and Edith Annie Tate (c.1878-1948) had	
	settled here by 1923 and they both remained here for the rest of their lives.	
	In April 1920, the group of "Three well built houses" at 81 [91 Park St], 85 and 87	
	Olive Street were offered for sale at £525, £525 and £350, respectively. This suggests	
	the three had one owner which is consistent with the similarity of design detail and	
	turnover of occupants.	
	A plan of the lot prepared in 1927 and reviewed in 1955 for the purpose of planning	
	sewerage and water supply services shows that both sides of this conjoined residences have undergone significant additions.	
	Aerial photographs from the mid 20th century demonstrate that the place was	
	originally clad with red corrugated iron and there have been a number of programs of	
	work since 1964. The most significant of these were in the early 1990s and 2019.	
Physical	Traditional brick and iron Federation Queen Anne asymmetric plan house.	
Description	• Asymmetric plan form with principal relationship with Park Street and a	
	secondary frontage to Olive Street.	
	Brick construction with two rendered string course bands and rendered dado	
	to sill level.	
	• 1-over-1 sash windows.	
	 Hipped and gabled roof with roughcast render and timber detailing to the 	
	two gables. Retained corbelled brick chimney. Replacement corrugated metal	
	sheeting to the roofs.	
	Bullnose verandah canopy with a small return to Olive Street supported on	
	turned timber posts with timber frieze and timber deck.	
Constitution	House recently restored and with a sympathetic addition to the rear.	
Condition	Based on a streetscape inspection the building appears to be in excellent condition.	
Integrity Authenticity	High: The place continues to be used as a private residence. High: The original external form and detailing of the building is largely intact.	
Statement of	The place has cultural heritage significance:	
Significance	 As a good representative example of the many 4-5 room brick homes which 	
	were built in Subiaco during the early twentieth century to meet the needs	
	and aspirations of middle-class residents such as public servants, senior office	
	workers, small business owners, skilled tradesmen and single/widowed	
	women of private means.	
	-	
	women of private means.	

	expectations of the middle classes in Subiaco during the early twentieth century.	
	 For its aesthetic contribution to a largely intact group of early twentieth 	
	• For its aesthetic contribution to a largely intact group of early twentieth century houses, particularly 77 and 87 Olive Street and 91 Park Street which	
	have strong similarity of design and detail.	
	 For its contribution to a largely intact group of early twentieth century houses 	
	in the portion of Park Street from Olive Street to Townshend Road.	
Level of	Some significance (Level 3)	
Significance	Contributes to the heritage of the City of Subiaco.	
Heritage Listings	Local Heritage Survey - Adopted 4/02/2003	
and Status		
Key References	Wise's Post Office Directory 1894-1949	
	Australian Electoral Rolls, 1903-1980	
	Aerial Photographs, Landgate 1948-2020.	
	MWSSⅅ Plans, State Records Office of WA, Retro Maps http://au-wa-sro-	
	metromaps-uat.s3-website-ap-southeast-2.amazonaws.com/#/	
	Historical Notes for the Triangle Precinct prepared by Annette Green April 2020, held	
	by the City of Subiaco.	
	Who Built Subiaco? The builders who lived and/or worked in Subiaco in the period	
	c1895-1940, Annette Green, Greenward Consulting, January 2015.	
	The West Australian, 20 April 1920, p. 3.	
Archival Site Plan Courtesy SROWA	e ()))))))))))))))))))	
Additional Photograph		

LOCATION INFORM	/IATION		
Name	House, 93 Park Street		
Place No.	26368		
Address	93 Park Street (Lot 20, DP1552) Subiaco		
Other names			
Place Type	Individual Building or Group)	
Heritage Area	No		
ASSESSMENT OF S	IGNIFICANCE		
Photo			
<u> </u>			
Construction Date	1904	Architectural Style	Federation Bungalow
Construction	Walls	Roof	Other
Materials	Painted Brick	Corrugated metal sheeting	
Use	Current	Original	Other
	Residential: Single storey	Residential: Single storey	
	residence	residence	l
Historic Theme(s)	Demographic settlement an Occupations: Domestic activ		
Historical Notes	The following extract has been taken from the Heritage Assessment of 93 Park Street, Subiaco, Hocking Heritage + Architecture, October 2019. Subiaco's population increased significantly in the 1890s due to an economic depression in the eastern states and the discovery of gold in Western Australia. In the late 1890s, property developers bought large landholdings for subdivision in the Perth metropolitan area. The subdivisions were generally simple grid pattern developments with small lots for occupancy by working families. Subiaco was a popular and logical location for development and the increase in population and demand for services led to the proclamation of Subiaco as a municipality in 1897. A subdivision plan for this portion of Subiaco was approved in 1896. Park Street was named 'Salisbury Avenue' in this plan but was changed shortly thereafter to Park Street. Lot 20, the adjacent lot 21 (HN97) and a third lot on the corner of Townsend and Park Street, were acquired by Julia Boddington in 1898. She was the wife of a local agent and stockbroker, James Boddington who presumably purchased the land as an investment during this period of increasing property values.		

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	In 1904, lots 20 and 21 were transferred to moulder (a type of plasterer), Ernest Horatio Harvey. Because of Harvey's association with the building trade it is proposed that he oversaw the construction of this house throughout 1904. This conclusion is supported by the first recording of a resident at this house in 1905. No information on the builder or architect of this place has been found in this research. It is proposed that Harvey also oversaw the construction of the adjacent house (97 Park Street) in 1907. It is probable that Harvey built the houses in a sequence to fund the construction process. At the time of the construction Ernest Harvey was living in St Leonards Avenue Leederville with his wife Ethel May Harvey. The couple later farmed in East Wagin and in the 1940s, Ernest Harvey worked as a linesman. No further information has been discovered in this research about Ernest Harvey. The first resident of 93 Park Street was George Cheffins (Cheffings) (1867-1943). George Cheffins married Margaret Rachel, nee Learmonth (1876-1973) in 1903 and the couple lived in this house for the first years of their marriage. In 1907, the house was occupied by Robert Wadeson Cragg (c1867-1960) and his wife Mary Elizabeth Miller Cragg. Robert Cragg was a compositor born in Queensland. In 1914, Mary Cragg became the owner of lot 208. Robert and Mary Cragg had one son born in 1916 and the couple lived in this house for the remainder of their married lives. Robert died in March 1960, and Mary in April 1960. In 1929, Mary Cragg became the registered owner of a motor vehicle known as a "Whippet" and it is likely that the garage at the rear of the lot was built at this time. A sewerage plan of the site prepared in 1927 and revised in 1955 show a small asbestos garage at the rear of the lot. In 1960, the property was transferred to Georg Ulrich Schairer (c1915-1989) a German born cabinet maker who lived at the house for only a few years. The property was transferred in 1964 to John Mackay (c1888-1974) a retired watchmaker and
	In c.2018, the lot was divided with a fence to create a separate area accessed from the rear laneway. This division has not been formalised in a legal subdivision.
Physical	The following extract has been taken from the Heritage Assessment of 93 Park Street,
Description	Subiaco, Hocking Heritage + Architecture, October 2019.
	 A single storey brick and iron dwelling in the Federation style drawing upon influences from the Victorian and Queen Anne architectural styles. The roof is a hipped and gabled form. The gable element extends over the projecting wing whilst the hipped form extends over the main part of the house. The original cladding has been replaced with colorbond. Tall painted brick chimneys with corbelled flues extend from the south and western
	planes of the roof. The gable is roughcast render with timber detailing.

	 The house was originally of face brick construction with tuck point finish, rendered below sill level and with rendered bands across the façade. The original finish has been painted over but traces of the tuck pointing remains discernible. The two bands have been painted in a contrasting cream colour maintaining an element of decoration and distinction to the façade. The dwelling presents in a traditional form with asymmetric façade. The projecting wing contains the gable roof and a large centrally placed window below. The window comprises a three section opening with large 1-over-1 sash window flanked by narrow side sashes. A skillion style window canopy with timber brackets provides some shade to the opening. The canopy has been reclad to match the roof. The sill is painted cement with a decorative apron below. There are no other features to this section of the façade. The recessed section of the façade contains the main entrance abutting the projecting wing and a further window to the east of the door. The window is of the same design as the other front window. The door is timber panelled to the lower section and glazed above with matching side panels and a fanlight across the entire ensemble. The verandah extends across the full width of the recessed section of the façade. These is no balustrade and the deck is painted concrete. A view along the adjacent driveway shows that the original face brick work to the eastern elevation is now painted. There is a small window towards the rear of the building, likely to be the bathroom in the skillion roofed rear section of the building, likely to be the bathroom in the skillion roofed rear section of the bow street fnece. The road is narrow with wide pavements populated with street trees. The sense of enclosure along the street fnece. The road is narrow with wide pavements populated with street trees. The sense of enclosure along the street is strengthened by the high boundary walls that contribute to a s	
Condition	coherency. Based on a streetscape inspection the building appears to be in fair to good	
	condition.	
Integrity	High: the place remains in its original function as a residential dwelling.	
Authenticity	Moderate – there have been some alterations which have an impact on its level of authenticity including change to roof cladding, finishes to the façade and change to form of verandah canopy.	
Statement of	The place has cultural heritage significance:	
Significance	 The place has aesthetic value as a typical demonstration of the Federation style executed in brick and corrugated iron with remaining details in evidence. The place has aesthetic and historic value for its association with the adjacent property at 97 Park Street built by the same owner and exhibiting similar design and details. The place has historic value for its association with the subdivision and 	
	settlement of this portion of Subiaco in the early 20th century.	

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	• The place has social value as a demonstration of a home built for skilled	
	tradesmen and their families in the early 20th century.	
	• For its contribution to a largely intact group of early twentieth century houses	
	in the portion of Park Street from Olive Street to Townshend Road.	
Level of	Some significance (Level 3)	
Significance	Contributes to the heritage of the City of Subiaco.	
Heritage Listings	Local Heritage Survey – Adopted 18/2/2020	
and Status	Heritage List - Adopted 18/2/2020	
Key References	Heritage Assessment of 93 Park Street, Subiaco, October 2019, Hocking Heritage +	
	Architecture.	
	Historical Notes for the Triangle Precinct prepared by Annette Green April 2020, held	
	by the City of Subiaco.	
Archival Site Plan		
Courtesy SROWA	N L mt l	
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	State of the second sec	
Additional		
Photograph		

LOCATION INFORM	IATION		
Name	House, 97 Park Street		
Place No.	26367		
Address	97 Park Street (Lot 21, DP15	552) Subiaco	
Other names			
Place Type	Individual Building or Group)	
Heritage Area	No		
ASSESSMENT OF S	GNIFICANCE		
Photo		10 M	
(December 2020)			
Construction Date	1907	Architectural Style	Federation Bungalow
Construction	Walls	Roof	Other
Materials	Painted Brick	Corrugated metal sheeting	Other
Use	Current	Original	Other
036	Residential: Single storey	Residential: Single storey	Other
	residence	residence	
Historic Theme(s)	Demographic settlement an		
	Occupations: Domestic activ	-	
Historical Notes	The following extract has been taken from the Heritage Assessment of 97 Park Street, Subiaco, Hocking Heritage + Architecture, October 2019. Subiaco's population increased significantly in the 1890s due to an economic depression in the eastern states and the discovery of gold in Western Australia. In the late 1890s, property developers bought large landholdings for subdivision in the Perth metropolitan area. The subdivisions were generally simple grid pattern developments with small lots for occupancy by working families. Subiaco was a popular and logical location for development and the increase in population and demand for services led to the proclamation of Subiaco as a municipality in 1897. A subdivision plan for this portion of Subiaco was approved in 1896. Park Street was named 'Salisbury Avenue' in this plan but was changed shortly thereafter to Park Street. Lot 20, the adjacent lot 21 (HN97) and a third lot on the corner of Townsend and Park Street, were acquired by Julia Boddington in 1898. She was the wife of a local agent and stockbroker, James Boddington who presumably purchased the land as an investment during this period of increasing property values.		

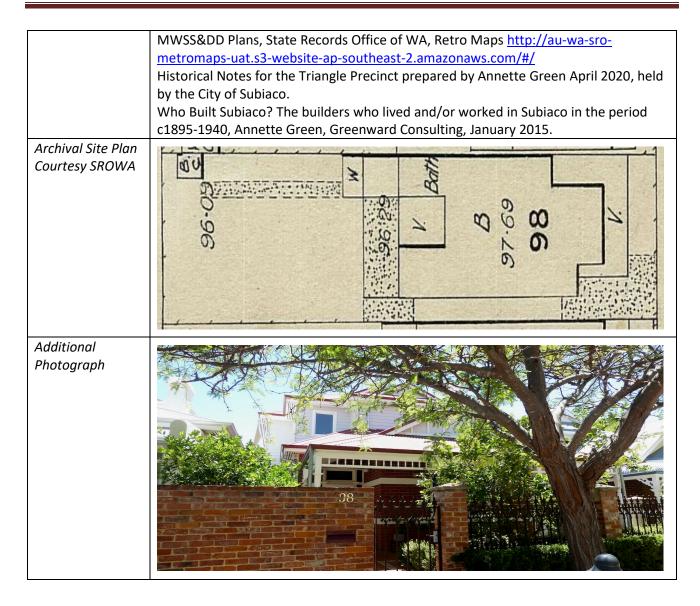
	In 1904, lots 20 and 21 were transferred to moulder (a type of plasterer), Ernest Horatio Harvey. Because of Harvey's association with the building trade it is proposed that he oversaw the construction of this house throughout 1907. This conclusion is supported by the first recording of a resident at this house in 1908. No information on the builder or architect of this place has been found in this research. It is proposed that Harvey also oversaw the construction of the adjacent house (93 Park Street) in 1904. It is probable that Harvey built the houses in a sequence to fund the construction process. At the time of the construction Ernest Harvey was living in St Leonards Avenue Leederville with his wife Ethel May Harvey. The couple later farmed in East Wagin and in the 1940s, Ernest Harvey worked as a linesman. No further information has been discovered in this research about Ernest Harvey. In 1913, ownership of the property transferred to Catherine Janet Yeates, nee Hinkley (c1868-1952) the wife of Charles Samuel Sparks Yeates(c1872-1961) the assistant Government Astronomer working at the Observatory in Kings Park. The Yeates family lived at 441 Rokeby Road Subiaco. The first resident of 97 Park Street was civil servant Henry John Wear (c1875-1942). He married Barbara McMillan in 1908 and the couple lived at this house until 1910. In the following years the house was occupied by a series of tenants who lived there for relatively short periods. • 1911-1912 Charles Ziesler, Fire Adjuster • 1913 Lionel Victor Morrison, Metalwork Instructor
	 1914 Adrian Ernest Craig, Mechanic
	 1914 Adrian Ernest Craig, Mechanic 1915-1920 James C.W. Parker, Horse Driver
	 1921-1932, Harry Bergin, Salesman
	 1933, C.C.R. Roper, Grocer
	The occupants of the house were generally skilled tradesman which demonstrates
	the demographic of this part of Subiaco during the mid-20thcentury.
	In 1934, Leslie and Alma Stewart, originally from South Australia, moved into the
	house. Leslie Stewart (c1897-1969) worked as a mechanic and motor lorry builder and in later years a cow examiner. Alma Stewart (c1906-1978) maintained the
	household and raised their family.
	In 1963, Leslie and Alma Stewart purchased the property they had lived in since 1934.
	Alma Stewart continued to live at the home after Leslie's death in 1969. Family
	members lived nearby and following Alma's death in 1978 the family took over the
	ownership of property. Aerial photographs from the mid-20th century until the present [2020] show that the
	form and extent of the original house has changed little. There have been additions
	across the rear elevation at different periods however the original roof form has not
	been altered. The roof cladding was green corrugated iron which was replaced with
	zincalume in 2004. The rear of the property has been largely undeveloped and
	features some large mature trees which have been present since c1948.
Physical	The following extract has been taken from the Heritage Assessment of 97 Park Street,
Description	Subiaco, Hocking Heritage + Architecture, October 2019.
	 A single storey brick and iron dwelling in the Federation style drawing upon influences from the Victorian and Queen Anne architectural styles.
	 The roof is a hipped and gabled form. The gable element extends over the
	projecting wing whilst the hipped form extends over the main part of the
	house. The original cladding has been replaced with colorbond. Tall painted
	brick chimneys with corbelled flues extend from the south and western

	planes of the roof. The gable is roughcast render with timber detailing and a turned timber finial.	
	 The house was originally of face brick construction with tuck point finish, rendered below sill level, and with rendered bands across the façade. The original finish has been painted over but faint traces of the tuck pointing remain discernible. The two rendered bands have been painted in a contrasting white colour creating an element of decoration to the façade. The render to the lower section is textured and painted. The dwelling cannot be clearly seen form the street due to the presence of a high rendered boundary wall. The dwelling presents in a traditional form with asymmetric façade. The projecting wing contains the gable roof and a large centrally placed window below. The window comprises a three section opening with three 1-over-1 	
	sash windows. An enclosed awning extends across the opening with corrugated cladding and timber brackets. The sill is painted cement with a decorative apron below. The recessed section of the façade contains the	
	main entrance abutting the projecting wing and a further window to the east of the door. The door is timber panelled to the lower section and glazed above with matching side panels and a fanlight across the entire opening.	
	• The verandah extends across the full width of the recessed section of the façade. The bullnose canopy is located below the eaves of the façade with approximately three brick courses separating the canopy from the eaves. The canopy has been reclad. The canopy is supported on turned timber posts with carved brackets and a timber frieze between the posts. A parapet wall extends along the eastern side of the property. The eastern side of the	
	property and the west wall is unpainted brickwork. The front setback is predominately paved with some planting.	
	 The property is situated in a short stretch of Park Street which retains much of its traditional character and original building stock. The road is narrow with wide pavements populated with street trees. The sense of enclosure along the street is strengthened by the high boundary walls that contribute to a sense of privacy and seclusion. The subject dwelling is between two similar dwellings creating a sense of group value. Whilst not an intact streetscape, Park Street does present with a moderate to high level of integrity and authenticity with the subject property making a positive contribution to the whole. 	
Condition	Based on a streetscape inspection the building appears to be in fair to good condition.	
Integrity	High: the place remains in its original function as a residential dwelling.	
Authenticity	Moderate –there have been some alterations which have an impact on its level of authenticity including change to roof cladding, finishes to the façade and change to form of verandah canopy.	
Statement of Significance	 The place has cultural heritage significance: The place has aesthetic value as a typical demonstration of the Federation style executed in brick and corrugated iron with remaining details in evidence. The place has aesthetic and historic value for its association with the adjacent property at 93 Park Street built by the same owner and exhibiting similar design and details The place has here historic value for its association with the subdivision and 	
	• The place has historic value for its association with the subdivision and settlement of this portion of Subiaco in the early 20th century.	

	 The place has social value as a demonstration of a home built for skilled tradesmen and their families in the early 20th century. For its contribution to a largely intact group of early twentieth century houses
	in the portion of Park Street from Olive Street to Townshend Road.
Level of	Some significance (Level 3)
Significance	Contributes to the heritage of the City of Subiaco.
Heritage Listings	Local Heritage Survey – Adopted 18/2/2020
and Status	Heritage List - Adopted 18/2/2020
Key References	Heritage Assessment of 97 Park Street, Subiaco, October 2019. Hocking Heritage +
	Architecture.
	Historical Notes for the Triangle Precinct prepared by Annette Green April 2020, held
	by the City of Subiaco.
Archival Site Plan Courtesy SROWA	1 6 3 . 6
Additional Photograph	

LOCATION INFORM	IATION		
Name	House, 98 Park Street		
Place No.	24220		
Address	98 Park Street (Lot 18, DP15	52) Subiaco	
Other names			
Place Type	Individual Building or Group		
Heritage Area	No		
ASSESSMENT OF S	IGNIFICANCE		
Photo		C - C - C - C - C - C - C - C - C - C -	and the
(December 2020)			
Construction Date	c1902	Architectural Style	Federation Queen Anne
Construction	Walls	Roof	Other
Materials	Tuckpointed brick	Coloured corrugated	
Wateriais		metal sheeting	
Use	Current	Original	Other
	Residential: Two storey	Residential: Single storey	
	residence	residence	
Historic Theme(s)	Demographic settlement an		J
	Occupations: Domestic activ	-	
Historical Notes	Subiaco's population increased significantly in the 1890s due to an economic depression in the eastern states and the discovery of gold in Western Australia. In the late 1890s, property developers bought large landholdings for subdivision in the Perth metropolitan area. The subdivisions were generally simple grid pattern developments with small lots for occupancy by working families. Subiaco was a popular and logical location for development and the increase in population and demand for services led to the proclamation of Subiaco as a municipality in 1897. In the PO Directory of 1902 there were 16 primary residents listed along Park Street, increasing to 64 by 1905. Around 85 houses had been built by 1910, increasing to around 90 by 1915, after which the numbers remained relatively stable at around the mid 90s through until at least the mid 20th century. This confirms that this part of Subiaco was largely developed in the Federation era (in the period from the late 1890s to the early war years), with a relatively small amount of infill development through until WWII. A subdivision plan for this portion of Subiaco was approved in		

	1896. Park Street was named 'Salisbury Avenue' in this plan but was changed shortly thereafter to Park Street.
	Street numbers were not identified for Park Street until 1906, but an analysis of
	entries in the PO Directories suggests that this was probably the house that was
	occupied by William Holladay Richards (carpenter) in c.1903-1905.
	The first long-term occupants were John Robert O'Sullivan (hairdresser) and Jessie
	Stella O'Sullivan (nee Axell), who had settled here by 1933 and were still listed at this address in the Electoral Rolls of 1980.
	A plan of the lot prepared in 1927 and reviewed in 1955 for the purpose of planning
	sewerage and water supply services shows that the original footprint of this house is approximately half the current building.
	Aerial photographs from the mid 20th century demonstrate that the place undergone
	a number of programs of work since 1964. The most significant of these in 2002, and
	c2007 when the second storey was added. The red roof cladding of the later
	additions is consistent with the original roof cladding apparent in the early 1980s.
Dhusical	
Physical Description	 Traditional single storey Federation Queen Anne house with second storey addition located toward the rear of the original house.
	Brick construction originally with tuckpoint finish that has since been painted
	over, retained twin rendered string course bands at sill level and door head
	level. Rendered dado.
	 Hipped and gabled roof clad with corrugated metal sheeting.
	 Bullnose verandah canopy supported on turned timber posts with simple
	brackets and frieze.
	 Gable has roughcast render finish with timber batten details and finial.
	-
	 Sash windows to the façade. Candea and by bick readered well.
Canditian	Garden enclosed by high rendered wall.
Condition	Based on a streetscape inspection the building appears to be in excellent condition.
Integrity	High: The place continues to be used as a private residence.
Authenticity	Moderate - High: The original external detailing of the building is largely intact and
	sympathetically restored however the second storey has altered the scale of the
	building.
Statement of	The place has cultural heritage significance:
Significance	 As a good representative example of the many 4-5 room brick homes which
	were built in Subiaco during the early twentieth century to meet the needs
	and aspirations of middle-class residents such as public servants, senior office
	workers, small business owners, skilled tradesmen and single/widowed
	women of private means.
	• As a good representative example of the application of materials and
	detailing which were derived from the Federation Queen Anne style, but
	which were applied in a more restrained manner that suited the budgets and
	expectations of the middle classes in Subiaco during the early twentieth
	century.
	 For its contribution to a largely intact group of early twentieth century houses
	in the portion of Park Street from Olive Street to Townshend Road.
Level of	Some significance (Level 3)
Significance	Contributes to the heritage of the City of Subiaco.
Heritage Listings and Status	Local Heritage Survey - Adopted 4/02/2003
	Wise's Past Office Directory 1804 1040
Key References	Wise's Post Office Directory 1894-1949
	Australian Electoral Rolls, 1903-1980 Aerial Photographs, Landgate 1948-2020.



LOCATION INFORM	IATION		
Name	House, 101 Park Street		
Place No.	24221		
Address	101 Park Street (Lot 22, DP1552) Subiaco		
Other names	Mayo Villa	,	
Place Type	Individual Building or Group		
Heritage Area	No		
ASSESSMENT OF SI	GNIFICANCE		
Photo			
(December 2020)			
Construction Date	c1907	Architectural Style	Federation Queen Anne
Construction	Walls	Roof	Other
Materials	Tuckpointed brick	Corrugated metal sheeting	
Use	Current	Original	Other
	Residential: Single storey	Residential: Single storey	
	residence	residence	
Historic Theme(s)	Demographic settlement and		·
	Occupations: Domestic activ		
Historical Notes	Subiaco's population increased significantly in the 1890s due to an economic depression in the eastern states and the discovery of gold in Western Australia. In the late 1890s, property developers bought large landholdings for subdivision in the Perth metropolitan area. The subdivisions were generally simple grid pattern developments with small lots for occupancy by working families. Subiaco was a popular and logical location for development and the increase in population and demand for services led to the proclamation of Subiaco as a municipality in 1897. A subdivision plan for this portion of Subiaco was approved in 1896. Park Street was named 'Salisbury Avenue' in this plan but was changed shortly thereafter. In the PO Directory of 1902 there were 16 primary residents listed along Park Street, increasing to 64 by 1905. Around 85 houses had been built by 1910, increasing to around 90 by 1915, after which the numbers remained relatively stable at around the mid 90s through until at least the mid 20th century. This confirms that this part of Subiaco was largely developed in the Federation era (in the period from the late 1890s to the		

	early war years), with a relatively small amount of infill development through until WWII.
	An analysis of information from online birth, death and marriage records, newspaper notices and online family trees suggests that Ida May Spencer (c.?) and William John Carpenter (c.1870-1922) were married in West Perth in September 1906 and that this couple had 3 children: William Ernest ('Willie') (c.1907), Jean Florence Rose (c.1909) and Herbert York (c.1914).
	Ida and William had settled at "Mayo Villa", 101 Park Street, by 1907 and remained here until c.1918 when the house was offered for sale:
	ON THE PREMISE, 101 PARK STREET, SUBIACO (take tram to Olive- st.). C. B. PELL has received instructions from Mr. W. Carpenter to SELL his CHARMING VILLA RESIDENCE, being Perth Town Lot 22, on which is erected a substantial Brick Villa, of 5 rooms and kitchen, garden back and front, up-to-date and modern.
	The next long term occupants were Howard Oscar Wills (butcher) and his wife, Alice Caroline Wills (nee Austin), who lived here from c.1919 until the early 1950s. A plan of the lot prepared in 1927 and reviewed in 1955 for the purpose of planning sewerage and water supply services shows that the original footprint of this house is consistent with the current form and extent, including the large sheds on the rear
	property boundary. Aerial photographs from the mid 20th century demonstrate that the additions to the rear were undertaken in the late 1980s. The form and extent of the original residence is still apparent.
Physical	 Traditional Federation Queen Anne style house.
Description	 Brick construction with tuckpoint finish with two rendered string course bands.
	 Asymmetric plan form with projecting wing incorporating overhanging gable and brick bay window. Gable is characterised by rough cast render with ornate timber detailing, part missing.
	 The bay contains two narrow 1-over-1 sash windows with moulded sill and decorative sill apron, with steeply pitched raked awning supported on ornate timber brackets.
	 Recessed section of the elevation contains a single sash window and main entrance abutting the projecting wing. The main entrance consists of traditional door with side panel and fanlight.
	 Hipped and gabled roof with bullnose verandah canopy supported on turned
	timber posts. Ornate non-original balustrade.
	 The garden is enclosed by timber picket style fence.
Condition	Based on a streetscape inspection the building appears to be in excellent condition.
Integrity	High: The place continues to be used as a private residence.
Authenticity	High: The original external detailing of the building is largely intact and/or
	sympathetically restored/extended, and the place has been well maintained.
Statement of	The place has cultural heritage significance:
Significance	• As a good representative example of the many 4-5 room brick homes which
	were built in Subiaco during the early twentieth century to meet the needs
	and aspirations of middle-class residents such as public servants, senior office
	workers, small business owners, skilled tradesmen and single/widowed
	women of private means.

Level of Significance	 As a good representative example of the application of materials and detailing which were derived from the Federation Queen Anne style, but which were applied in a more restrained manner that suited the budgets and expectations of the middle classes in Subiaco during the early twentieth century. For its contribution to a largely intact group of early twentieth century houses in the portion of Park Street from Olive Street to Townshend Road Some significance (Level 3) Contributes to the heritage of the City of Subiaco.
Heritage Listings and Status	Local Heritage Survey - Adopted 4/02/2003
Key References	Wise's Post Office Directory 1894-1949Australian Electoral Rolls, 1903-1980Aerial Photographs, Landgate 1948-2020.MWSSⅅ Plans, State Records Office of WA, Retro Maps http://au-wa-sro-metromaps-uat.s3-website-ap-southeast-2.amazonaws.com/#/ Historical Notes for the Triangle Precinct prepared by Annette Green April 2020, held by the City of Subiaco.Who Built Subiaco? The builders who lived and/or worked in Subiaco in the period c1895-1940, Annette Green, Greenward Consulting, January 2015.
Archival Site Plan Courtesy SROWA	10 10 10 10 10 10 10 10 10 10
Additional Photograph	

LOCATION INFORM	IATION		
Name	Terraces, 102-108 Park Stree	et	
Place No.	24222		
Address	102 Park Street (Lot 1, 2, 3, 4	4, SP2224) Subiaco	
Other names		· · ·	
Place Type	Individual Building or Group		
Heritage Area	No		
ASSESSMENT OF S	GNIFICANCE		
Photo			
(December 2020)			
Construction Date	c1902	Architectural Style	Victorian Georgian
Construction	Walls	Roof	Other
Materials	Painted brick	Corrugated metal sheeting	
Use	Current	Original	Other
	Residential: terrace	Residential: terrace	
	housing	housing	
Historic Theme(s)	Demographic settlement an		
(-7	Occupations: Domestic activ	•	
Historical Notes	Subiaco's population increased significantly in the 1890s due to an economic depression in the eastern states and the discovery of gold in Western Australia. In the late 1890s, property developers bought large landholdings for subdivision in the Perth metropolitan area. The subdivisions were generally simple grid pattern developments with small lots for occupancy by working families. Subiaco was a popular and logical location for development and the increase in population and demand for services led to the proclamation of Subiaco as a municipality in 1897. A subdivision plan for this portion of Subiaco was approved in 1896. Park Street was named 'Salisbury Avenue' in this plan but was changed shortly thereafter. In the PO Directory of 1902 there were 16 primary residents listed along Park Street, increasing to 64 by 1905. Around 85 houses had been built by 1910, increasing to around 90 by 1915, after which the numbers remained relatively stable at around the mid 90s through until at least the mid 20th century. This confirms that this part of Subiaco was largely developed in the Federation era (in the period from the late 1890s to the		

	early war years), with a relatively small amount of infill development through until
	WWII.
	Street numbers were not identified for Park Street until 1906, but an analysis of
	entries in the PO Directories suggests that this row of 4 attached houses was
	constructed in c.1902.
	The following lists the primary occupants at 10 yearly intervals (based on entries in
	the PO Directories and Electoral Rolls):
	102 Park Street
	• 1903: Mrs John Long
	• 1910: Thomas Fairbairn Shiells (bootmaker)
	• 1920: James O'Loughlin
	• 1930: Alfred Barr (attendant)
	• 1940: Phillip Morgan
	 1949: Mrs Margaret Dutch
	<u>104 Park Street</u>
	• 1903: Chris Herbert Turner (salesman)
	1920: Archibald D Oglivie
	1930: Thomas Morris
	• 1940: Mrs E Francis
	• 1949: Eric N Sampson
	<u>106 Park Street</u>
	• 1903: Frederick Smith
	• 1910: George Cave (stationer)
	• 1920: Henry L Drewery
	• 1930: Stanley Penberthy (labourer)
	• 1940: L Louis
	• 1949: William Ronald Dicker
	108 Park Street
	 1903: Francis Patrick ('Frank') Murphy (telegraphist)
	• 1910: Robert Bowen (iron turner)
	• 1920: Richard Shaw
	• 1930: Mrs Emma Coffee
	 1940: Maud Ethel Thompson
	 1949: Maud Ethel Thompson
	A plan of the lot prepared in 1927 and reviewed in 1955 for the purpose of planning
	sewerage and water supply services shows that the original footprint of the four
	cottages have not changed since that time.
	Aerial photographs from the mid 20th century demonstrate that there have been
	minimal changes to the form and extent of the these cottages apart from changes of
	roof cladding. In the early 1980s, 104 and 106 had red roof cladding and 102 and
Dhuaiaal	108 are corrugated galvanised iron.
Physical Description	Largely intact group of terrace cottages.
Description	Brick construction and all painted different colours.
	 Hipped roofs with decorative eaves brackets and corrugated metal sheet
	cladding.
	 Bullnose verandah canopies extending across the full width of the façade
	with filigree lace frieze.
	 Blind arch in the party walls dividing the verandahs.
	 Simple presentation of single window with adjacent door.

	All the entrances abut the party walls.
	 Gardens enclosed with high brick walls and palisade style fencing.
Condition	Based on a streetscape inspection the building appears to be in fair to good condition.
Integrity	High: The place continues to be used as a private residences.
Authenticity	Moderate to High: The original external form and detailing of the building is largely intact although the painted brickwork has diminished the authenticity.
Statement of	The place has cultural heritage significance:
Significance	 As a representative example of the standard of modest rental
	accommodation built for people such as tradesmen, junior employees, labourers and single women/widows in Subiaco during the early twentieth century.
	 This group is a rare group of terraces in Subiaco as the majority of early housing were stand alone residences.
	• For the evidence that this property and its local streetscape provides about the manner in which the family residences of senior professional men and business owners were developed side by side with the more modest
	residences of more junior employees and tradesmen in early twentieth century Subiaco.
	 For its contribution to a largely intact group of early twentieth century houses in the portion of Park Street from Olive Street to Townshend Road.
Level of	Considerable significance (Level 2)
Significance	Very Important to the heritage of the City of Subiaco.
Heritage Listings and Status	Local Heritage Survey - Adopted 4/02/2003
Key References	 Wise's Post Office Directory 1894-1949 Australian Electoral Rolls, 1903-1980 Aerial Photographs, Landgate 1948-2020. MWSSⅅ Plans, State Records Office of WA, Retro Maps http://au-wa-sro-metromaps-uat.s3-website-ap-southeast-2.amazonaws.com/#/
	Historical Notes for the Triangle Precinct prepared by Annette Green April 2020, held by the City of Subiaco. Who Built Subiaco? The builders who lived and/or worked in Subiaco in the period
	c1895-1940, Annette Green, Greenward Consulting, January 2015.
Archival Site Plan Courtesy SROWA	е 95/7 95/7 95/7 95/7 96/50 97/00 04 102
	3 95 62 95 66 95 66 95 66 95 66 95 66 95 62 106 106
	9473 26 96 96 96 96



LOCATION INFORM	IATION		
Name	House, 105 Park Street		
Place No.	24223		
Address	105 Park Street (Lot 23, DP1	.552) Subiaco	
Other names		·	
Place Type	Individual Building or Group		
Heritage Area	No		
ASSESSMENT OF SI	GNIFICANCE		
Photo			
(December 2020)			
Construction Date	c1907	Architectural Style	Federation Queen Anne
Construction	Walls	Roof	Other
Materials	Tuckpointed brick	Corrugated metal sheeting	
Use	Current	Original	Other
	Residential: Single storey	Residential: Single storey	
	residence	residence	
Historic Theme(s)	Demographic settlement an		
Historical Notes	Occupations: Domestic activ		due te en economic
Thistorical Notes	Subiaco's population increased significantly in the 1890s due to an economic depression in the eastern states and the discovery of gold in Western Australia. In the late 1890s, property developers bought large landholdings for subdivision in the Perth metropolitan area. The subdivisions were generally simple grid pattern developments with small lots for occupancy by working families. Subiaco was a popular and logical location for development and the increase in population and demand for services led to the proclamation of Subiaco as a municipality in 1897. A subdivision plan for this portion of Subiaco was approved in 1896. Park Street was named 'Salisbury Avenue' in this plan but was changed shortly thereafter. The available research indicates this place was constructed by local builder Frederick Sedgley and advertised for rent in 1907.		
		nutes from Tram. Containing 5 bule bathroom, pantry, etc. w	

	· · · · · · · · · · · · · · · · · · ·
	few days; substantially built of pressed bricks on stone foundations, cornices and grained throughout; costly mantels, grates, and electric light; washhouse, copper and troughs, woodshed, and perfect drainage; price £500; inspection invited. (1907) Sedgely was a prolific local builder and undertook the construction of the Subiaco
	Council Chambers in 1909 and the Subiaco Clock Tower in 1923. The first occupant was Theo O'Reilly but no identifying information has been found about him. Throughout the first half of the 20th century there was a rapid turn over
	of occupants including:
	 1910: Thomas O'Reilly (O'Reilly & Jervis) 1920: Mrs H E Cutridge
	 1930: Mrs G M Neely
	• 1940:William Percival Kyrwood (driver)
	• 1949: Edgar Frank Archelaus Jenkins (carpenter) A plan of the lot prepared in 1927 and reviewed in 1955 for the purpose of planning
	sewerage and water supply services shows that the extent of the original footprint of this house is largely consistent with the current form although there is a internal garden that is a contemporary feature where a verandah once existed. Aerial photographs from the mid 20th century demonstrate that the roof cladding was originally red corrugated iron. The current additions to the rear were undertaken in the late 1980s. The form and extent of the original residence is still apparent.
Physical	Traditional Federation Queen Anne style house.
Description	 Brick construction with tuckpoint finish with two rendered string course bands.
	 Asymmetric plan form with projecting wing incorporating overhanging gable and brick bay window. Gable is characterised by rough cast render with timber detailing.
	• The bay contains two narrow 1-over-1 sash windows with moulded sill and decorative sill apron, with steeply pitched raked awning supported on ornate timber brackets.
	 Recessed section of the elevation contains a single swash window and main entrance abutting the projecting wing. The main entrance consists of traditional door with side panel and fanlight.
	 Hipped and gabled roof with bullnose verandah canopy supported on turned timber paste with simple timber frieze.
	timber posts with simple timber frieze.The garden is enclosed by timber picket style fence.
Condition	Based on a streetscape inspection the building appears to be in excellent condition.
Integrity	High: The place continues to be used as a private residence.
Authenticity	High: The original external detailing of the building is largely intact and/or
	sympathetically restored/extended, and the place has been well maintained.
Statement of	The place has cultural heritage significance:
Significance	 As a good representative example of the many 4-5 room brick homes which
	were built in Subiaco during the early twentieth century to meet the needs and aspirations of middle-class residents such as public servants, senior office workers, small business owners, skilled tradesmen and single /widowed
	workers, small business owners, skilled tradesmen and single/widowed women of private means.
	 As a good representative example of the application of materials and detailing which were derived from the Federation Queen Anne style, but

Level of Significance Heritage Listings and Status	 which were applied in a more restrained manner that suited the budgets and expectations of the middle classes in Subiaco during the early twentieth century. For its contribution to a largely intact group of early twentieth century houses in the portion of Park Street from Olive Street to Townshend Road. Some significance (Level 3) Contributes to the heritage of the City of Subiaco. Local Heritage Survey - Adopted 4/02/2003
Key References	 Wise's Post Office Directory 1894-1949 Australian Electoral Rolls, 1903-1980 Aerial Photographs, Landgate 1948-2020. MWSSⅅ Plans, State Records Office of WA, Retro Maps http://au-wa-sro-metromaps-uat.s3-website-ap-southeast-2.amazonaws.com/#/ Historical Notes for the Triangle Precinct prepared by Annette Green April 2020, held by the City of Subiaco. Who Built Subiaco? The builders who lived and/or worked in Subiaco in the period c1895-1940, Annette Green, Greenward Consulting, January 2015.
Archival Site Plan Courtesy SROWA	SOI 1 02 M
Additional Photograph	

LOCATION INFORM	IATION		
Name	Flats, 113-121 Park Street		
Place No.			
Address	113 Park Street (Lot 26, 27, I	DP1552) Subiaco	
Other names			
Place Type	Individual Building or Group		
Heritage Area	No		
ASSESSMENT OF SI	ASSESSMENT OF SIGNIFICANCE		
Photo (December 2020)			
Construction Date	c1968	Architectural Style	Late Twentieth Century International
Construction	Walls	Roof	Other
Materials	Painted brick	Corrugated metal sheeting	
Use	Current	Original	Other
	Residential:	Residential:	
	Flats/apartment block	Flats/apartment block	
Historic Theme(s)	Demographic settlement an	d mobility: Settlements	
Historical Notes	This block of flats were constructed in 1968 to designs prepared by architects Cameron Chisholm and Nicol in 1967. The owners were designated as the Park Terrace Syndicate. The designs featured minimal detail and simple forms which is characteristic of designs of that period. The place has been renovated in 2019 under the guidance of architects Parry and Rosenthal who have retained the original form and details. The majority of the recent upgrade has been largely confined to the interiors.		
Physical Description	 Block of five townhouses built in a Late Twentieth Century style, drawing some design influence from the Mid-Twentieth Century International style. Brick construction, flat roof. Clear rhythm to the development incorporating brick panels windows and decorative panel. Recently upgraded replacing all windows, doors and decorative panels – the darker colour of the new windows has removed the clear contrast between the aluminium sliding opening and the solid panels below. 		

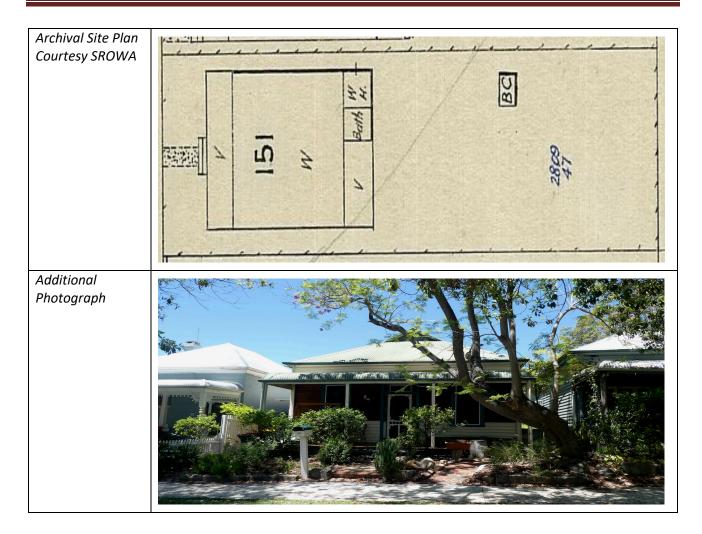
	The gardens have been enclosed with timber fencing.		
Condition	Based on a streetscape inspection the building appears to be in excellent condition.		
Integrity			
Authenticity	High: The place continues to be used as a private residences.High: The original external detailing of the building is largely intact and/or		
Authenticity	sympathetically restored/extended, and the place has been well maintained.		
Statement of	The place has cultural heritage significance:		
Significance			
Significance	 As a good representative example of simple Late 20th Century International style expressed in brick 		
	style expressed in brick.		
	For its association with the period following World War Two when Subiaco		
	was undergoing change as many existing buildings were demolished and new forms of accommodation were being introduced.		
	-		
	For its association with prominent architectural firm Cameron Chisholm and		
laugh of	Nicol who were influential in late 20th century Western Australia.		
Level of	Some significance (Level 3)		
Significance	Contributes to the heritage of the City of Subiaco.		
Heritage Listings	Local Heritage Survey - Adopted 22/06/2021		
and Status Key References	City of Subiaco Archived plans.		
Additional			
Photograph			
Filotogruph			
Additional			
Photograph			

LOCATION INFORM	IATION		
Name	Richard Diggins Park		
Place No.	24354		
Address	134 Park Street (Lots 15	, 16, 17, 18, 245, DP1535, DP340	06) Subiaco
Other names			
Place Type	Individual Building or Gr	oup	
Heritage Area	No	•	
ASSESSMENT OF S	GNIFICANCE		
Photo (December 2020)			
Construction Date	1989	Architectural Style	N/A
Construction	Walls	Roof	Other
Materials	N/A	N/A	
Use	Current	Original	Other
	Park/Reserve	Residential: Single storey residence	
Historic Theme(s)	Social and Civic activities	s: Sport recreation and entertain	ment.
Historical Notes	This small park is located across five residential lots which were cleared of the four houses in c1982 to create a small park for the local community. Large trees from the former private gardens were retained to contribute to the landscaping. The park was named to recognise the significant contribution made by Richard Diggins to the City of Subiaco. Diggins was Councillor from 1974-78, and Mayor from 1978-89 and was particularly proactive in celebrating and promoting heritage buildings in Subiaco. The plaque and cairn in the park was laid by Mayor Helen		
	houses in c1982 to creat former private gardens The park was named to Diggins to the City of Sul 1978-89 and was particu	te a small park for the local comn were retained to contribute to th recognise the significant contribu biaco. Diggins was Councillor fror ularly proactive in celebrating and plaque and cairn in the park wa	nunity. Large trees from the le landscaping. Ition made by Richard m 1974-78, and Mayor from d promoting heritage

Intogrity	Uight the place continues to be used as a public park	
Integrity	High: the place continues to be used as a public park.	
Authenticity	High: The park has retained its original form and function since its creation.	
Statement of	The place has cultural heritage significance:	
Significance	• The place has aesthetic and historic significance as a parkland reserve in	
	Subiaco, and has social significance to the community as a place for social and	
	recreational activities.	
	The place has social value for its association with former Mayor Richard Digging who made a significant contribution to the Subiase community	
	Diggins who made a significant contribution to the Subiaco community.	
Level of	Some significance (Level 3)	
Significance	Contributes to the heritage of the City of Subiaco.	
Heritage Listings	Local Heritage Survey - Adopted 24/9/2002	
and Status		
Key References	Aerial Photographs, Landgate 1948-2020.	
	City of Subiaco Local History Collection	
Additional		
Photograph		
	a second and a second and a second	
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Photograph		
	OINS PARK	
	THARD DIGGINO	
	RICHAM	
	and the second sec	

LOCATION INFORM	ATION		
Name	House, 151 Park Street		
Place No.	24224		
Address	151 Park Street (Lot 23, DP1	1535) Subiaco	
Other names			
Place Type	Individual Building or Group)	
Heritage Area	No		
ASSESSMENT OF S	IGNIFICANCE		
Photo			
(December 2020)			
Construction Date	c1922	Architectural Style	Federation Bungalow
Construction	Walls	Roof	Other
Materials	Painted and unpainted weatherboard	Corrugated metal sheeting	
Use	Current	Original	Other
	Residential: Single storey	Residential: Single storey	
	residence	residence	
Historic Theme(s)	Demographic settlement ar	nd mobility: Settlements	
	Occupations: Domestic activ	vities	
Historical Notes	Subiaco's population increased significantly in the 1890s due to an economic depression in the eastern states and the discovery of gold in Western Australia. In the late 1890s, property developers bought large landholdings for subdivision in the Perth metropolitan area. The subdivisions were generally simple grid pattern developments with small lots for occupancy by working families. Subiaco was a popular and logical location for development and the increase in population and demand for services led to the proclamation of Subiaco as a municipality in 1897. A subdivision plan for this portion of Subiaco was approved in 1896. Park Street was named 'Salisbury Avenue' in this plan but was changed shortly thereafter. In the PO Directory of 1902 there were 16 primary residents listed along Park Street, increasing to 64 by 1905. Around 85 houses had been built by 1910, increasing to around 90 by 1915, after which the numbers remained relatively stable at around the mid 90s through until at least the mid 20th century. This confirms that this part of Subiaco was largely developed in the Federation era (in the period from the late 1890s to the		

A plan of the lot prepared in 1927 and reviewed in 1955 for the purpose of			
has doubled with additions to the rear.			
Aerial photographs from the mid 20th century demonstrate that the large were undertaken in the early 1990s. The most significant of these in 2002 when the second storey was added. Originally the roof was clad with gree corrugated iron.	, and c2007		
Physical • Weatherboard workers cottage.			
• Single storey with hipped roof with gablet facing the street.			
 Separate bullnose verandah across the façade supported on cham 	nfered edge		
timber posts, timber deck.			
 Symmetrical façade with central entrance flanked by 1-over-1 sas 	sh windows.		
Simple presentation of the place has been retained.			
Condition Based on a streetscape inspection the building appears to be in fair condition	tion.		
Integrity High: The place continues to be used as a private residence.			
	High: The original external form and detailing of the building is largely intact.		
Statement of The place has cultural heritage significance:			
• As a representative example of the standard of modest rental			
accommodation built for people such as tradesmen, junior emplo			
labourers and single women/widows in Subiaco during the late ni	ineteenth		
and early twentieth century.			
For the evidence that this property and its local streetscape provide			
the manner in which the family residences of senior professional			
business owners were developed side by side with the more mod			
residences of more junior employees and tradesmen in early twee	nuem		
century Subiaco. Level of Some significance (Level 3)			
SignificanceSome significance (Levers)SignificanceContributes to the heritage of the City of Subiaco.			
Heritage Listings Local Heritage Survey - Adopted 4/02/2003			
and Status			
Key References Wise's Post Office Directory 1894-1949			
Australian Electoral Rolls, 1903-1980			
Aerial Photographs, Landgate 1948-2020.			
MWSSⅅ Plans, State Records Office of WA, Retro Maps <u>http://au-wa-s</u>	sro-		
metromaps-uat.s3-website-ap-southeast-2.amazonaws.com/#/			
Historical Notes for the Triangle Precinct prepared by Annette Green April	il 2020, held		
by the City of Subiaco.			
Who Built Subiaco? The builders who lived and/or worked in Subiaco in th	he period		
c1895-1940, Annette Green, Greenward Consulting, January 2015.			



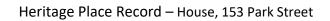
LOCATION INFORM	IATION		
Name	Houses, 152 Park Street		
Place No.			
Address	152 Park Street (Lot 1, 2, SP	3458) Subiaco	
Other names			
Place Type	Individual Building or Group		
Heritage Area	No		
ASSESSMENT OF SI			
Photo			
(December 2020)			
Construction Date	 c1906	Architectural Style	Victorian Georgian
Construction	Walls	Roof	Other
Materials	Painted brick	Corrugated metal sheeting	Other
Waterias	Rendered brick	confugated metal sheeting	
Use	Current	Original	Other
030	Residential: Conjoined	Residential: Conjoined	
	residences	residences	
Historic Theme(s)	Demographic settlement an		
	Occupations: Domestic activ	•	
Historical Notes	Subiaco's population increased significantly in the 1890s due to an economic depression in the eastern states and the discovery of gold in Western Australia. In the late 1890s, property developers bought large landholdings for subdivision in the Perth metropolitan area. The subdivisions were generally simple grid pattern developments with small lots for occupancy by working families. Subiaco was a popular and logical location for development and the increase in population and demand for services led to the proclamation of Subiaco as a municipality in 1897. A subdivision plan for this portion of Subiaco was approved in 1896. Park Street was named 'Salisbury Avenue' in this plan but was changed shortly thereafter. In the PO Directory of 1902 there were 16 primary residents listed along Park Street, increasing to 64 by 1905. Around 85 houses had been built by 1910, increasing to around 90 by 1915, after which the numbers remained relatively stable at around the mid 90s through until at least the mid 20th century. This confirms that this part of Subiaco was largely developed in the Federation era (in the period from the late 1890s to the		

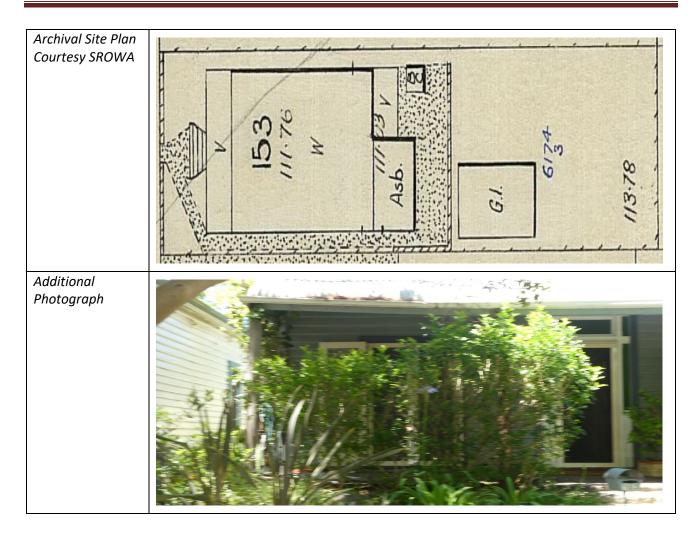
	early war years), with a relatively small amount of infill development through until WWII.	
	This semi-detached house was first listed in the PO Directories in 1907.	
	The following lists the primary occupants at 10 yearly intervals (based on entries in	
	the PO Directories and Electoral Rolls):	
	152 Park Street	
	• 1907: Richard Lewis	
	 1910: Richard Charles Shorey (butcher) 	
	 1920: Reginald John Dewar (grocer) 	
	 1930: Alfred Longden (carpenter) 	
	 1940: Alfred Longden 	
	 1949: John Francis Slattery (civil servant) 	
	154 Park Street	
	 1930: Arthur Edward McDonald (cook) 1940: LE Woods 	
	1940: J E Woods 1040: Max Kath Daniele	
	• 1949: Mrs Kath Daniels	
	The two cottages were added to in 1974 which removed timber additions at the rear	
	of the cottages and these were replaced with new brick additions. The roof cladding	
	was replaced in the 1980s and in 2009 internal alterations were undertaken at 152,	
Physical	and in 2011 the roof of the whole building was reclad with corrugated zincalume.	
-	 Duplex brick and iron cottages. Choused biased rest with persent well to the west elevation of no. 154 	
Description	• Shared hipped roof with parapet wall to the west elevation of no. 154.	
	 Bullnose verandah canopy extending across both properties with filigree lace 	
	frieze.	
	• The brick facades have been painted (no. 154) and rendered (152).	
	 The simple façade contain a single 1-over-1 sash and timber doors with familiants 	
	fanlights.	
Condition	Both properties are enclosed by rendered walls with palisade fencing.	
-	Based on a streetscape inspection the building appears to be in good condition.	
Integrity	High: The place continues to be used as a private residence.	
Authenticity	High: The original external form and detailing of the building is largely intact.	
Statement of	The place has cultural heritage significance:	
Significance	As a representative example of the standard of modest rental	
	accommodation built for people such as tradesmen, junior employees,	
	labourers and single women/widows in Subiaco during the late nineteenth	
	and early twentieth century.	
	• For the evidence that this property and its local streetscape provides about the manner in which the family residences of conject professional mon and	
	the manner in which the family residences of senior professional men and	
	business owners were developed side by side with the more modest	
	residences of more junior employees and tradesmen in early twentieth	
Loval of	century Subiaco.	
Level of Significance	Some significance (Level 3)	
Significance	Contributes to the heritage of the City of Subiaco.	
Heritage Listings and Status	152 Park Street Local Heritage Survey - Adopted 14/2/2012	
	Wise's Post Office Directory 1804 1040	
Key References	Wise's Post Office Directory 1894-1949 Australian Electoral Rolls, 1903-1980	
	Australian Electural Nulis, 1303-1300	

	Aerial Photographs, Landgate 1948-2020. MWSSⅅ Plans, State Records Office of WA, Retro Maps http://au-wa-sro- metromaps-uat.s3-website-ap-southeast-2.amazonaws.com/#/ Historical Notes for the Triangle Precinct prepared by Annette Green April 2020, held by the City of Subiaco. Heritage Assessment of 152 Park Street Subiaco by Hocking Heritage and Architecture, 2011.
Archival Site Plan Courtesy SROWA	B. B. B. 10056 100-56 146
Additional Photograph	

LOCATION INFORM	IATION		
Name	House, 153 Park Street		
Place No.	24225		
Address	153 Park Street (Lot 22, DP1	L535) Subiaco	
Other names		,	
Place Type	Individual Building or Group)	
Heritage Area	No		
ASSESSMENT OF SI			
Photo			
(December 2020)			
Construction Date	c1927	Architectural Style	Inter War Bungalow
Construction	Walls	Roof	Other
Materials	Painted weatherboard	Corrugated metal sheeting	
Use	Current	Original	Other
	Residential: Single storey	Residential: Single storey	
	residence	residence	
Historic Theme(s)	Demographic settlement ar		
	Occupations: Domestic activ	-	
Historical Notes	depression in the eastern st the late 1890s, property dev Perth metropolitan area. Th developments with small lo popular and logical location demand for services led to th A subdivision plan for this p named 'Salisbury Avenue' in readily available informatio Miss Dinah Ellerby. The nex James Hollyock and his wife A plan of the lot prepared in	n 1927 and reviewed in 1955 f services shows that the origin	I in Western Australia. In dings for subdivision in the simple grid pattern amilies. Subiaco was a rease in population and s a municipality in 1897. ed in 1896. Park Street was nortly thereafter. From the nd the first occupant was ne mid 1950s was butcher or the purpose of planning

Physical Description	 Aerial photographs from the mid 20th century demonstrate that the current addition under the skillion roof addition was built in the early 1980s. The extent and form of the original residence can still be determined. A subdivision plan for this portion of Subiaco was approved in 1896. Weatherboard workers cottage. Single storey with hipped roof with gablet facing the street. Separate bullnose verandah across the façade supported on chamfered edge timber posts, timber deck. Symmetrical façade with central entrance flanked by openings. One of the original sash windows has been replaced by an enlarged opening with French windows.
Condition	Based on a streetscape inspection the building appears to be in fair to good condition.
Integrity	High: The place continues to be used as a private residence.
Authenticity	High: The original external form and detailing of the building is largely intact.
Statement of Significance	 The place has cultural heritage significance: As a good representative example of the many 4-5 room brick homes which were built in Subiaco during the early twentieth century to meet the needs and aspirations of middle-class residents such as public servants, senior office workers, small business owners, skilled tradesmen and single/widowed women of private means. As a good representative example of the application of materials and detailing which were derived from the Federation Queen Anne style, but which were applied in a more restrained manner that suited the budgets and expectations of the middle classes in Subiaco during the early twentieth century.
Level of Significance	Some significance (Level 3) Contributes to the heritage of the City of Subiaco.
Heritage Listings and Status	Local Heritage Survey - Adopted 4/02/2003
Key References	 Wise's Post Office Directory 1894-1949 Australian Electoral Rolls, 1903-1980 Aerial Photographs, Landgate 1948-2020. MWSSⅅ Plans, State Records Office of WA, Retro Maps http://au-wa-sro-metromaps-uat.s3-website-ap-southeast-2.amazonaws.com/#/ Historical Notes for the Triangle Precinct prepared by Annette Green April 2020, held by the City of Subiaco. Who Built Subiaco? The builders who lived and/or worked in Subiaco in the period c1895-1940, Annette Green, Greenward Consulting, January 2015.





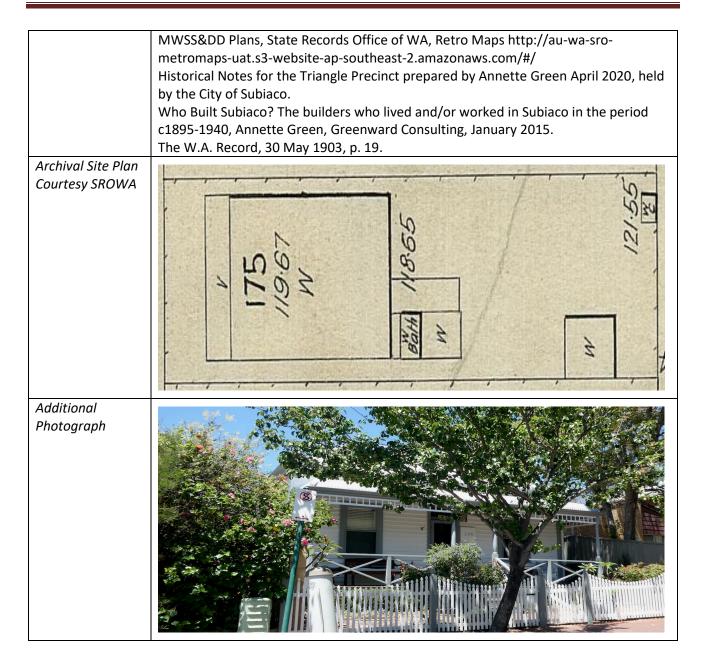
LOCATION INFORM	IATION		
Name	Daisy House		
Place No.			
Address	156 Park Street (Lot 2, SP10	628) Subiaco	
Other names	House, 156 Park Street		
Place Type	Individual Building or Group		
Heritage Area	No		
ASSESSMENT OF SI	GNIFICANCE		
Photo			
(December 2020)			
Construction Date	1978	Architectural Style	Late 20th century
Construction Date	1978 Walls	Architectural Style Roof	Late 20th century Other
Construction Date Construction Materials	Walls	Roof	Late 20th century Other
Construction Materials	<i>Walls</i> Face Brick	Roof Corrugated metal sheeting	Other
Construction	Walls Face Brick Current	Roof Corrugated metal sheeting Original	
Construction Materials	Walls Face Brick Current Residential: Two storey	Roof Corrugated metal sheeting Original Residential: Two storey	Other
Construction Materials Use Historic Theme(s)	WallsFace BrickCurrentResidential: Two storeyresidenceDemographic settlement anOccupations: Domestic activPeople: Innovators	Roof Corrugated metal sheeting Original Residential: Two storey residence d mobility: Settlements <i>v</i> ities	Other Other
Construction Materials Use Historic Theme(s) Historical Notes	WallsFace BrickCurrentResidential: Two storeyresidenceDemographic settlement an Occupations: Domestic activ People: InnovatorsThis house was built in the k design by architect Brian Klop for his innovative design and first homes in Western Aust lines, wooden telephone po Busselton jetty. These mate as design details.The name of the house is ta built by Klopper. A strata plan was created to	Roof Corrugated metal sheeting Original Residential: Two storey residence d mobility: Settlements vities back yard of the house at 34 A opper. Klopper was establishin d choice of building materials. ralia to use recycled materials les and large wooden beams erials were used not only for the set of	Other Other Other Other xon Street in 1978 to a ng his reputation at this time This house was one of the s such as bricks, steel railway salvaged from the old heir structural qualities but nt window designed and
Construction Materials Use Historic Theme(s) Historical Notes Physical	WallsFace BrickCurrentResidential: Two storeyresidenceDemographic settlement an Occupations: Domestic activ People: InnovatorsThis house was built in the k design by architect Brian Klo for his innovative design and first homes in Western Aust lines, wooden telephone po Busselton jetty. These mate as design details.The name of the house is ta built by Klopper.	Roof Corrugated metal sheeting Original Residential: Two storey residence d mobility: Settlements vities back yard of the house at 34 A opper. Klopper was establishin d choice of building materials. ralia to use recycled materials les and large wooden beams erials were used not only for the set of	Other Other Other Other xon Street in 1978 to a ng his reputation at this time This house was one of the s such as bricks, steel railway salvaged from the old heir structural qualities but nt window designed and
Construction Materials Use Historic Theme(s) Historical Notes	WallsFace BrickCurrentResidential: Two storey residenceDemographic settlement an Occupations: Domestic activ People: InnovatorsThis house was built in the k design by architect Brian Klo for his innovative design and first homes in Western Aust lines, wooden telephone po Busselton jetty. These mate as design details.The name of the house is ta built by Klopper. A strata plan was created to Two storey brick ho	Roof Corrugated metal sheeting Original Residential: Two storey residence d mobility: Settlements vities back yard of the house at 34 A opper. Klopper was establishin d choice of building materials. ralia to use recycled materials les and large wooden beams erials were used not only for the set of	Other Other Other Other Other Name of the second state of the souch as bricks, steel railway salvaged from the old heir structural qualities but of window designed and ate premises in 2003.

	• Front entrance constructed across the corner of the property with triangular fanlight.
	 Low hanging roof with wide overhanging eaves supported on timber brackets.
	Black metal framed windows.
	• Diamond window with a daisy motif.
	Garden enclosed by high brick wall.
Condition	Based on a streetscape inspection the building appears to be in fair to good condition.
Integrity	High: The place continues to be used as a private residence.
Authenticity	High: The original external form and detailing of the building is largely intact.
Statement of	The place has cultural heritage significance:
Significance	• The place has aesthetic value as an example of the alternative approaches to
5 7	design which were being explored in the late 20th century.
	 For its association with prominent architect Brian Klopper who flourished in
	the 1970s in Western Australia.
Level of	Some significance (Level 3)
Significance	Contributes to the heritage of the City of Subiaco.
Heritage Listings	Local Heritage Survey - Adopted 22/06/2021
and Status	Local Heritage Sulvey - Adopted 22/00/2021
	Acriel Dhetegraphs, Londonto 1048,2020
Key References	Aerial Photographs, Landgate 1948-2020.
	Park Street cottages, apartments and cottages website.
	http://parkstcottages.com.au/apartments/daisy-house
	Historical Notes for the Triangle Precinct prepared by Annette Green April 2020, held
	by the City of Subiaco.
Additional Photograph	



LOCATION INFORM	MATION		
Name	House, 175 Park Street		
Place No.	24226		
Address	175 Park Street (Lot 31, DP1369) Subiaco		
Other names			
Place Type	Individual Building or Group		
Heritage Area	No		
ASSESSMENT OF SI	GNIFICANCE		
Photo			
(December 2020)			
Construction Date	c1897	Architectural Style	Victorian Georgian
Construction	Walls	Roof	Other
Materials	Painted weatherboard	Corrugated metal sheeting	
Use	Current	Original	Other
	Residential: Single storey	Residential: Single storey	
	residence	residence	
Historic Theme(s)	Demographic settlement an		·
	Occupations: Domestic activ	•	
Historical Notes	depression in the eastern stathe late 1890s, property dev Perth metropolitan area. The developments with small lot popular and logical location demand for services led to t In the PO Directory of 1902 increasing to 64 by 1905. Are around 90 by 1915, after whe mid 90s through until at least Subiaco was largely develop 1890s to the early war years	sed significantly in the 1890s of ates and the discovery of gold velopers bought large landhold e subdivisions were generally ts for occupancy by working fa for development and the incr he proclamation of Subiaco as there were 16 primary resider ound 85 houses had been bui hich the numbers remained re st the mid 20th century. This of ed in the Federation era (in th s), with a relatively small amon ivision plan for this portion of	I in Western Australia. In dings for subdivision in the simple grid pattern amilies. Subiaco was a rease in population and s a municipality in 1897. It slisted along Park Street, It by 1910, increasing to latively stable at around the confirms that this part of the period from the late unt of infill development

	1896. Park Street was named 'Salisbury Avenue' in this plan but was changed shortly thereafter.
	An analysis of information from online birth, death and marriage records, and
	newspaper notices, suggests that George Tatham (c.1867-1959) and Mary Theresa
	Stalston (c.1865-1932) were married in NSW in 1887, and that this couple had at least
	5 children, 3 of whom survived infancy: Rueben George (born c.1888); William
	(c.1892); and Eileen May (c.1899).
	George Tatham was listed as a resident of Park Street, Subiaco, in the PO Directories
	from 1898, with his address being identified more specifically as 175 Park Street from
	1906. In the Electoral Rolls of 1903 and 1906, George Tatham identified his
	occupation as a bricklayer. By 1910, George Tatham recorded his occupation as an
	engine driver and a 1907 newspaper article referred to him as the engine driver at
	the Subiaco Municipal Council's electric light station. Both Mary and George
	remained at this cottage for the rest of their lives and were active in the Subiaco
	Catholic community.
	A plan of the lot prepared in 1927 and reviewed in 1955 for the purpose of planning
	sewerage and water supply services shows that the original footprint of this house
	has been diminished, probably by the removal of a verandah across the rear. A new
	building has been constructed in the rear of the lot.
	Aerial photographs from the mid 20th century demonstrate that roof cladding over
	the front portion of the cottage was red corrugated iron. In the early 1980s the
	additions to the rear of the cottage were removed and a new addition constructed,
	linked to the new building in the back yard on the western side of the lot.
Physical	Weatherboard workers cottage.
Description	 Single storey with hipped roof with corrugated metal sheet cladding.
	 Separate bullnose verandah across the façade supported on turned timber
	posts with simple timber cross balustrade.
	• Symmetrical façade with central entrance flanked by 1-over-1 sash windows.
	Garden enclosed by timber picket style fence.
Condition	Based on a streetscape inspection the building appears to be in fair to good
	condition.
Integrity	High: The place continues to be used as a private residence.
Authenticity	High: The original external form and detailing of the building is largely intact.
Statement of	The place has cultural heritage significance:
Significance	• As a representative example of the standard of modest accommodation built
	for people such as tradesmen, junior employees, labourers and single
	women/widows in Subiaco during the late nineteenth and early twentieth
	century.
	 For the evidence that this property and its local streetscape provides about the memory is which the family provides and a street scape provides about
	the manner in which the family residences of senior professional men and
	business owners were developed side by side with the more modest
	residences of more junior employees and tradesmen in early twentieth
Level of	century Subiaco. Some significance (Level 3)
Significance	Contributes to the heritage of the City of Subiaco.
Heritage Listings	Local Heritage Survey - Adopted 4/02/2003
and Status	
Key References	Wise's Post Office Directory 1894-1949
	Australian Electoral Rolls, 1903-1980
	Aerial Photographs, Landgate 1948-2020.



LOCATION INFORM	IATION		
Name	House, 180 Park Street		
Place No.	24227		
Address	180 Park Street (Lot 13, DP1	.369) Subiaco	
Other names		· · · ·	
Place Type	Individual Building or Group		
Heritage Area	No		
ASSESSMENT OF S	GNIFICANCE		
Photo		No. 19 Contraction of the second s	
Construction Date	c1907	Architectural Style	Federation Queen Anne
Construction	Walls	Roof	Other
Materials	Painted brick	Corrugated metal sheeting	
Use	Current	Original	Other
	Residential: Single storey	Residential: Single storey	
	residence	residence	
Historic Theme(s)	Demographic settlement an		
	Occupations: Domestic activ	•	
Historical Notes	Subiaco's population increas depression in the eastern st the late 1890s, property dev Perth metropolitan area. Th developments with small lot popular and logical location demand for services led to t A subdivision plan for this per named 'Salisbury Avenue' in Directory of 1902 there wer to 64 by 1905. Around 85 ho 1915, after which the numb through until at least the mi	sed significantly in the 1890s of ates and the discovery of gold velopers bought large landhold e subdivisions were generally ts for occupancy by working fa for development and the incr he proclamation of Subiaco as ortion of Subiaco was approve this plan but was changed sh e 16 primary residents listed a buses had been built by 1910, ers remained relatively stable d 20th century. This confirms e Federation era (in the period	I in Western Australia. In dings for subdivision in the simple grid pattern amilies. Subiaco was a rease in population and s a municipality in 1897. ed in 1896. Park Street was nortly thereafter. In the PO along Park Street, increasing increasing to around 90 by at around the mid 90s that this part of Subiaco

early war years), with a relatively small amount of infill development through until WWII.
An analysis of entries in the PO Directories suggests that this house was constructed in c.1907 and that it was originally referred to as #182.
The first known occupant was Alice Lund Smith (nee Newton) (c.1864-1942) who lived here with some of her children in c.1908-1915 and c.1919-1920. The next long- term occupants were Walter Henry Somers (c.1885-1962) (carpenter) and his wife, Edith Victoria Somers (nee Reynolds), who had married in Perth in c.1908. Walter and Edith had settled here by mid 1923 (when they announced the birth of a daughter) and remained here until c.1940.
A plan of the lot prepared in 1927 and reviewed in 1955 for the purpose of planning sewerage and water supply services shows that the original footprint of this house has been extended to the rear removing a verandah across the rear. Aerial photographs from the mid 20th century demonstrate that these extension
were undertaken in the late 1980s.
 Traditional Federation Queen Anne style house. Brick construction with original tuckpoint finish painted over with a single rendered string course band.
 Asymmetric plan form with projecting wing incorporating overhanging gable and brick bay window.
 Gable is characterised by rough cast render with timber detailing.
 The bay contains three timber framed casement windows with top-lights, protected by a metal awning supported on timber brackets with a decorative frieze to match the verandah.
 Recessed section of the elevation contains a single sash window and main entrance abutting the projecting wing. The main entrance consists of traditional door with side panel and fanlight.
 Hipped and gabled roof with bullnose verandah canopy supported on turned timber posts with simple timber frieze. Brick and rendered chimneys remain extant.
• The garden is enclosed by timber picket style fence.
Based on a streetscape inspection the building appears to be in fair to good condition.
High: The place continues to be used as a private residence.
Moderate to High: The original external form and detailing of the building is largely intact although the painted brickwork has reduced the authenticity.
The place has cultural heritage significance:
 As a good representative example of the many 4-5 room brick homes which were built in Subiaco during the early twentieth century to meet the needs and aspirations of middle-class residents such as public servants, senior office workers, small business owners, skilled tradesmen and single/widowed women of private means.
• As a good representative example of the application of materials and detailing which were derived from the Federation Queen Anne style, but which were applied in a more restrained manner that suited the budgets and expectations of the middle classes in Subiaco during the early twentieth century.
Some significance (Level 3)
Contributes to the heritage of the City of Subiaco.
Local Heritage Survey - Adopted 4/02/2003

Key References	 Wise's Post Office Directory 1894-1949 Australian Electoral Rolls, 1903-1980 Aerial Photographs, Landgate 1948-2020. MWSSⅅ Plans, State Records Office of WA, Retro Maps http://au-wa-sro-metromaps-uat.s3-website-ap-southeast-2.amazonaws.com/#/ Historical Notes for the Triangle Precinct prepared by Annette Green April 2020, held by the City of Subiaco. Who Built Subiaco? The builders who lived and/or worked in Subiaco in the period c1895-1940, Annette Green, Greenward Consulting, January 2015.
Archival Site Plan Courtesy SROWA	117.57 1180
Additional Photograph	

LOCATION INFORM	NATION		
Name	House, 187 Park Street		
Place No.			
Address	187 Park Street (Lot 27, DP1	369) Subiaco	
Other names		· · · ·	
Place Type	Individual Building or Group		
Heritage Area	No		
ASSESSMENT OF S	IGNIFICANCE		
Photo			
(December 2020)			
Construction Date	c1904	Architectural Style	Federation Queen Anne
Construction	Walls	Roof	Other
Materials	Painted weatherboard	Corrugated metal sheeting	
Use	Current	Original	Other
050	Residential: One and half	Residential: Single storey	
	storey residence	residence	
Historic Theme(s)	Demographic settlement an		
	Occupations: Domestic activ	-	
Historical Notes	depression in the eastern st the late 1890s, property dev	sed significantly in the 1890s of ates and the discovery of gold relopers bought large landhol e subdivisions were generally	l in Western Australia. In dings for subdivision in the simple grid pattern

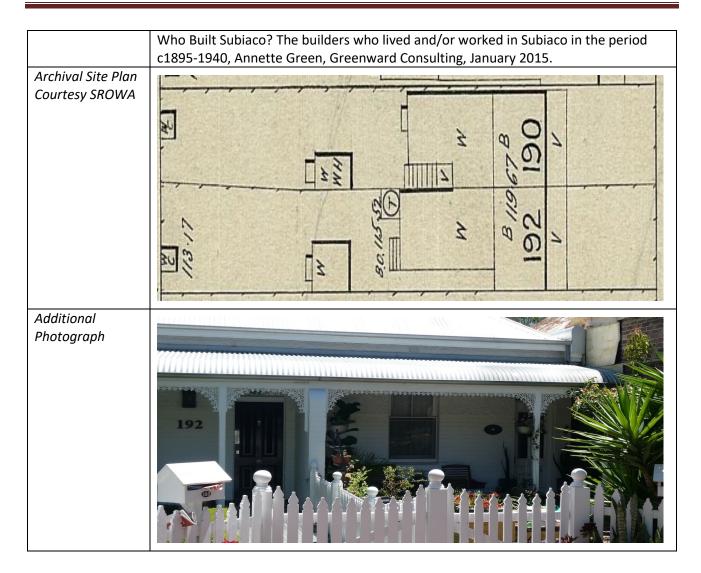
early war years), with a relatively small amount of infill development through until
WWII.
From the readily available information this place was built c1904. No detail of the
builder has been found in this research. The occupant and probably owner was
railway employer / labourer, Terence McMahon and his wife Agnes. The McMahon family lived at this house until the 1950s.
A plan of the lot prepared in 1927 and reviewed in 1955 for the purpose of planning
sewerage and water supply services shows that this place has undergone major
alterations and additions such that the whole lot is now developed.
Aerial photographs from the mid 20th century demonstrate that roof cladding over
the front portion of the cottage was red corrugated iron. In the late 1980s the major
additions were undertaken including the construction of the upper level which
features dormers in the roof.
Weatherboard cottage with asymmetric plan form.
• Hipped roof with dormer window and gable to the projecting wing. Both the
gable and the dormer have non-original decorative barges and finials.
• The window to the projecting bay is a three section sash arrangement with
bullnose canopy above and decorative sill apron.
1-over-1 sash window to the recessed section of the elevation and main
entrance abuts the projecting wing.
Bullnose verandah canopy across the recessed section of the facade,
supported on timber posts with decorative brackets and simple timber frieze.
Based on a streetscape inspection the building appears to be in excellent condition.
High: The place continues to be used as a private residence.
Moderate to High: The original external form and detailing of the building is largely
intact although the later additions have removed original building fabric.
The place has cultural heritage significance:
• As a good representative example of the many 4-5 room brick homes which
were built in Subiaco during the early twentieth century to meet the needs
and aspirations of middle-class residents such as public servants, senior office workers, small business owners, skilled tradesmen and single/widowed
women of private means.
 As a good representative example of the application of materials and
detailing which were derived from the Federation Queen Anne style, but
which were applied in a more restrained manner that suited the budgets and
expectations of the middle classes in Subjaco during the early twentieth
century.
Some significance (Level 3)
Contributes to the heritage of the City of Subiaco.
Local Heritage Survey - Adopted 22/06/2021
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Wise's Post Office Directory 1894-1949
Australian Electoral Rolls, 1903-1980
Aerial Photographs, Landgate 1948-2020.
Aerial Photographs, Landgate 1948-2020. MWSSⅅ Plans, State Records Office of WA, Retro Maps http://au-wa-sro-
MWSSⅅ Plans, State Records Office of WA, Retro Maps http://au-wa-sro-
MWSSⅅ Plans, State Records Office of WA, Retro Maps http://au-wa-sro- metromaps-uat.s3-website-ap-southeast-2.amazonaws.com/#/
MWSSⅅ Plans, State Records Office of WA, Retro Maps http://au-wa-sro- metromaps-uat.s3-website-ap-southeast-2.amazonaws.com/#/ Historical Notes for the Triangle Precinct prepared by Annette Green April 2020, held

Heritage Place Record – House, 187 Park Street

Archival Site Plan Courtesy SROWA	V 187 123.27 W W 122.39
Additional Photograph	

LOCATION INFORM	IATION		
Name	Conjoined residences, 190-2	192 Park Street	
Place No.	24228		
Address	190 Park Street (Lot 50, 53, DP85414) Subiaco		
Other names			
Place Type	Individual Building or Group)	
Heritage Area	No		
ASSESSMENT OF S	GNIFICANCE		
Photo	1		AND AND THE .
(December 2020)			
Construction Date	c1904	Architectural Style	Victorian Georgian
Construction	Walls	Roof	Other
Materials	Painted brick	Corrugated metal sheeting	
	Painted rendered brick		
Use	Current	Original	Other
	Residential: conjoined	Residential: conjoined	
	residences	residences	
Historic Theme(s)	Demographic settlement an		
Historical Notes	Subiaco's population increased significantly in the 1890s due to an economic depression in the eastern states and the discovery of gold in Western Australia. In the late 1890s, property developers bought large landholdings for subdivision in the Perth metropolitan area. The subdivisions were generally simple grid pattern developments with small lots for occupancy by working families. Subiaco was a popular and logical location for development and the increase in population and demand for services led to the proclamation of Subiaco as a municipality in 1897. The area that is now known as the 'Subiaco Triangle Precinct' attracted the construction of a range of dwellings, including timber cottages, semi-detached houses, two to three bedroom free-standing brick dwellings and substantial villas. A subdivision plan for this portion of Subiaco was approved in 1896. Park Street was named 'Salisbury Avenue' in this plan but was changed shortly thereafter. In the PO Directory of 1902 there were 16 primary residents listed along Park Street, increasing to 64 by 1905. Around 85 houses had been built by 1910, increasing to around 90 by 1915, after which the numbers remained relatively stable at around the		

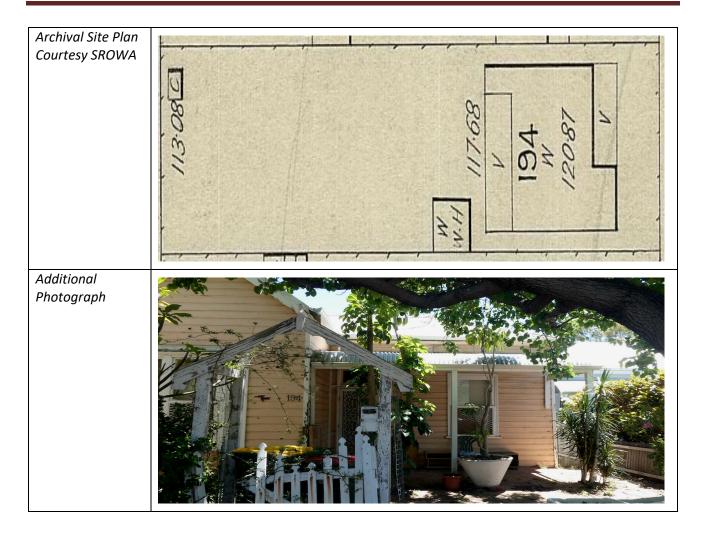
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	mid 90s through until at least the mid 20th century. This confirms that this part of Subiaco was largely developed in the Federation era (in the period from the late 1890s to the early war years), with a relatively small amount of infill development through until WWII. Based on their style and by comparison with other similar places in Subiaco it seems likely that this pair of semi-detached houses was built in the first few years of the 20th century. However, with a high turn-over of occupants, and some apparent changes in street numbers during the first decade, a more definitive date of
	construction has not been determined.
	Entries in the PO Directories indicate that both of these houses had a regular turn- over of occupants through until at least the mid 20th century. Typically the occupants were tradesmen or unskilled workers and their families.
	A plan of the lot prepared in 1927 and reviewed in 1955 for the purpose of planning
	sewerage and water supply services shows that the original footprint of these
	cottages consisted of a small brick portion at the front and a larger timber portion to the rear.
	Aerial photographs from the mid 20th century demonstrate that additions have taken
	place in stages with the most recent works to 192 Park Street occurring in 2017. Prior to that both places had been added to in the early 1990s.
Physical	Duplex cottages, largely intact with retained simple presentation.
Description	Brick construction with painted finish.
	 Shared hipped roof with corrugated metal sheet cladding.
	Continuous bullnose verandah canopy across the two properties, divided at
	under the canopy by the party wall.
	 Sash windows and simple door arrangement.
	Gardens enclosed by low picket style fence.
Condition	Based on a streetscape inspection the building appears to be in good condition.
Integrity	High: The place continues to be used as a private residence.
Authenticity	Moderate to High: The original external form and detailing of the building is largely
	intact although the painted brickwork has had an impact on authenticity.
Statement of	The place has cultural heritage significance:
Significance	 As a representative example of the standard of modest rental accommodation built for people such as tradesmen, junior employees, labourers and single women/widows in Subiaco during the early twentieth century.
	 For the evidence that this property and its local streetscape provides about the manner in which the family residences of senior professional men and business owners were developed side by side with the more modest residences of more junior employees and tradesmen in early twentieth century Subiaco.
Level of	Some significance (Level 3)
Significance	Contributes to the heritage of the City of Subiaco.
Heritage Listings and Status	Local Heritage Survey - Adopted 4/02/2003
Key References	Wise's Post Office Directory 1894-1949
	Australian Electoral Rolls, 1903-1980
	Aerial Photographs, Landgate 1948-2020.
	MWSSⅅ Plans, State Records Office of WA, Retro Maps <u>http://au-wa-sro-</u>
	metromaps-uat.s3-website-ap-southeast-2.amazonaws.com/#/
	Historical Notes for the Triangle Precinct prepared by Annette Green April 2020, held
	by the City of Subiaco.



LOCATION INFORM	IATION		
Name	House, 194 Park Street		
Place No.	24229		
Address	194 Park Street (Lot 13, DP2	240) Subiaco	
Other names			
Place Type	Individual Building or Group	1	
Heritage Area	No		
ASSESSMENT OF SI	GNIFICANCE		
Photo			the second s
(December 2020)			
Construction Date	c1902	Architectural Style	Federation Queen Anne
Construction	Walls	Roof	Other
Materials	Painted weatherboard	Corrugated metal sheeting	
Use	Current	Original	Other
030	Residential: Single storey	Residential: Single storey	
	residence	residence	
Historic Theme(s)	Demographic settlement an		
	Occupations: Domestic activ	-	
Historical Notes	Subiaco's population increased significantly in the 1890s due to an economic depression in the eastern states and the discovery of gold in Western Australia. In the late 1890s, property developers bought large landholdings for subdivision in the Perth metropolitan area. The subdivisions were generally simple grid pattern developments with small lots for occupancy by working families. Subiaco was a popular and logical location for development and the increase in population and demand for services led to the proclamation of Subiaco as a municipality in 1897. A subdivision plan for this portion of Subiaco was approved in 1896. Park Street was named 'Salisbury Avenue' in this plan but was changed shortly thereafter. In the PO Directory of 1902 there were 16 primary residents listed along Park Street, increasing to 64 by 1905. Around 85 houses had been built by 1910, increasing to around 90 by 1915, after which the numbers remained relatively stable at around the mid 90s through until at least the mid 20th century. This confirms that this part of Subiaco was largely developed in the Federation era (in the period from the late 1890s to the		

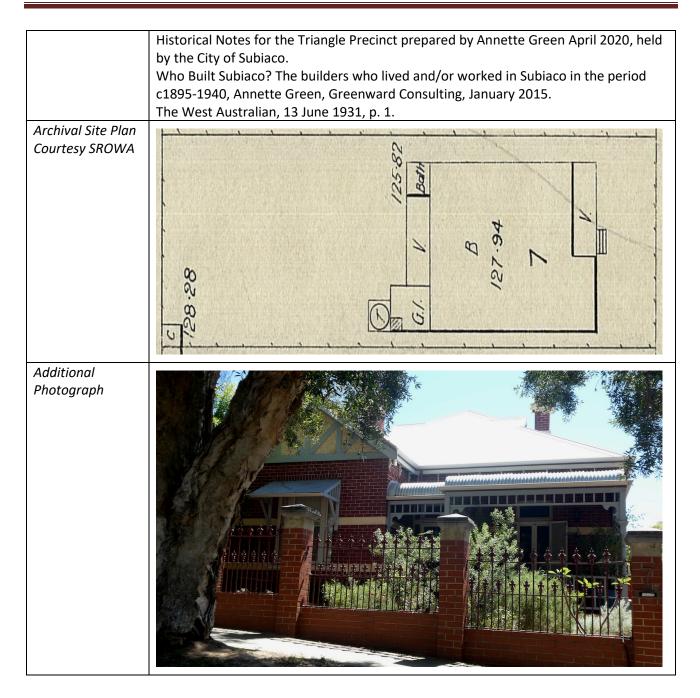
	early war years), with a relatively small amount of infill development through until WWII.
	From the readily available information this place was built c1902 and occupied by
	ironmonger Thomas Grier (c.1854-1916) by 1903, together with his mother, Harriett,
	and sister, Maud. His address was more specifically identified as #194 in the PO
	Directory of 1906. No detail of the builder has been found in this research. By 1910,
	Grier was sharing 194 Park Street with his mother, his son, Water, and daughter-in-
	law, Florence. Members of this family lived here until c.1913 (when Walter's work
	with the WAGR took him to the Goldfields districts).
	A plan of the lot prepared in 1927 and reviewed in 1955 for the purpose of planning
	sewerage and water supply services shows additions to the rear have replaced an
	earlier verandah.
	Aerial photographs from the mid 20th century demonstrate that roof cladding over
	the front portion of the cottage was red corrugated iron. The extension which is
	currently in place was built in the late 1990s.
Physical	Weatherboard cottage with asymmetric plan form and simple presentation.
Description	 The projecting wing contains a three section sash window arrangement and
Description	timber finial to the gable.
	 Bullnose verandah canopy across the recessed section of the elevation
	supported on square posts with brick paver deck.
	 The recessed section of the façade contains a traditional 1-over-1 sash
	window and entrance door with fanlight abutting the projecting wing.
Condition	Based on a streetscape inspection the building appears to be in fair condition.
Integrity	High: The place continues to be used as a private residence.
Authenticity	High: The original external form and detailing of the building is largely intact.
Statement of	The place has cultural heritage significance:
Significance	 As a representative example of the standard of modest rental
- <u>5</u> ,	accommodation built for people such as tradesmen, junior employees,
	labourers and single women/widows in Subiaco during the late nineteenth
	and early twentieth century.
	• For the evidence that this property and its local streetscape provides about
	the manner in which the family residences of senior professional men and
	business owners were developed side by side with the more modest
	residences of more junior employees and tradesmen in early twentieth
	century Subiaco.
Level of	Some significance (Level 3)
Significance	Contributes to the heritage of the City of Subiaco.
Heritage Listings	Local Heritage Survey - Adopted 4/02/2003
and Status	
Key References	Wise's Post Office Directory 1894-1949
	Australian Electoral Rolls, 1903-1980
	Aerial Photographs, Landgate 1948-2020.
1 1	MWSSⅅ Plans, State Records Office of WA, Retro Maps http://au-wa-sro-
	metromaps-uat.s3-website-ap-southeast-2.amazonaws.com/#/
	metromaps-uat.s3-website-ap-southeast-2.amazonaws.com/#/ Historical Notes for the Triangle Precinct prepared by Annette Green April 2020, held
	metromaps-uat.s3-website-ap-southeast-2.amazonaws.com/#/ Historical Notes for the Triangle Precinct prepared by Annette Green April 2020, held by the City of Subiaco.
	metromaps-uat.s3-website-ap-southeast-2.amazonaws.com/#/ Historical Notes for the Triangle Precinct prepared by Annette Green April 2020, held

Heritage Place Record – House, 194 Park Street



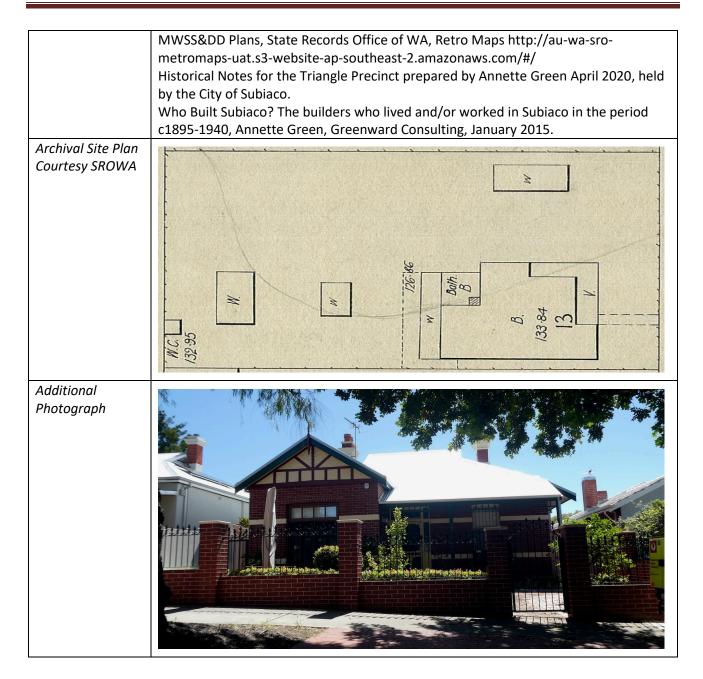
LOCATION INFORM	IATION		
Name	House, 7 Proclamation Stree	et	
Place No.	24230		
Address	7 Proclamation Street (Lot 3	3, DP288) Subiaco	
Other names		, ,	
Place Type	Individual Building or Group)	
Heritage Area	No		
ASSESSMENT OF S	GNIFICANCE		
Photo		50 - 50 - 50 - 50 - 50 - 50 - 50 - 50 -	
(December 2020)			
Construction Data	e1007	Architactural Style	Enderation Queen Anno
Construction Date	c1907 Walls	Architectural Style Roof	Federation Queen Anne Other
Materials	Tuckpointed Brick		Other
		Corrugated metal sheeting	Other
Use	Current	Original	Other
	Residential: Single storey	Residential: Single storey residence	
listoria Thomas(a)	residence		
Historic Theme(s)	Demographic settlement an Occupations: Domestic activ	-	
Historical Notes	Subiaco's population increased significantly in the 1890s due to an economic depression in the eastern states and the discovery of gold in Western Australia. In the late 1890s, property developers bought large landholdings for subdivision in the Perth metropolitan area. The subdivisions were generally simple grid pattern developments with small lots for occupancy by working families. Subiaco was a popular and logical location for development and the increase in population and demand for services led to the proclamation of Subiaco as a municipality in 1897. From the readily available information this residence was constructed c1907 for engineer William John Littlejohn (c1859-1934), his wife Emily, nee Thomas, and their seven children. The couple had married in South Australia in 1881 and by 1903 were living in Kalgoorlie. William Littlejohn secured a position as an engineer with the firm Millars Timber and Trading Company and the family relocated to Perth and were recorded living at this house in 1908. This information from the Post Office Directories and the lack of any other entry for this location in Proclamation Street indicates the residence was built c1907. No information has been found to confirm		

Physical	the architect or builder of the place but the fine timber detail in evidence at the place suggests it was influenced by Littlejohn's access to timber and trades from Millars. Emily Littlejohn died in 1933 and William the following year, and the place was subsequently occupied by a series of short term occupants. A plan of the property in 1927 shows the outline of the house with a verandah across the back elevation including a galvanised iron laundry and bathroom with the water closet located on the back property boundary adjacent to the back lane. Aerial photographs show that the original form of the residence has not changed significantly despite a major addition across the rear of the residence in the late 1980s and the change of the roof cladding to corrugated iron from either red corrugated iron or terracotta tile. The clarity of the aerial photograph in this period is average making it difficult to determine the cladding material. • Traditional Federation Queen Anne style house.
Description	 Brick construction with tuckpoint finish two rendered string course band. Asymmetric plan form with projecting wing incorporating gable characterised by rough cast render with timber detailing. The projecting wing contains a pair of timber framed sash windows with
	 protected by a metal awning supported on timber brackets. Recessed section of the elevation contains French doors with fanlight and the main entrance abutting the projecting wing. The main entrance consists of traditional door with side panel and fanlight. Hipped and gabled roof with corrugated metal sheet cladding and corbelled brick chimney with tuckpoint finish.
	 Stepped bullnose verandah across the recessed section of the façade, supported on timber posts with timber brackets. The garden is enclosed by timber low brick wall with tall piers with rendered
	cappings and palisade style fencing.
Condition	Based on a streetscape inspection the building appears to be in fair to good condition.
Integrity	High: The place continues to be used as a private residence.
Authenticity	High: The original external detailing of the building is largely intact and/or sympathetically restored/extended, and the place has been well maintained.
Statement of	The place has cultural heritage significance:
Significance	 As a good representative example of a well designed and detailed
	 "gentleman's villa" of Subiaco dating from the early twentieth century. For its aesthetic value as a good representative example of a well-designed Federation Queen Anne villa of the early twentieth century, designed to a style and scale suited to the professional/business classes. For its aesthetic contribution to a largely intact group of early twentieth
	 century houses. For its association with the rapid development of Subiaco in the early 20th century.
Level of	Some significance (Level 3)
Significance	Contributes to the heritage of the City of Subiaco.
Heritage Listings and Status	Local Heritage Survey - Adopted 4/02/2003
Key References	Wise's Post Office Directory 1894-1949
	Australian Electoral Rolls, 1903-1980
	Aerial Photographs, Landgate 1948-2020.
	MWSSⅅ Plans, State Records Office of WA, Retro Maps <u>http://au-wa-sro-</u>
	metromaps-uat.s3-website-ap-southeast-2.amazonaws.com/#/



LOCATION INFORM	IATION		
Name	House, 13 Proclamation Stre	eet	
Place No.	, , , , , , , , , , , , , , , , , , ,		
Address	13 Proclamation Street (Lot	6, DP288) Subiaco	
Other names	X		
Place Type	Individual Building or Group		
Heritage Area	No		
ASSESSMENT OF SI			
Photo			
(December 2020)			
Construction Date	c1902	Architectural Style	Federation Queen Anne
Construction	Walls	Roof	Other
Materials	Tuckpointed Brick	Corrugated metal sheeting	
Use	Current	Original	Other
	Residential: Single storey	Residential: Single storey	
	residence	residence	
Historic Theme(s)	Demographic settlement an		<u> </u>
	Occupations: Domestic activ	-	
Historical Notes	Subiaco's population increased significantly in the 1890s due to an economic depression in the eastern states and the discovery of gold in Western Australia. In the late 1890s, property developers bought large landholdings for subdivision in the Perth metropolitan area. The subdivisions were generally simple grid pattern developments with small lots for occupancy by working families. Subiaco was a popular and logical location for development and the increase in population and demand for services led to the proclamation of Subiaco as a municipality in 1897. From the readily available information this residence was constructed c1902 and the first occupants were Harold Aubrey Howlett (1873-1939) a civil servant in the Postal Department, his wife Marion Lillian, nee Hughes (c1874-1918) and their family. No detail has been found in this research determining the architect or builder of the residence. The Howlett family lived at this residence until the early 1920s and it was subsequently occupied by clerk Alfred Marshall until the late 1930s, and then carpenter Geoffrey Buxton Knight and his wife Myrtle during the 1940s.		

A plan of the site prepared in 1927 for the purpose of planning sewerage and water supply services shows that the house and garden originally occupied two lots. The footprint of the original residence was approximate half the current property and the back yard included three timber outbuildings. A verandah was located across the full width of the rear of residence. Aerial photographs of the place since the mid 20th century indicates that the house to the north was built in the early 1960s. In the early 2000s a new building was constructed in the rear of the lot which extended across the two lots. In 2017, accumulated additions across the rear of the original residence were removed and a new addition was constructed. The extent of the original residence is still clearly evident.
 Traditional Federation Queen Anne style house. Brick construction with tuckpoint finish with two rendered string course band. Asymmetric plan form with projecting wing incorporating gable to the projecting wing. The gable is characterised by rough cast render with timber detailing and finial. The projecting wing contains French windows with top-lights. Recessed section of the elevation contains a single sash window and main entrance abutting the projecting wing. The main entrance consists of traditional door with side panel and fanlight. Hipped and gabled roof with the main roof continuing down to form the verandah canopy, supported on turned timber posts.
Based on a streetscape inspection the building appears to be in fair to good
condition.
High: The place continues to be used as a private residence.
High: The original external detailing of the building is largely intact and/or
sympathetically restored/extended, and the place has been well maintained.
 The place has cultural heritage significance: As a good representative example of the many 4-5 room brick homes which were built in Subiaco during the early twentieth century to meet the needs and aspirations of middle-class residents such as public servants, senior office workers, small business owners, skilled tradesmen and single/widowed women of private means. As a good representative example of the application of materials and detailing which were derived from the Federation Queen Anne style, but which were applied in a more restrained manner that suited the budgets and expectations of the middle classes in Subiaco during the early twentieth century. For its aesthetic contribution to a largely intact group of early twentieth century houses. For its association with the rapid development of Subiaco in the early 20th century.
Some significance (Level 3)
Contributes to the heritage of the City of Subiaco.
Local Heritage Survey - Adopted 22/06/2021
Wise's Post Office Directory 1894-1949
Australian Electoral Rolls, 1903-1980 Aerial Photographs, Landgate 1948-2020.



LOCATION INFORM	IATION		
Name	House, 18 Robinson Street		
Place No.	24250		
Address	18 Robinson Street (Lot 71,	DP326) Subiaco	
Other names		,	
Place Type	Individual Building or Group		
Heritage Area	No		
ASSESSMENT OF S	IGNIFICANCE		
Photo (December 2020)			
Construction Data	-1909	Anabita stump Studa	
Construction Date	c1898 Walls	Architectural Style Roof	Federation Queen Anne Other
Materials	Tuckpointed Brick	Corrugated metal sheeting	Other
Use	Current	Original	Other
USE	Residential: Single storey	Residential: Single storey	Other
	residence	residence	
Historic Theme(s)			
	Demographic settlement and mobility: Settlements		
	Occupations: Domestic activ	vities	

Physical Description	 rotated quite quickly through the place. In the 1940s, barmaids Jean Elsegood and Barbara McNicol lived at the house. A plan of the site prepared in 1927 for the purpose of planning sewerage and water supply services shows that front elevation of the residence is consistent with the current form. Across the rear elevation were weatherboard and brick additions. An aerial photograph of the property in 1964 shows that the back yard of the property appears to be split which suggests that internally the place may have been divided into separate premises. The Post Office Directories did list more than one occupant during the 1940s which supports the conclusion that the residence was subdivided. Aerial photographs indicate that the place originally had a red corrugated iron roof cladding which was replaced in the late 1980s when an addition was constructed across the rear elevation. Since that time there appears to have been no major changes apart from the construction of new structures in the back yard. Slightly elevated brick and iron residence of Federation Queen Anne style with some non-original elements. Double fronted house incorporating two faceted bays flanking the main entrance. Brick construction with tuckpoint finish and twin rendered bands at sill level and door head level. Hipped roof with vented gablet and gables to the two bays. The gables incorporate ornate plaster moulding set deep into the gable with overhanging eaves. The faceted bays contain timber framed casements with top-lights, moulded sill and decorative sill apron. Skillion canopy extends across the full width of the elevation supported on non-original slender Tuscan style columns with highly ornate frieze. The house sits in a slightly elevated position with steps with the verandah.
Condition	 Garden enclosed by low masonry boundary wall. Based on a streetscape inspection the building appears to be in fair to good
condition	condition.
Integrity	High: The place continues to be used as a private residence.
Authenticity	High: The original external detailing of the building is largely intact and/or sympathetically restored/extended, and the place has been well maintained.
Statement of Significance	 The place has cultural heritage significance: As a good representative example of the many 4-5 room brick homes which were built in Subiaco during the early twentieth century to meet the needs and aspirations of middle-class residents such as public servants, senior office workers, small business owners, skilled tradesmen and single/widowed women of private means. As a good representative example of the application of materials and detailing which were derived from the Federation Queen Anne style, but which were applied in a more restrained manner that suited the budgets and expectations of the middle classes in Subiaco during the early twentieth century. For its aesthetic contribution to a largely intact group of early twentieth century houses. For its association with the rapid development of Subiaco in the early 20th century.
Level of	Some significance (Level 3)
Significance	Contributes to the heritage of the City of Subiaco.

Heritage Listings	Local Heritage Survey - Adopted 4/02/2003
and Status	
Key References	 Wise's Post Office Directory 1894-1949 Australian Electoral Rolls, 1903-1980 Aerial Photographs, Landgate 1948-2020. MWSSⅅ Plans, State Records Office of WA, Retro Maps http://au-wa-sro-metromaps-uat.s3-website-ap-southeast-2.amazonaws.com/#/ Historical Notes for the Triangle Precinct prepared by Annette Green April 2020, held by the City of Subiaco. Who Built Subiaco? The builders who lived and/or worked in Subiaco in the period c1895-1940, Annette Green, Greenward Consulting, January 2015. NAA B2455, Schofield Alfred Frederick
Archival Site Plan	
Courtesy SROWA	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1
Additional Photograph	

Name Rosehill Place No. 24265 Address 8 Rupert Street (Lot 5, DP326) Subiaco Other names The Dream House Place Type Individual Building or Group Heritage Area No ASSESSMENT OF SIGNIFICANCE Photo (December 2020) Image: Comparison of Compar	LOCATION INFORM	IATION		
Address 8 Rupert Street (Lot 5, DP326) Subiaco Other names The Dream House Place Type Individual Building or Group Heritage Area No ASSESSMENT OF SIGNIFICANCE Photo (December 2020) Image: Comparison of the state of the st	Name	Rosehill		
Other names The Dream House Place Type Individual Building or Group Heritage Area No ASSESSMENT OF SIGNIFICANCE Photo (December 2020) Image: Construction Date Construction Date Construction Walls Roof Other Residentials Tuckpointed Brick Corrugated metal sheeting Use Current Original Use Current Original Use Current Historic Theme(s) Demographic settlement and mobility: Settlements Occupations: Domestic activities People: Local heroes and battlers Historical Notes Subiaco's population increased significantly in the 1890s due to an economic depression in the eastern states and the discovery of gold in Western Australia. In the late 1890s, property developers bought large landholdings for subdivisions were generally simple grid pattern developments with small lots for occupancy by working families. Subjaco was a	Place No.	24265		
Place Type Individual Building or Group Heritage Area No ASSESSMENT OF SIGNIFICANCE Photo (December 2020) Image: Construction Date Construction Date Close Construction Walls Roof Other Residentials Tuckpointed Brick Corrugated metal sheeting Use Current Viginal: Historical Theme(s) Demographic settlement and mobility: Settlements Occupations: Domestic activities People: Local heroes and Battlers Historical Notes Subiaco's propulation increased significantly in the 1890s due to an economic depression in the eastern states and the discovery of gold in Western Australia. In the late 1890s, property developers bought large landholdings for subdivisions in th Perth metropolitan area. The subdivisions were generally simple grid pattern developments with small lots for occupancy by working families. Subiaco was a	Address	8 Rupert Street (Lot 5, DP32	6) Subiaco	
Heritage Area No ASSESSMENT OF SIGNIFICANCE Photo (December 2020) Image: Colspan="2">Image: Colspan="2" Image: Colspan=	Other names	The Dream House		
ASSESSMENT OF SIGNIFICANCE Photo (December 2020) Image: Construction Date C1909 Architectural Style Federation Queen Anne Construction Date c1909 Architectural Style Federation Queen Anne Construction Walls Roof Other Materials Tuckpointed Brick Corrugated metal sheeting Other Use Current Original Other Residential: Single storey residence Residential: Single storey residence Residential: Single storey residence Historical Notes Subiaco's population increased significantly in the 1890s due to an economic depression in the eastern states and the discovery of gold in Western Australia. In the late 1890s, property developers bought large landholdings for subdivision int Perth metropolitan area. The subdivisions were generally simple grid pattern developments with small lots for occupancy by working families. Subiaco was a	Place Type	Individual Building or Group)	
Photo (December 2020) Image: Construction Date c1909 Architectural Style Federation Queen Anne Other Construction Date c1909 Architectural Style Federation Queen Anne Other Construction Walls Roof Other Materials Tuckpointed Brick Corrugated metal sheeting Other Use Current Original Other Residential: Single storey residence Residential: Single storey residence Residential: Single storey residence Historical Notes Subiaco's population increased significantly in the 1890s due to an economic depression in the eastern states and the discovery of gold in Western Australia. In the late 1890s, property developers bought large landholdings for subdivision in the late 1890s, property developers bought large landholdings for subdivision in the subdivisions were generally simple grid pattern developments with small lots for occupancy by working families. Subiaco was a	Heritage Area	No		
(December 2020) Image: Construction Date C1909 Architectural Style Federation Queen Anne Construction Date C1909 Architectural Style Federation Queen Anne Construction Walls Roof Other Materials Tuckpointed Brick Corrugated metal sheeting Use Current Original Other Residential: Single storey Residential: Single storey residence Historic Theme(s) Demographic settlement and mobility: Settlements Occupations: Domestic activities Historical Notes Subiaco's population increased significantly in the 1890s due to an economic depression in the eastern states and the discovery of gold in Western Australia. In the late 1890s, property developers bought large landholdings for subdivisions in th Perth metropolitan area. The subdivisions were generally simple grid pattern developments with small lots for occupancy by working families. Subiaco was a	ASSESSMENT OF SI	GNIFICANCE		
Construction Date C1909 Architectural Style Federation Queen Anne Construction Walls Roof Other Materials Tuckpointed Brick Corrugated metal sheeting Uther Use Current Original Other Historic Theme(s) Demographic settlement and mobility: Settlements Occupations: Domestic activities People: Local heroes and battlers Subiaco's population increased significantly in the 1890s due to an economic depression in the eastern states and the discovery of gold in Western Australia. In the late 1890s, property developers bought large landholdings for subdivision in th Perth metropolitan area. The subdivisions were generally simple grid pattern developments with small lots for occupancy by working families. Subiaco was a				
Construction MaterialsWallsRoofOtherMaterialsTuckpointed BrickCorrugated metal sheetingImage: CurrentOriginalUseCurrentOriginalOtherResidential: Single storey residenceResidential: Single storey residenceResidential: Single storey residenceHistoric Theme(s)Demographic settlement and mobility: Settlements Occupations: Domestic activities People: Local heroes and battlersHistorical NotesSubiaco's population increased significantly in the 1890s due to an economic depression in the eastern states and the discovery of gold in Western Australia. In the late 1890s, property developers bought large landholdings for subdivision in th Perth metropolitan area. The subdivisions were generally simple grid pattern developments with small lots for occupancy by working families. Subiaco was a				
Construction MaterialsWallsRoofOtherMaterialsTuckpointed BrickCorrugated metal sheetingImage: Corrugated metal sheetingUseCurrentOriginalOtherResidential: Single storey residenceResidential: Single storey residenceOtherHistoric Theme(s)Demographic settlement and mobility: Settlements Occupations: Domestic activities People: Local heroes and battlersOccupation increased significantly in the 1890s due to an economic depression in the eastern states and the discovery of gold in Western Australia. In the late 1890s, property developers bought large landholdings for subdivision in th Perth metropolitan area. The subdivisions were generally simple grid pattern developments with small lots for occupancy by working families. Subiaco was a		1000		
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Historic Theme(s)Demographic settlement and mobility: Settlements Occupations: Domestic activities People: Local heroes and battlersHistorical NotesSubiaco's population increased significantly in the 1890s due to an economic depression in the eastern states and the discovery of gold in Western Australia. In the late 1890s, property developers bought large landholdings for subdivision in th Perth metropolitan area. The subdivisions were generally simple grid pattern developments with small lots for occupancy by working families. Subiaco was a			c ,	
Occupations: Domestic activities People: Local heroes and battlersHistorical NotesSubiaco's population increased significantly in the 1890s due to an economic depression in the eastern states and the discovery of gold in Western Australia. In the late 1890s, property developers bought large landholdings for subdivision in th Perth metropolitan area. The subdivisions were generally simple grid pattern developments with small lots for occupancy by working families. Subiaco was a	Historia Thoma(a)			
People: Local heroes and battlersHistorical NotesSubiaco's population increased significantly in the 1890s due to an economic depression in the eastern states and the discovery of gold in Western Australia. In the late 1890s, property developers bought large landholdings for subdivision in th Perth metropolitan area. The subdivisions were generally simple grid pattern developments with small lots for occupancy by working families. Subiaco was a	HISTORIC TREME(S)		-	
Historical NotesSubiaco's population increased significantly in the 1890s due to an economic depression in the eastern states and the discovery of gold in Western Australia. In the late 1890s, property developers bought large landholdings for subdivision in th Perth metropolitan area. The subdivisions were generally simple grid pattern developments with small lots for occupancy by working families. Subiaco was a		-		
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the late 1890s, property developers bought large landholdings for subdivision in th Perth metropolitan area. The subdivisions were generally simple grid pattern developments with small lots for occupancy by working families. Subiaco was a	HISTOLICUI NOLES		e ,	
Perth metropolitan area. The subdivisions were generally simple grid pattern developments with small lots for occupancy by working families. Subiaco was a		-		
developments with small lots for occupancy by working families. Subiaco was a				-
		-		
		-		
demand for services led to the proclamation of Subiaco as a municipality in 1897.			-	
This residence was built by local builder Samuel Totterdell for himself and his wife				
		Ethel, nee Swindells and son Edwin. Samuel Totterdell (1880-1953) was one of th brothers (Daniel, Samuel and Joseph) who migrated to Australia in 1904 with the		
mother, Mary Ann from Staffordshire England. Samuel was a bricklayer in England				
and on arrival in Western Australia in 1904 the Totterdell Brothers were soon			-	
advertising for tradesmen for projects which they were managing as building				
contractors.				

Physical	This residence at 8 Rupert Street was named 'Rosehill' and was the first published address for the family business of Totterdell Bros. Builders. Over the years the brothers worked together, separately and in other partnerships and were well known in the Subiaco and Perth community. Joseph Totterdell became particularly well known as a Perth Councillor from 1932, and Lord Mayor from 1946 to 1953. Samuel Totterdell and his family lived at this house until 1913 and then moved to another home in Rupert Street and subsequently to other locations in Subiaco before settling in West Leederville in 1936. Later occupants included widow, Mary Drabble during the 1920s and 1930s and from the 1940s until his death in 1970, manager Colin Campbell Russell Roper (1903-1970). A plan of the site prepared in 1926 and revised in 1955 for the purpose of planning sewerage and water supply services shows that front elevation of the residence is consistent with the current form. Across the rear elevation was a verandah and a weatherboard addition. In the back yard was a timber and galvanised iron shed, a water tank and a water closet. Aerial photographs from the mid twentieth century show that a new building was constructed in the rear of the lot c2004 which is linked to the original residence. It is not clearly shown but it is likely the original roof cladding was red corrugated iron that was changed to the current corrugated sheeting in the 1970s. In 2014, the house was central to a documentary television series 'The Dreamhouse' which presented the lives of three young people with intellectual disabilities moving into this home for 10 weeks to learn to live more independently.	
Description	 Brick construction with tuckpoint finish and rendered bands. Hipped and gabled roof, clad in replacement corrugated metal sheeting. Bullnose verandah extending across façade supported on turned timber posts with a simple timber frieze. Twin brick bays each with four casement windows with top-lights and moulded rendered sills with decorative sill aprons 	
	 Gables have a smooth render finish with cornice. Symmetrical façade with centrally placed entrance of traditional arrangement including timber and panelled doors, matching side panels and fanlight above. Garden enclosed by picket style fence. 	
Condition	Based on a streetscape inspection the building appears to be in fair to good condition.	
Integrity	High: The place continues to be used as a private residence.	
Authenticity	High: The original external detailing of the building is largely intact and/or sympathetically restored/extended, and the place has been well maintained.	
Statement of	The place has cultural heritage significance:	
Significance	 As a good representative example of the many 4-5 room brick homes which were built in Subiaco during the early twentieth century to meet the needs and aspirations of middle-class residents such as public servants, senior office workers, small business owners, skilled tradesmen and single/widowed women of private means. As a good representative example of the application of materials and detailing which were derived from the Federation Queen Anne style, but which were applied in a more restrained manner that suited the budgets and expectations of the middle classes in Subiaco during the early twentieth century. 	

Level of Significance Heritage Listings	 For its aesthetic contribution to a largely intact group of early twentieth century houses. For its association with the rapid development of Subiaco in the early 20th century. The place is closely associated with the well known Subiaco builders Totterdell Bros as the home of Samuel Totterdell and as an example of the type of residence they designed and built in the early 20th century. Considerable significance (Level 2) Very Important to the heritage of the City of Subiaco. Local Heritage Survey - Adopted 4/02/2003
and Status Key References	 Wise's Post Office Directory 1894-1949 Australian Electoral Rolls, 1903-1980 Aerial Photographs, Landgate 1948-2020. MWSSⅅ Plans, State Records Office of WA, Retro Maps http://au-wa-sro-metromaps-uat.s3-website-ap-southeast-2.amazonaws.com/#/ Historical Notes for the Triangle Precinct prepared by Annette Green April 2020, held by the City of Subiaco. Who Built Subiaco? The builders who lived and/or worked in Subiaco in the period c1895-1940, Annette Green, Greenward Consulting, January 2015. The West Australian, 22 December 1934, p.14.
Archival Site Plan Courtesy SROWA	8 120-67 120-67 120-67
Additional Photograph	

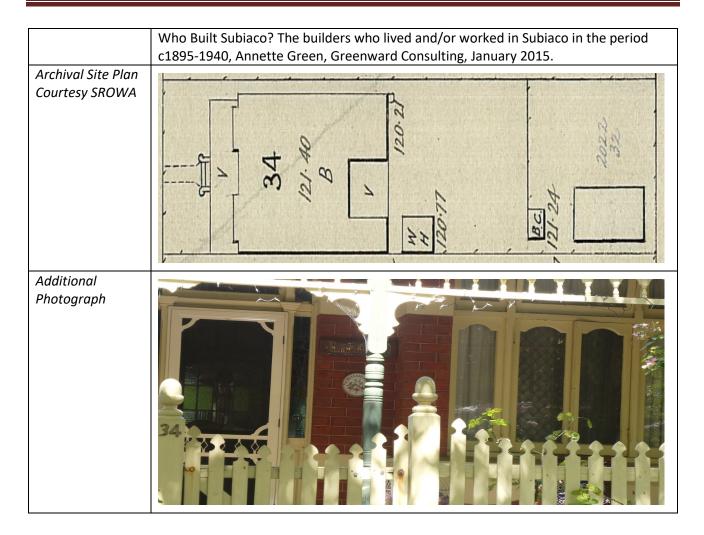
LOCATION INFORM	IATION		
Name	House, 11 Rupert Street		
Place No.	24266		
Address	11 Rupert Street (Lot 1, SP3	9633) Subiaco	
Other names			
Place Type	Individual Building or Group)	
Heritage Area	No		
ASSESSMENT OF S	GNIFICANCE		
Photo			
(December 2020)			
Construction Date	c1919	Architectural Style	Inter War Californian Bungalow
Construction	Walls	Roof	Other
Materials	Tuckpointed Brick	Terracotta Tiles	Rendered bands
Use	Current	Original	Other
	Residential: Single storey residence	Residential: Single storey residence	
Historic Theme(s) Historical Notes	Demographic settlement and mobility: Settlements Occupations: Domestic activities People: Local heroes and battlers Subiaco's population increased significantly in the 1890s due to an economic depression in the eastern states and the discovery of gold in Western Australia. In the late 1890s, property developers bought large landholdings for subdivision in the Perth metropolitan area. The subdivisions were generally simple grid pattern developments with small lots for occupancy by working families. Subiaco was a popular and logical location for development and the increase in population and demand for services led to the proclamation of Subiaco as a municipality in 1897. From the available information this residence was built c1919 and first occupied by motor mechanic Andrew Hoey (c1894-1984) and his wife Greta Eileen Glover, nee Allen (c1890-1948). Andrew Hoey joined the AIF in 1915 aged 21 and served in France during World War One where he was wounded and lost the sight in both eyes. He was discharged in 1917 and returned to Western Australia. In 1919, the couple		

	were married and living in Rupert Street and in December 1919, Ronald, the first of their two children was born.		
	It is possible that this house was built with support from the Workers Home Board		
	which oversaw the War Service Homes Act introduced in 1917. The first War Service		
	Home was built in 1919 in Mount Lawley. Further research is needed to confirm		
	whether this house was one of the first built in Subiaco under the scheme.		
	In 1926, the family had a moment of fame when a photograph of Ronald won third		
	prize in a international beauty competition organised by St Dunstan's (London) for		
	the children of St Dunstans overseas. St Dunstan's was an institution for blinded		
	soldiers and sailors founded by the late Sir Arthur Pearson who was himself blind.		
	Greta Hoey died in 1948 and Andrew remained at the house until the 1980s with the		
	support of his daughter Olive. Throughout the entire time Andrew occupied the		
	house he designated his occupation as a motor mechanic which was his occupation		
	when he enlisted, it is not clear that he did continue to work with his disability.		
	A plan of the site prepared in 1926 and revised in 1955 for the purpose of planning		
	sewerage and water supply services shows that the form and extent of the residence is consistent with the current form. A new residence was constructed in the rear of		
	the lot in 2001.		
Physical	Traditional asymmetric plan brick and iron Inter War Federation Bungalow		
Description	style house.		
,	 Tuckpoint finish to brickwork with roughcast render above. 		
	Brick detail around sash windows.		
	Hipped roof with gables clad with terracotta tiles.		
	Roughcast render and timber details to the gables.		
	• Verandah extends across the full extent of the façade with a projecting		
	alfresco element with a timbered gable. The canopy is the continuation of the		
	main roof and supported on square timber posts.		
Condition	Based on a streetscape inspection the building appears to be in fair to good		
	condition.		
Integrity	High: The place continues to be used as a private residence.		
Authenticity	High: The original external detailing of the building is largely intact and/or sympathetically restored/extended, and the place has been well maintained.		
Statement of	The place has cultural heritage significance:		
Significance	 As a good representative example of the many 4-5 room brick homes which 		
Significance	were built in Subiaco during the early twentieth century to meet the needs		
	and aspirations of middle-class residents such as public servants, senior office		
	workers, small business owners, skilled tradesmen and single/widowed		
	women of private means.		
	• As a good representative example of the application of materials and		
	detailing which were derived from the Federation Queen Anne style, but		
	which were applied in a more restrained manner that suited the budgets and		
	expectations of the middle classes in Subiaco during the early twentieth		
	century.		
	• For its aesthetic contribution to a largely intact group of early twentieth		
	century houses.		
	 For its association with the rapid development of Subiaco in the early 20th 		
Louglof	century.		
Level of Significance	Some significance (Level 3) Contributes to the heritage of the City of Subiaco.		
Heritage Listings	Local Heritage Survey - Adopted 4/02/2003		
and Status			
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Key References	 Wise's Post Office Directory 1894-1949 Australian Electoral Rolls, 1903-1980 Aerial Photographs, Landgate 1948-2020. MWSSⅅ Plans, State Records Office of WA, Retro Maps http://au-wa-sro- metromaps-uat.s3-website-ap-southeast-2.amazonaws.com/#/ Historical Notes for the Triangle Precinct prepared by Annette Green April 2020, held by the City of Subiaco. Who Built Subiaco? The builders who lived and/or worked in Subiaco in the period c1895-1940, Annette Green, Greenward Consulting, January 2015. NAA: B2455, Hoey A 1947 The Sunday Times, 25 April 1926, p. 1.
Archival Site Plan Courtesy SROWA	2803 28 38 1 8 1 1 1 1 1 1 1 1 1 1 1 1 1
Additional Photograph	

LOCATION INFORM	IATION		
Name	House, 34 Rupert Street		
Place No.	24267		
Address	34 Rupert Street (Lot 14, DF	2326) Subiaco	
Other names			
Place Type	Individual Building or Group)	
Heritage Area	No		
ASSESSMENT OF S	GNIFICANCE		
Photo (December 2020)			
Construction Date	c1911	Architactural Style	Endoration Queen Anno
	Walls	Architectural Style	Federation Queen Anne Other
Construction Materials		Roof	Other
	Tuckpointed Brick	Corrugated metal sheeting	Other
Use	Current	Original	Other
	Residential: Single storey	Residential: Single storey	
listoria Thomas (a)	residence	residence	
Historic Theme(s)	Demographic settlement an Occupations: Domestic activ	-	
Historical Notes	Subiaco's population increased significantly in the 1890s due to an economic depression in the eastern states and the discovery of gold in Western Australia. In the late 1890s, property developers bought large landholdings for subdivision in the Perth metropolitan area. The subdivisions were generally simple grid pattern developments with small lots for occupancy by working families. Subiaco was a popular and logical location for development and the increase in population and demand for services led to the proclamation of Subiaco as a municipality in 1897. From the available evidence this house was built c1911 and the first occupants were accountant George Saurmann (c1851-1925) and his wife Beatrice (c1858-1941). It is reasonable to suggest that this residence was one of the development properties of builders the Totterdell Brothers, Samuel, Daniel and Joseph. Samuel Totterdell lived at 8 Rupert Street from 1909 to 1913 and he lived at other addresses in Rupert Street in the following decades. The form and detail of this residence is similar to others nearby (see 38, 62 and 64 Rupert St) which was a common practice for small scale developments.		

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Physical Description	 There was reasonably rapid turnover of occupants of this residence throughout the first half of the twentieth century. A plan of the site prepared in 1926 and revised in 1955 for the purpose of planning sewerage and water supply services shows that the form and extent of the original residence is still largely intact. Modest additions to the rear of the building have not had a significant impact on the original roof line. Aerial photographs suggest the roof was originally clad in red corrugated iron but this evidence is not conclusive. Double fronted Federation Queen Anne style house. Brick construction with tuckpoint finish and rendered bands. Hipped and gabled roof, clad in replacement corrugated metal sheeting. Bullnose verandah extending across façade supported on turned timber posts with a simple timber frieze. Twin brick bays each with four casement windows with top-lights and moulded rendered sills with decorative sill aprons. Gables have a smooth render finish with cornice. Symmetrical façade with centrally placed entrance of traditional arrangement including timber and panelled doors, matching side panels and fanlight above. Garden enclosed by picket style fence.
Condition	Garden enclosed by picket style fence. Based on a streetscape inspection the building appears to be in fair to good
Condition	condition.
Integrity	High: The place continues to be used as a private residence.
Authenticity	High: The original external detailing of the building is largely intact and/or
, latine milency	sympathetically restored/extended, and the place has been well maintained.
Statement of	The place has cultural heritage significance:
Significance Level of	 As a good representative example of the many 4-5 room brick homes which were built in Subiaco during the early twentieth century to meet the needs and aspirations of middle-class residents such as public servants, senior office workers, small business owners, skilled tradesmen and single/widowed women of private means. As a good representative example of the application of materials and detailing which were derived from the Federation Queen Anne style, but which were applied in a more restrained manner that suited the budgets and expectations of the middle classes in Subiaco during the early twentieth century. For its aesthetic contribution to a largely intact group of early twentieth century houses. For its association with the rapid development of Subiaco in the early 20th century and the small scale development by local builders, in this instance Totterdell Bros.
-	
Significance	Contributes to the heritage of the City of Subiaco.
Heritage Listings and Status	Local Heritage Survey - Adopted 4/02/2003
Key References	Wise's Post Office Directory 1894-1949 Australian Electoral Rolls, 1903-1980 Aerial Photographs, Landgate 1948-2020. MWSSⅅ Plans, State Records Office of WA, Retro Maps <u>http://au-wa-sro-</u> <u>metromaps-uat.s3-website-ap-southeast-2.amazonaws.com/#/</u> Historical Notes for the Triangle Precinct prepared by Annette Green April 2020, held by the City of Subiaco.



LOCATION INFORM	IATION		
Name	House, 66 Rupert Street		
Place No.	24268		
Address	66 Rupert Street (Lot 53, DP	2799) Subiaco	
Other names	Drummondii		
Place Type	Individual Building or Group		
Heritage Area	No		
ASSESSMENT OF SI	GNIFICANCE		
Photo		A N	
(December 2020)			
Construction Date	c1908	Architectural Style	Federation Queen Anne
Construction	Walls	Roof	Other
Materials	Tuckpointed Brick	Corrugated metal sheeting	
Use	Current	Original	Other
000	Residential: Single storey	Residential: Single storey	
	residence	residence	
Historic Theme(s)	Demographic settlement an	d mobility: Settlements	
Historical Notes	Occupations: Domestic activities Subiaco's population increased significantly in the 1890s due to an economic depression in the eastern states and the discovery of gold in Western Australia. In the late 1890s, property developers bought large landholdings for subdivision in the Perth metropolitan area. The subdivisions were generally simple grid pattern developments with small lots for occupancy by working families. Subiaco was a popular and logical location for development and the increase in population and demand for services led to the proclamation of Subiaco as a municipality in 1897. From the readily available information this residence was built c1908 and the first occupants were commercial traveller Albert Aitken Will (1866-1934) and his wife Sophie Elizabeth Rix (1863-1930). The builder or architect of this residence has not been determined in this research, however it is possible that it is associated with local builders and developers Totterdell Brothers who built many homes in the street, notably the adjacent two properties at 62 and 64 Rupert Street. Further research may resolve this query.		

LOCATION INFORM	IATION		
Name	House, 82 Rupert Street		
Place No.	24269		
Address	82 Rupert Street (Lot 58, DP	366) Subiaco	
Other names		· · · ·	
Place Type	Individual Building or Group		
Heritage Area	No		
ASSESSMENT OF SI	GNIFICANCE		
Photo			
(December 2020)			
Construction Date	c1896	Architectural Style	Victorian Georgian
Construction	Walls	Roof	Other
Materials	Timber weatherboard	Corrugated metal sheeting	
Use	Current	Original	Other
030	Residential: Single storey	Residential: Single storey	
	residence	residence	
Historic Theme(s)	Demographic settlement and mobility: Settlements Occupations: Domestic activities People: Early settlers		
Historical Notes	depression in the eastern stathe late 1890s, property dev Perth metropolitan area. The developments with small lot popular and logical location demand for services led to t From the available evidence Street. A plan of the area pr Drainage Department prepa- workers cottages were comm	sed significantly in the 1890s of ates and the discovery of gold velopers bought large landhold e subdivisions were generally ts for occupancy by working far for development and the incr he proclamation of Subiaco as this cottage was one of the fir epared for the Metropolitan V ured in 1897 shows this cottag mon in Subiaco but were later ame more closely associated v	in Western Australia. In dings for subdivision in the simple grid pattern amilies. Subiaco was a rease in population and s a municipality in 1897. first houses built in Rupert Nater Supply, Sewerage and e. In this period timber r discouraged in the Triangle

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Physical	 Information from the Post Office Directories and Electoral rolls indicate that the first occupants of this place were bricklayer Robert Hancock and his wife Edith. Subsequent occupants stayed only for short periods. In the 1930s, labourer Owen Davies and his wife Linda Louisa Davies, nee Sachman occupied the house until Owen's death in 1940. Linda stayed on in the house until 1949. A plan of the site prepared in 1927 and revised in 1955 for the purpose of planning sewerage and water supply services shows that the form and extent of the original residence is still largely intact. Modest additions to the rear of the building have not had a significant impact on the original roof line. Aerial photographs confirm that there has been little change to the place since the mid 20th century. Weatherboard cottage with symmetrical façade.
Description	 Central entrance door flanked by timber framed 1-over-1 sash window. Bullnose verandah extends across the full width of the façade, the feature is somewhat obscured by the Perspex cladding. Hipped roof with zincalume cladding and two extant brick chimneys.
Condition	Based on a streetscape inspection the building appears to be in fair to good condition.
Integrity	High: The place continues to be used as a private residence.
Authenticity	High: The original external detailing of the building is largely intact and/or sympathetically restored/extended, and the place has been well maintained.
Statement of	The place has cultural heritage significance:
Significance	 As a good representative example of the standard of modest rental accommodation built for people such as tradesmen, junior employees, labourers and single women/widows in Subiaco during the early twentieth century. For its contribution to a largely intact streetscape/group of early twentieth century houses although diminished by the large fence on the property boundary.
Level of	Some significance (Level 3)
Significance Heritage Listings and Status	Contributes to the heritage of the City of Subiaco. Local Heritage Survey - Adopted 4/02/2003
Key References	 Wise's Post Office Directory 1894-1949 Australian Electoral Rolls, 1903-1980 Aerial Photographs, Landgate 1948-2020. MWSSⅅ Plans, State Records Office of WA, Retro Maps http://au-wa-sro-metromaps-uat.s3-website-ap-southeast-2.amazonaws.com/#/ Historical Notes for the Triangle Precinct prepared by Annette Green April 2020, held by the City of Subiaco. Who Built Subiaco? The builders who lived and/or worked in Subiaco in the period c1895-1940, Annette Green, Greenward Consulting, January 2015.

Archival Site Plan Courtesy SROWA	134.21 1 1313 134.21 1 1313 134.21 134.21 1313
Additional Photograph	

LOCATION INFORM	/IATION		
Name	House, 97 Rupert Street		
Place No.	24270		
Address	97 Rupert Street (Lot 35, DP	2808) Subiaco	
Other names			
Place Type	Individual Building or Group)	
Heritage Area	Salisbury and Rupert Street		
ASSESSMENT OF S			
Photo (December 2020)			
Construction Date	c1912	Architectural Style	Federation Vernacular
Construction	Walls	Roof	Other
Materials	Painted tuck pointed brick	Corrugated metal sheeting	Timber verandah uprights and detail
Use	Current	Original	Other
	Residential: Single Storey	Residential: Single storey	
	Residence	residence	
Historic Theme(s)	Demographic settlement an Occupations: Domestic activ	-	
Historical Notes	The following extract has been taken from the Heritage Assessment of the Southern End of Subiaco's Triangle Precinct, Greenward Consulting, August 2018. No development took place in the study area until late 1891, when Lots 278, 279, 280 & 281 were subdivided as Deposited Plan 353 (later referred to as DP 2808). This subdivision included 138 building lots, with frontages to Heytesbury Road, Thomas Street, Nicholson Road, Rokeby Road, Mackay Street (later renamed as part of Rupert Street), Paterson Street (later renamed as part of Salisbury Street) and Finlayson Street. These lots were progressively sold from December 1891 (many to eastern states investors), but construction on these sites was initially slow. A plan dated c.1902 shows that, while the Rokeby Road frontage had been largely developed by that time, only about 15 buildings had been erected along the other frontages. In the Rates Books of 1905, J Connelly was listed as the owner of Lots 35, 36 & 37. By 1908/09 the ownership had changed to Hooper and Rasmussen and by 1912/13 a new house on Lot 35 (97 Rupert Street) had been occupied by John Jones.		

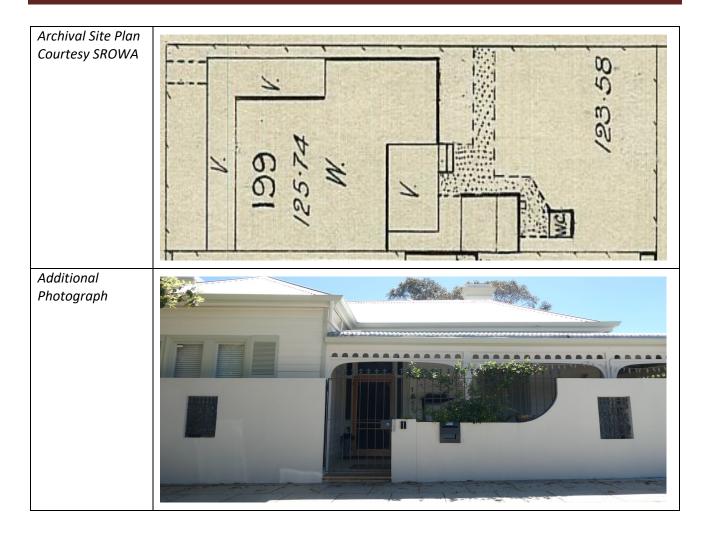
[
	The readily available evidence confirms that the firm of Hooper and Rasmussen was involved in speculative residential development in Subiaco in the early twentieth century and it therefore seems likely that they built the three houses at 93, 95 and 97 Rupert Street in c.1908-1912. Based on streetscape views it appears that 93 and 97 were built to same general design, with only minor variations, and that similar verandah, door and window detailing was used for the facades of all three houses. The partners of Hooper and Rasmussen were Henry Rasmussen, carpenter/builder, William James Hooper, builder and possibly William Isaac Hooper, plumber/builder. In 1903 they commenced advertising new houses for sale with the tag line: 'Hooper and Rasmussen, Builders and Owners'. None of these men appear to have been married and for at least part of the time gave their address as the Victoria Hotel, Subiaco, or the 'Subiaco Club', 61 Townshend Road, Subiaco. The firm continued to place advertisements for houses for sale until 1912, after which Rasmussen returned to the Goldfields (where he had lived prior to c.1903). This house had at least 3 different occupants during the first 10 years, but was then occupied for many years by the extended Bolger/Taylor family, with Mary Bolger being identified as the primary occupant from 1920. Mary Anne Markham (c.1872-1941) had married Martin Bolger (c.1866-1913) in Queensland in c.1895 and this couple's children included Thomas (born c.1889); Anna Evelyn (c.1890); Margaret (c.1896); Mary ('Molly') (c.1898); Thomas Joseph (c.1901); Kathleen Mary (c.1903); Martin (c.1904); Agnes (c.?); James (c.?) and Gerald Leo (c.1910). Mary shared the house with at least some of her children at different times and after Kathleen married George Rothery Taylor (c.1904-1971) in Perth in c.1928, this also became their family home. Entries in the Electoral Rolls suggest that Mary remained at 97 Rupert Street until around the time of her death. The house then continued to
	at 97 Rupert Street until around the time of her death. The house then continued to be occupied by Kathleen (who died in 1985) until at least 1980.
Physical	The following extract has been taken from the Heritage Assessment of the Southern
Description	End of Subiaco's Triangle Precinct, Greenward Consulting, August 2018.
	 Generally symmetrical facade with a parapet wall along the southern side (allowing the house to be built up to this boundary). Roof form and materials Hipped roof clad with corrugated metal sheeting. Dropped, bullnose roof to the verandah. Chimneys with rendered caps visible behind the ridgeline. Wall materials and finishes to the main façade Painted tuck-pointed brickwork. Other detailing to main façade. Central entrance with a highlight and single sidelight. This features a traditional 5-panel door and leadlight panels. Tall, single double hung-window to each front room (opening to floor level with a high timber kick-plate). Square timber verandah posts, with a verandah frieze of turned timber balustrettes (no brackets). Streetscape setting House set back approximately 5m from the Rupert Street frontage. Single lot width approximately 10m frontage. Front yard enclosed by a scalloped timber picket fence, which is set behind a
Condition	row of slender, tall trees. Based on a streetscape inspection the building appears to be in fair to good
	condition.

Integrity	High: The place continues to be used as a private residence.		
Authenticity	Medium to High as the main facade has been reduced by the painting of the		
	original tuck-pointed face brickwork.		
Statement of	The place has cultural heritage significance:		
Significance	 As a good representative example of the many 4-5 room brick homes which were built in Subiaco during the early twentieth century to meet the needs and aspirations of middle-class residents such as public servants, senior office workers, small business owners, skilled tradesmen and single/widowed women of private means. As a good representative example of the application of materials and detailing which were derived from the Federation Queen Anne style, but which were applied in a more restrained manner that suited the budgets and expectations of the middle classes in Subiaco during the early twentieth century. For its aesthetic contribution to a largely intact group of early 20th century houses. For its association with the rapid development of Subiaco in the early 20th 		
	century and the small scale development by local builders, in this instance		
	Hooper and Rasmussen.		
Level of	Some significance (Level 3)		
Significance	Contributes to the heritage of the City of Subiaco.		
Heritage Listings	Local Heritage Survey -Adopted 4/2/2003		
and Status	Salisbury & Rupert Street Heritage Area - adopted 11/12/2018.		
Key References	 2003 Heritage Inventory Place Record Heritage Assessment of the Southern End of the Triangle Precinct, prepared by Greenward Consulting, August 2018. Historical Notes for the Triangle Precinct prepared by Annette Green April 2020, held by the City of Subiaco. 		
Archival Site Plan Courtesy SROWA	123.14 888 123.14 888 24.89 1247 8 127.50 7 7 97		



LOCATION INFORM	IATION		
Name	House, 1 Salisbury Street		
Place No.	24584		
Address	1 Salisbury Street (Lot 600, I	DP410339) Subiaco	
Other names	House, 199 Bagot Road		
Place Type	Individual Building or Group)	
Heritage Area	No		
ASSESSMENT OF S			
Photo			
(December 2020)			
Construction Date	c1898	Architectural Style	Victorian Georgian
Construction	Walls	Roof	Other
Materials	Painted Brick	Corrugated metal sheeting	
Use	Current	Original	Other
050	Residential: Single storey	Residential: Single storey	
	residence	residence	
Historic Theme(s)	Demographic settlement an Occupations: Domestic activ People: local heroes and ba	d mobility: Settlements vities	
Historical Notes	depression in the eastern st the late 1890s, property dev Perth metropolitan area. Th developments with small lo popular and logical location demand for services led to t This portion of Salisbury Stru- subdivision in 1891 and from built c1898 and occupied by	sed significantly in the 1890s of ates and the discovery of gold velopers bought large landhol te subdivisions were generally ts for occupancy by working fa for development and the incr the proclamation of Subiaco a eet and adjacent streets were in the readily available informa v local builder Joseph Lake. a, had settled in Western Aust	I in Western Australia. In dings for subdivision in the simple grid pattern amilies. Subiaco was a rease in population and s a municipality in 1897. e formally approved for ation this residence was

	After a few short term tenants, the place was occupied from the 1920s until the late
	1950s by carrier Richard Alfred Cove and his wife Isabelle Louisa. A plan of the site prepared in 1927 and revised in 1955 for the purpose of planning sewerage and water supply services shows that the form and extent of the original residence has not been significantly altered. Aerial photographs confirm that there has been little change to the place since the mid 20th century.
Physical Description	 Asymmetric single storey weatherboard cottage with some altered details. Hipped roof with corrugated metal sheet cladding, brick and corbelled chimney. Pair of sash windows to the projecting wing with louvered shutters and central mullion. Full height sash opening to recessed section of façade with louvered shutters. Main entrance abutting the projecting wing with traditional arrangement of door, side lights/panels and fanlight. Shallow curved verandah canopy wrapping around the façade with a return to the Bagot Road frontage. Parapet wall to the west elevation. High rendered wall around the property.
Condition	Based on a streetscape inspection the building appears to be in good condition.
Integrity	High: The place continues to be used as a private residence.
Authenticity	High: The original external detailing of the building is largely intact and/or sympathetically restored/extended, and the place has been well maintained.
Statement of Significance	 The place has cultural heritage significance: As a good representative example of the standard of modest rental accommodation built for people such as tradesmen, junior employees, labourers and single women/widows in Subiaco during the early twentieth century. For its contribution to a largely intact streetscape/group of early twentieth century houses although diminished by the large fence on the property boundary. As a rare remaining example of a 19th century cottage still used as a residence in the central business district of Subiaco. For its association with local builder and prominent local citizen Joseph Lake who built and lived at this house.
Level of Significance Heritage Listings	Considerable significance (Level 2) Very Important to the heritage of the City of Subiaco. Local Heritage Survey - Adopted 4/02/2003
and Status Key References	Wise's Post Office Directory 1894-1949Australian Electoral Rolls, 1903-1980Aerial Photographs, Landgate 1948-2020.MWSSⅅ Plans, State Records Office of WA, Retro Maps http://au-wa-sro-metromaps-uat.s3-website-ap-southeast-2.amazonaws.com/#/ Historical Notes for the Triangle Precinct prepared by Annette Green April 2020, held by the City of Subiaco.Who Built Subiaco? The builders who lived and/or worked in Subiaco in the period c1895-1940, Annette Green, Greenward Consulting, January 2015.



LOCATION INFORM	IATION		
Name	House, 52 Salisbury Street		
Place No.			
Address	52 Salisbury Street (Lot 87, I	DP366) Subiaco	
Other names			
Place Type	Individual Building or Group		
Heritage Area	Chesters' Subdivision Herita		
ASSESSMENT OF SI		507100	
Photo			
(December 2020)			
Construction Date	c1916	Architectural Style	Federation Queen Anne
Construction	Walls	Roof	Other
Materials	Painted Brick	Corrugated metal sheeting	
Use	Current	Original	Other
000	Residential: Single storey	Residential: Single storey	
	residence	residence	
Historic Theme(s)	Demographic settlement an		
historic meme(s)	Occupations: Domestic activ	-	
	People: local heroes and bat		
Historical Notas			concernant of the Couthers
Historical Notes	 The following extract has been taken from the Heritage Assessment of the Southern End of Subiaco's Triangle Precinct, Greenward Consulting, August 2018. James Chesters, an investor from Melbourne, purchased Perth Suburban Lots 249 to 252 in October 1891. In the same month he commenced selling residential lots in a newly subdivided estate laid out as Deposited Plan 366 (extending across Perth Suburban Lots 251 and 252). However, no development took place on Lot 87 until a house was constructed in c.1916. The new house was entered in the Rates Book under the name of Alfred Berry, and was immediately advertised for rent: Attractive new Brick VILLA, 5 rooms, all conveniences, front and back verandahs. Numerous changes in occupancy suggest that it was, at least in part, used as a rental property until the mid-twentieth century. Occupants of the property from its time of construction until 1957 included: 1917 James Henry Harris (Mine Manager) 		

	1918 Henry Nelson Williams (Draper)	
	1920-1928 William R Endersbee (Retired)	
	• 1929 Mrs Pemberton	
	• 1930-1932 Reginald Morton Lomax (Insurance Agent)	
	A plan of the site prepared in 1927 and revised in 1955 for the purpose of planning	
	sewerage and water supply services shows that the place has been extended to the	
	rear which has removed a number of small structures on the northern property	
	boundary. Aerial photographs confirm that the additions were undertaken largely in	
<u> </u>	the 1980s and the form and extent of the original building can still be determined.	
Physical	Federation Queen Anne bungalow.	
Description	Asymmetric stepped plan form with projecting gabled wing.	
	 Hipped roof clad with corrugated metal sheeting with tall brick chimneys. 	
	Brick construction which has been rendered obscuring the original finish to	
	the place.	
	 Roughcast rendered gable with decorative central plaster moulding. 	
	Timber framed sash windows with window awning with corrugated metal	
	sheeting, supported in timber brackets with decorative frieze, moulded sill.	
	The verandah extends across the remainder of the façade with skillion roof	
	supported on turned timber brackets and has a baluster frieze and carved	
	timber brackets.	
	 French windows in the third section of the façade. 	
	Main entrance abuts the projecting wing.	
	Garden enclosed by timber picket style fence.	
Condition	Based on a streetscape inspection the building appears to be in good condition.	
Integrity	High: The place continues to be used as a private residence.	
Authenticity	Medium to High as the main facade has been reduced by the painting of the	
	original tuck-pointed face brickwork.	
Statement of	The place has cultural heritage significance:	
Significance	• As a good representative example of the many 4-5 room brick homes which	
	were built in Subiaco during the early twentieth century to meet the needs	
	and aspirations of middle-class residents such as public servants, senior office	
	workers, small business owners, skilled tradesmen and single/widowed	
	women of private means.	
	As a good representative example of the application of materials and	
	detailing which were derived from the Federation Queen Anne style, but	
	which were applied in a more restrained manner that suited the budgets and	
	expectations of the middle classes in Subiaco during the early twentieth	
	century.	
	 For its aesthetic contribution to a largely intact group of early twentieth contury bousses 	
	century houses.	
	 For its association with the rapid development of Subiaco in the early 20th contury. 	
loval of	Century.	
Level of Significance	Some significance (Level 3)	
Significance	Contributes to the heritage of the City of Subiaco.	
Heritage Listings and Status	Local Heritage Survey - Adopted 22/06/2021	
Key References	Wise's Post Office Directory 1894-1949	
ney nejerences	Australian Electoral Rolls, 1903-1980	
	Aerial Photographs, Landgate 1948-2020.	

Archival Site Plan Courtesy SROWA	MWSSⅅ Plans, State Records Office of WA, Retro Maps http://au-wa-sro-metromaps-uat.s3-website-ap-southeast-2.amazonaws.com/#/ Historical Notes for the Triangle Precinct prepared by Annette Green April 2020, held by the City of Subiaco. Who Built Subiaco? The builders who lived and/or worked in Subiaco in the period c1895-1940, Annette Green, Greenward Consulting, January 2015. Heritage Assessment of the Chesters' Subdivision Conservation Area, prepared by Annette Green, Greenward Consulting for the City of Subiaco, August 2013.
Additional Photograph	

LOCATION INFORM	IATION			
Name	House, 60 Salisbury Street			
Place No.				
Address	60 Salisbury Street (Lot 91, DP366) Subiaco			
Other names	,			
Place Type	Individual Building or Group)		
Heritage Area	Chesters' Subdivision Herita			
ASSESSMENT OF SI				
Photo				
(December 2020)				
Construction Date	c1912	Architectural Style	Federation Queen Anne	
Construction	Walls	Roof	Other	
Materials	Tuckpointed Brick	Corrugated metal sheeting		
Use	Current	Original	Other	
030	Residential: Single storey	Residential: Single storey		
	residence	residence		
Historic Theme(s)				
	Demographic settlement and mobility: Settlements Occupations: Domestic activities			
	People: local heroes and battlers			
Historical Notes			ssessment of the Southern	
Thistorical Notes	The following extract has been taken from the Heritage Assessment of the Southern End of Subiaco's Triangle Precinct, Greenward Consulting, August 2018.			
	James Chesters, an investor from Melbourne, purchased Perth Suburban Lots 249 to			
252 in October 1891. In the same month he commenced selling residential l newly subdivided estate laid out as Deposited Plan 366 (extending across Pe				
		-		
	Suburban Lots 251 and 252).			
	No development took place on Lot 91 until c.1912, when Lots 91 and 92 were			
	developed with what were either identical or very similar houses – suggesting that they may have been constructed by the same builder as a speculative developmen The new house on Lot 91 was entered in the Rates Book under the name of Charle			
			-	
	Servante (Civil Servant and later Chief Clerk of the Charities Department). This was Charles Victor Padley Servante (generally known as Victor), who lived with his wife,			
		Subiaco, until his death during		

I		
	 60 Salisbury Street was used as a rental property for several years, but was later occupied by Victor's widow, Mabel Servante, in 1925-27 and again from 1931 until the 1970s which suggests that the property was owned by the Servantes. Occupants of the property from its time of construction until 1971 included: 1915 William Tapson Cotton (Civil Servant) 1916-21 James Henry (Civil Servant) 1922-23 John Bond Coatham (Insurance Superintendent) 1925-27 Harriett 'Mabel' Servante (Widow) 1928 Fred Glasson 1929-30 Harold Epstein 1931-post 1971 Harriett 'Mabel' Servante (Widow) A plan of the site prepared in 1927 and revised in 1955 for the purpose of planning sewerage and water supply services shows that the place has not been significantly altered since that time. Aerial photographs confirm that the additions were undertaken largely in the 1980s and the red corrugated iron roof cladding was replaced at that time. The form and extent of the original building can still be readily 	
	determined.	
Physical Description	 Single storey Federation Queen Anne house with traditional asymmetric plan form. Brick construction with tuckpoint finish with rendered band at sill level. Hipped roof with gable to projecting wing. Roof clad with corrugated metal sheeting. Gabled detail is not original but in keeping consisting of smooth 	
	 plaster finish with timber battens and finial. Three timber framed casements to the projecting wing with awning above supported on timber brackets with a corrugated metal raked awning. Full height sash window to the recessed section of the façade located to the north of the main entrance. The main entrance abuts the projecting wing and consists of traditional timber and glazed door with flanking side panels/lights and fanlight. 	
	 Bullnose verandah canopy across the recessed section of the elevation supported on turned timber posts with simple timber frieze. Garden is enclosed by stone boundary wall with tall piers and metal fencing 	
	panels.	
Condition	Based on a streetscape inspection the building appears to be in good condition.	
Integrity	High: The place continues to be used as a private residence.	
Authenticity	Medium to High as the main facade has been reduced by the painting of the	
Charton and a f	original brickwork.	
Statement of	The place has cultural heritage significance:	
Significance	 As a good representative example of the many 4-5 room brick homes which were built in Subiaco during the early twentieth century to meet the needs and aspirations of middle-class residents such as public servants, senior office workers, small business owners, skilled tradesmen and single/widowed women of private means. As a good representative example of the application of materials and detailing which were derived from the Federation Queen Anne style, but which were applied in a more restrained manner that suited the budgets and expectations of the middle classes in Subiaco during the early twentieth century. 	

	 For its aesthetic contribution to a largely intact group of early twentieth century houses. For its association with the rapid development of Subiaco in the early 20th century. 	
Level of	Some significance (Level 3)	
Significance	Contributes to the heritage of the City of Subiaco.	
Heritage Listings	Local Heritage Survey - Adopted 22/06/2021	
and Status		
Key References	 Wise's Post Office Directory 1894-1949 Australian Electoral Rolls, 1903-1980 Aerial Photographs, Landgate 1948-2020. MWSSⅅ Plans, State Records Office of WA, Retro Maps http://au-wa-sro-metromaps-uat.s3-website-ap-southeast-2.amazonaws.com/#/ Historical Notes for the Triangle Precinct prepared by Annette Green April 2020, held by the City of Subiaco. Who Built Subiaco? The builders who lived and/or worked in Subiaco in the period c1895-1940, Annette Green, Greenward Consulting, January 2015. Heritage Assessment of the Chesters' Subdivision Conservation Area, prepared by Annette Green, Greenward Consulting for the City of Subiaco, August 2013. 	
Archival Site Plan Courtesy SROWA	60 142.10 145.10 146.00 145.10 14	
Additional Photograph		

LOCATION INFORM	IATION		
Name	House, 63 Salisbury Street		
Place No.	24272		
Address	63 Salisbury Street (Lot 73, DP366) Subiaco		
Other names			
Place Type	Individual Building or Group		
Heritage Area	Chesters' Subdivision Herita	ge Area	
ASSESSMENT OF SI	GNIFICANCE		
Photo (December 2020)			
Construction Date	c1914	Architactural Stula	Endoration hungalow
Construction Date	Walls	Architectural Style Roof	Federation bungalow Other
Materials	Tuck Pointed brickwork	Corrugated metal sheeting	Other
Use	Current	Original	Other
	Residential: Single storey residence	Residential: Single storey residence	
Historic Theme(s) Historical Notes	Demographic settlement and mobility: SettlementsOccupations: Domestic activitiesPeople: local heroes and battlersThe following extract has been taken from the Heritage Assessment of the SouthernEnd of Subiaco's Triangle Precinct, Greenward Consulting, August 2018.James Chesters, an investor from Melbourne, purchased Perth Suburban Lots 249 to252 in October 1891. In the same month he commenced selling residential lots in anewly subdivided estate laid out as Deposited Plan 366 (extending across Perth		
	Suburban Lots 251 and 252) Lot 73 was sold by Chesters the vacant site was offered the following year and the h used as an investment prop	in 1892, but no development for sale "practically without re ligh turn-over of occupants su erty through to the mid-twent n its early years is found in an	took place until 1913 when eserve". A house was built in ggests that it was primarily tieth century.

	BETWEEN Rokeby-rd. and Kings Park: Charming Tiled Roof Bijou Villa, containing 4 beautiful rooms and vestibule, large bathroom with enamel bath, hand basin, and Unicorn heater, oak and polished Jarrah mantels, fly proof doors, Marseilles tiles, back verandah enclosed with lattice, sleeping out accommodation, large gas stove and No. 1 Metters. Copper and cement troughs, granolithic and asphalt paths, lawns back and front, telephone. Only three minutes from tram. Perfect little home.
	Occupants of the property from its time of construction until 1949 included: 1915-1917 John Edward Andrews (Clerk) 1918-1919 Cyril William Ennis (Clerk) 1920-1922 Mrs E Fletcher 1923-1925 James Joseph Copley (Shop Assistant) 1926 Mrs Bent 1927-1929 Miss Eileen Seal 1930 Gordon Todd 1931-1932 John Burgess 1933 Vacant 1934-1935 Mrs E M Jones 1936-1937 Hugh Macheau Wilson (Civil Engineer) 1938-1940 Mrs A Martin 1941 Mrs A Martin & Mrs Mary Walder
	 1942-post 1953 William Keir (Printers Machinist) A plan of the site prepared in 1927 and revised in 1955 for the purpose of planning sewerage and water supply services shows that the place has been extended to the rear which has removed services buildings and a verandah across the rear elevation. Aerial photographs confirm that there has been little change to the place since the mid 20th century. Aerial photographs from the mid 20th century show that the roof was originally clad with red corrugated iron. The additions in the early 1980s retained a red roof cladding when the extensions were undertaken. It is not clear if the cladding is corrugated iron or tile. In 2006, the roof cladding was changed to the current metal roof cladding.
Physical Description	 Late style Federation bungalow with traditional asymmetric plan form. Red brick construction with tuckpoint finish and rendered string course at sill level, roughcast render above the window to the projecting wing. Projecting bay has a projecting gable with roughcast render finish with timber detail, boxed window hood with painted shingle finish, boxed bay with multipaned casements. Hipped roof clad with replacement corrugated metal sheeting, continuing down to form the verandah canopy with a slight break of pitch. Brick chimneys.
	 Verandah extends across the recessed section of the façade supported on paired timber posts on roughcast rendered piers. Timber frieze between the posts. The recessed section of the elevation contains French windows and the main entrance of traditional arrangement. The garden is enclosed by a timber scalloped picket fence.

Condition	Based on a streetscape inspection the building appears to be in good condition.		
Integrity	High: The place continues to be used as a private residence.		
Authenticity	High: The original external detailing of the building is largely intact and/or		
<i>Nutlichterty</i>	sympathetically restored/extended, and the place has been well maintained.		
Statement of			
Significance	 The place has cultural heritage significance: As a good representative example of the many 4-5 room brick homes which were built in Subiaco during the early twentieth century to meet the needs and aspirations of middle-class residents such as public servants, senior office workers, small business owners, skilled tradesmen and single/widowed women of private means. As a good representative example of the application of materials and detailing which were derived from the Federation Queen Anne style, but which were applied in a more restrained manner that suited the budgets and expectations of the middle classes in Subiaco during the early twentieth century. For its aesthetic contribution to a largely intact group of early twentieth century houses. For its association with the rapid development of Subiaco in the early 20th 		
	century.		
Level of	Some significance (Level 3)		
Significance	Contributes to the heritage of the City of Subiaco.		
Heritage Listings	Chesters' Subdivision Heritage Area - adopted 25/03/2014		
and Status	Local Heritage Survey - Adopted 4/02/2003		
Key References	 Wise's Post Office Directory 1894-1949 Australian Electoral Rolls, 1903-1980 Aerial Photographs, Landgate 1948-2020. MWSSⅅ Plans, State Records Office of WA, Retro Maps http://au-wa-sro-metromaps-uat.s3-website-ap-southeast-2.amazonaws.com/#/ Historical Notes for the Triangle Precinct prepared by Annette Green April 2020, held by the City of Subiaco. Who Built Subiaco? The builders who lived and/or worked in Subiaco in the period c1895-1940, Annette Green, Greenward Consulting, January 2015. Heritage Assessment of the Chesters' Subdivision Conservation Area, prepared by Annette Green, Greenward Consulting for the City of Subiaco, August 2013. 		
Archival Site Plan Courtesy SROWA			



LOCATION INFORM	IATION		
Name	House, 71 Salisbury Street		
Place No.	24273		
Address	71 Salisbury Street (Lot 68, DP366) Subiaco		
Other names		· · · · ·	
Place Type	Individual Building or Group)	
Heritage Area	Chesters' Subdivision Herita		
ASSESSMENT OF SI	GNIFICANCE	-	
Photo (December 2020)			
Construction Date	c1912	Architectural Style	Federation Queen Anne
Construction	Walls	Roof	Other
Materials	Tuck Pointed brickwork	Corrugated metal sheeting	
Use	Current	Original	Other
	Residential: Single storey residence	Residential: Single storey residence	
Historic Theme(s) Historical Notes	Demographic settlement and mobility: Settlements Occupations: Domestic activities People: local heroes and battlers The following extract has been taken from the Heritage Assessment of the Southern		
	End of Subiaco's Triangle Precinct, Greenward Consulting, August 2018. James Chesters, an investor from Melbourne, purchased Perth Suburban Lots 249 to 252 in October 1891. In the same month he commenced selling residential lots in a newly subdivided estate laid out as Deposited Plan 366 (extending across Perth Suburban Lots 251 and 252). No development took place on Lot 68 until a house was constructed in c.1912 and entered in the Rates Book under the name of John Thomas Keane (Engineer). This was offered for short term rent in 1912 and then for sale in 1913: <i>Nice Furnished HOUSE to Let for 2 months from middle of</i>		
	December, 3 bea	lrooms, dining-room, drawing	-room, piano, and

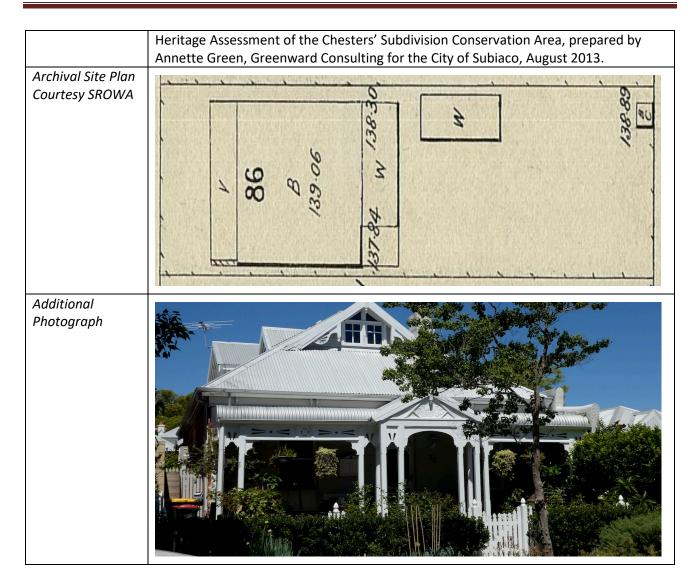
	all conveniences. E.L., situated 71 Salisbury street, minutes from		
	tram, 8 minutes from train. (1912)		
	And		
	High position, close to tram and park, 6 roomed Brick Villa, £630. (1913)		
	In 1914-15 it was occupied by another man by the name of Keane, before being once again offered for sale in 1916:		
	GAWTHORPE, "The Live Wire", has been favoured with instructions from J. O. Keane, Esq., who is leaving for the Murchison, to SELL his well appointed Home of 6 rooms and all conveniences, return verandah, near tram and King's Park, on which easy terms can be arranged, together with the whole of the Household Furniture and Effects.		
	The place then had a series of relatively short-term occupants until 1928, when it became the long-term family home of Alexander and Emma McMahon, who relocated from Boulder at about that time. The house is somewhat grand for a labourer (which was Alexander's stated occupation in Perth), and it is at least possible (but not verified) that success in his previous occupation as a miner in the Western Australian goldfields had financed his moved to Perth. Occupants of the property from its time of construction until 1949 included: • 1912-13 unknown		
	 1914-1915 James P Keane 1916 Edward R Browne-Cooper (Music Teacher) 		
	 1917 William J McLean 1918-1922 Stanley Phipps Osborne (Salesman) 1924 Mr Hood 		
	 1925-1927 Frank George Rogers (Traveller) 1928-1962 Alexander Phillip McMahon (Labourer, former Miner) To post 1976 Emma Jane McMahon (Widow) 		
Physical Description	 Federation Queen Anne style house. Brick construction with tuckpoint finish and stringcourse band at sill level. Stepped asymmetric plan form with projecting wing with overhanging gable. Gable has roughcast render finish with timber batten detail and eaves brackets. A pair of timber framed 1-over-1 sash windows are positioned under the gable with moulded sills. 		
	 Hipped and gabled roof clad with corrugated metal sheeting, brick and render chimneys with terracotta style honey pot flues. Bullnose verandah canopy extends across the stepped façade, supported on turned timber posts with simple timber frieze and carved timber brackets. The main entrance is situated in the second section of the façade with a traditional arrangement, French windows to the third section of the façade. The garden is enclosed by timber picket fence. 		
Condition	Based on a streetscape inspection the building appears to be in good condition.		
Integrity Authenticity	High: The place continues to be used as a private residence. High: The original external detailing of the building is largely intact and/or sympathetically restored/extended, and the place has been well maintained.		

Chartenne en tref	The place has suburned benite as similities as		
Statement of Significance	 The place has cultural heritage significance: As a good representative example of the many 4-5 room brick homes which were built in Subiaco during the early twentieth century to meet the needs and aspirations of middle-class residents such as public servants, senior office workers, small business owners, skilled tradesmen and single/widowed women of private means. As a good representative example of the application of materials and detailing which were derived from the Federation Queen Anne style, but which were applied in a more restrained manner that suited the budgets and expectations of the middle classes in Subiaco during the early twentieth century. For its aesthetic contribution to a largely intact group of early twentieth century houses. For its association with the rapid development of Subiaco in the early 20th century. 		
Level of	Some significance (Level 3)		
Significance	Contributes to the heritage of the City of Subiaco.		
Heritage Listings	Chesters' Subdivision Heritage Area - adopted 25/03/2014		
and Status	Local Heritage Survey - Adopted 4/02/2003		
Key References	Wise's Post Office Directory 1894-1949 Australian Electoral Rolls, 1903-1980		
	Aerial Photographs, Landgate 1948-2020. MWSSⅅ Plans, State Records Office of WA, Retro Maps http://au-wa-sro- metromaps-uat.s3-website-ap-southeast-2.amazonaws.com/#/ Historical Notes for the Triangle Precinct prepared by Annette Green April 2020, held by the City of Subiaco. Who Built Subiaco? The builders who lived and/or worked in Subiaco in the period c1895-1940, Annette Green, Greenward Consulting, January 2015. Heritage Assessment of the Chesters' Subdivision Conservation Area, prepared by Annette Green, Greenward Consulting for the City of Subiaco, August 2013.		
Archival Site Plan	berry Branch Bra		
Courtesy SROWA	61 136-72 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1		



LOCATION INFORMATION			
Name	House, 86 Salisbury Street		
Place No.			
Address	86 Salisbury Street (Lot 85, DP2808) Subiaco		
Other names			
Place Type	Individual Building or Group		
Heritage Area	Salisbury and Rupert Street	Heritage Area	
ASSESSMENT OF SI	GNIFICANCE		
Photo (December 2020)			
Construction Date	c1909	Architectural Style	Federation Queen Anne
Construction	Walls	Roof	Other
Materials	Painted tuckpointed brick	Corrugated metal sheeting	
Use	Current	Original	Other
	Residential: Two storey	Residential: Single storey	
	residence	residence	
Historic Theme(s)	Demographic settlement an		·
	Occupations: Domestic activ	-	
Historical Notes	Subiaco's population increased significantly in the 1890s due to an economic depression in the eastern states and the discovery of gold in Western Australia. In the late 1890s, property developers bought large landholdings for subdivision in the Perth metropolitan area. The subdivisions were generally simple grid pattern developments with small lots for occupancy by working families. Subiaco was a popular and logical location for development and the increase in population and demand for services led to the proclamation of Subiaco as a municipality in 1897. This portion of Salisbury Street and adjacent streets were formally approved for subdivision in 1902 and from the readily available information this residence was built c1909. The first occupant was carpenter Peter Daniel Marcussen, it is possible that Marcussen was the builder of this place but further research is needed. The Marcussen family stayed at the house until c1920. From the 1920s, until the 1950s, the residence was occupied by painter Percy Bolin and his family.		

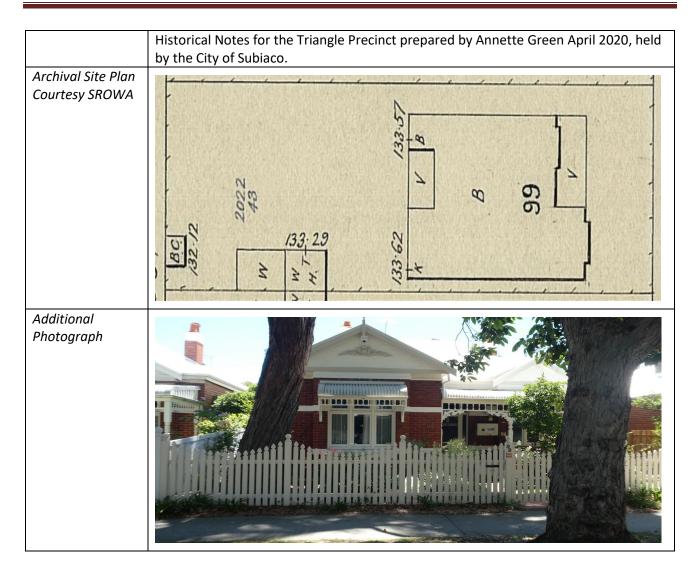
	
	A plan of the site prepared in the 1920s and reviewed in 1954 for the purpose of planning sewerage and water supply services shows that original footprint of the house had almost doubled since that time. Aerial photographs of the place since the mid 20th century confirm that the original roof cladding was green corrugated iron. In the late 1990s, the small structures in the back yard and the rear verandah were removed to enable the construction of a large
	addition including a second storey with dormers in a new roof form/ The extent and
	form of the original residence are still evident.
Physical	Federation Queen Anne style house with some altered details.
Description	• Symmetrical façade with central entrance flanked by 1-over-1 timber framed sash windows.
	• Brick construction with the original tuckpointing finish painted over, rendered string course at sill level has been retained.
	Hipped roof with zincalume cladding, non-original gable window.
	• Bullnose verandah canopy extending across the full width of the façade,
	supported on squared timber posts with decorative frieze, non-original
	gabled porch entry added to the verandah.
	Garden enclosed by timber picket style fence.
Condition	Based on a streetscape inspection the building appears to be in good condition.
Integrity	High: The place continues to be used as a private residence.
Authenticity	Medium to High as the roof structure has been significantly altered to create a
	second storey and the brickwork has been painted.
Statement of	The place has cultural heritage significance:
Significance	• As a good representative example of the many 4-5 room brick homes which were built in Subiaco during the early twentieth century to meet the needs and aspirations of middle-class residents such as public servants, senior office workers, small business owners, skilled tradesmen and single/widowed
	women of private means.
	 As a good representative example of the application of materials and detailing which were derived from the Federation Queen Anne style, but which were applied in a more restrained manner that suited the budgets and
	expectations of the middle classes in Subiaco during the early twentieth century.
	• For its aesthetic contribution to a largely intact group of early twentieth century houses.
	• For its association with the rapid development of Subiaco in the early 20th century.
Level of	Some significance (Level 3)
Significance	Contributes to the heritage of the City of Subiaco.
Heritage Listings	Local Heritage Survey - Adopted 22/06/2021
and Status	Salisbury & Rupert Street Heritage Area - adopted 11/12/2018.
Key References	Wise's Post Office Directory 1894-1949
	Australian Electoral Rolls, 1903-1980
	Aerial Photographs, Landgate 1948-2020.
	MWSSⅅ Plans, State Records Office of WA, Retro Maps <u>http://au-wa-sro-</u>
	<u>metromaps-uat.s3-website-ap-southeast-2.amazonaws.com/#/</u> Historical Notes for the Triangle Precinct prepared by Annette Green April 2020, held
	by the City of Subiaco.
	Who Built Subiaco? The builders who lived and/or worked in Subiaco in the period
	c1895-1940, Annette Green, Greenward Consulting, January 2015.



LOCATION INFORMATION				
Name	House, 99 Salisbury Street			
Place No.	2456			
Address	99 Salisbury Street (Lot 2, DP4234) Subiaco			
Other names				
Place Type	Individual Building or Group			
Heritage Area	Salisbury and Rupert Street			
ASSESSMENT OF S				
Photo				
Constantine Data				
Construction Date	c1914	Architectural Style	Federation Queen Anne	
Construction	Walls	Roof	Other	
Materials	Tuck Pointed brickwork	Corrugated metal sheeting	Other	
Use	Current	Original	Other	
	Residential: Single storey	Residential: Single storey		
llistoria Thoma(s)	residence	residence		
Historic Theme(s)	Demographic settlement and mobility: Settlements Occupations: Domestic activities			
Historical Notes	Occupations: Domestic activitiesThe following extract has been taken from the Heritage Assessment of the SouthernEnd of Subiaco's Triangle Precinct, Greenward Consulting, August 2018.No development took place in the study area until late 1891, when Lots 278, 279, 280& 281 were subdivided as Deposited Plan 353 (later referred to as DP 2808). Thissubdivision included 138 building lots, with frontages to Heytesbury Road, ThomasStreet, Nicholson Road, Rokeby Road, Mackay Street (later renamed as part of RupertStreet), Paterson Street (later renamed as part of Salisbury Street) and FinlaysonStreet. These lots were progressively sold from December 1891 (many to easternstates investors), but construction on these sites was initially slow. A plan datedc.1902 shows that, while the Rokeby Road frontage had been largely developed bythat time, only about 15 buildings had been erected along the other frontages (only 1of which was in Salisbury Street).The Subiaco Rates Books of 1905 and 1913/14 show that Lots 67 to 71 of DP 2808were owned by S. Chesters for several years and that these were re-surveyed as Lots1 to 5, DP 4234, at the end of that period (creating 5 lots at 422m2 each where there			

	 were originally 6 lots at 352m2). S. Chesters was almost certainly Sith Annie Chesters, the wife of a prominent local real estate agent and developer, James Chesters. Houses were built on all five sites (93 to 101 Salisbury Street) in c.1914-1915 and it seems likely that 99 & 101 Salisbury Street were among the many developments undertaken by James Chesters in Subiaco in the early twentieth century (together with 96 & 98 Salisbury Street, which were also built in c.1914). The first owner/occupier of 99 Salisbury Street identified in the Subiaco Rates Books was Mrs Mary Mathea, who lived here in c.1914-1915. The readily available evidence suggests that this was the Bridget Mary Hickey (c.1864-1932) who married Constantine Franz Mathea (c.1856-1921) in Queensland in c.1895. This couple had 5 children: Charles (born c.1896); Constantine (c.1897); George (c.1898); Pauline (c.1900) and Helene (c.1904). In the Electoral Rolls of 1906, Mary Mathea and Constantine Franz Mathea were listed as residents of Railway Road, Subiaco. In 1910 and 1912, Constantine (snr) was listed as a mining leaseholder in the Goldfields districts, while Mary remained in Subiaco - living at 34 Rowland Street in c.1909-1910; 345 Barker Road, c.1911-1913; 99 Salisbury Street, c.1914-1915, and 139 Townshend Road, c.1917-1920. By the time of her husband's death in South America in 1922, Mary was living with at least some of her children in Nedlands. 99 Salisbury Street was advertised for rent in March 1915:
	SUBIACO-99 Salisbury-st., 5-roomed new Brick VILLA, conveniences, near tram and park, immediate occupation, 22s. 6d., or offer. Chesters, 176 Rokeby-rd.
	The first long-term occupants were members of the Evans family, who settled here in c.1919. Charles Henry Evans (c.1867-1930) and Therisa Florence Mitchell (c.1872-1952) were married in Cookernup in c.1896 and had at least three children: Clive Henry (c.1896); Clement Leonard (c.1898) and Andrew Colin (c.?). Following her husband's death, Therisa remained at 99 Salisbury Street until c.1933. By the mid-1930s she had moved to Nedlands. The next long-term occupant was Mabel Cook. Mabel Maud Cook (nee Thornton) (c.1881-1970) was widowed in 1938, at which she time had been living at 337 Rokeby Road with her husband Walter (a grocer). Mary settled at 99 Salisbury Street in c.1942 and was still listed at this address in the Electoral Rolls of 1967.
Physical Description	 The following extract has been taken from the Heritage Assessment of the Southern End of Subiaco's Triangle Precinct, Greenward Consulting, August 2018. Asymmetrical stepped facade.
	 This has a projecting wing on the southern side, with an abutting verandah extending across the remainder of the frontage (matching the layout of #101). Hipped-gabled roof clad with corrugated metal sheeting. This has a prominent gable over the projecting wing and a smaller gable over the verandah. The main N-S ridgeline to the hipped section of the roof has small gablets at ether end. Dropped, bullnose verandah roof, with vertical balusters to the end panel. Two tuck-pointed brick chimneys, with slimline moulding above and below a roughcast rendered cap. Tuck-pointed brickwork. Roughcast rendered eaves panel. Two contrasting smooth rendered stringcourses, one at window sill height and the other at door head height.

Condition	 Roughcast rendered face to the main gable, with a decorative scrolled leaf moulding to the centre, and a slender turned-timber finial (truncated at base) Rectangular window bay to the front of the projecting wing. Triple casement window to the window bay, with floral pattern stained glass panels to the highlights. Moulded, rendered window sill over a curved under-sill panel. Corrugated metal, bullnose window hood, with square balusters to the end panels, decorative carved brackets and a frieze of turned timber balustrettes. Main entrance set under the verandah and abutting the projecting wing. This features traditional moulded timber architraves, narrow sidelights, and a highlight. Second rectangular window bay under the verandah (to the room on the northern side of the entrance hall). This is capped by a small roughcast rendered gable with a finial (but no rendered decoration). The window to this bay has detailing matching that to the window to the projecting wing. Turned timber verandah posts, decorative carved timber brackets and a verandah frieze of turned timber balustrettes. House set back approximately 5.5m from the Salisbury Street frontage. Lot width approximately 12m. Front yard enclosed by a scalloped timber picket fence. 	
	Based on a streetscape inspection the building appears to be in good condition.	
Integrity	High: The place continues to be used as a private residence.	
Authenticity	High: The façade of this building is the most intact example of the four matching houses at 85, 87, 99 & 101 Salisbury Street)	
Statement of	The place has cultural heritage significance:	
Significance	 As a good representative example of the many 4-5 room brick homes which were built in Subiaco during the early twentieth century to meet the needs and aspirations of middle-class residents such as public servants, senior office workers, small business owners, skilled tradesmen and single/widowed women of private means. As a good representative example of the application of materials and detailing which were derived from the Federation Queen Anne style, but which were applied in a more restrained manner that suited the budgets and expectations of the middle classes in Subiaco during the early twentieth century. For its aesthetic contribution to a largely intact group of early twentieth century houses. For its association with the rapid development of Subiaco in the early 20th century. 	
Level of	Some significance (Level 3)	
Significance	Contributes to the heritage of the City of Subiaco.	
Heritage Listings and Status	Local Heritage Survey - Adopted 28/2/1995. Local Heritage Survey - Adopted 4/2/2003. Salisbury & Rupert Street Heritage Area - adopted 11/12/2018.	
Key References	2003 Heritage Inventory Place Record Heritage Assessment of the Southern End of the Triangle Precinct, prepared by Greenward Consulting, August 2018.	



LOCATION INFORMATION				
Name	House, 101 Salisbury Street			
Place No.	24276			
Address	101 Salisbury Street (Lot 1,	DP4234) Subiaco		
Other names				
Place Type	Individual Building or Group)		
Heritage Area	Salisbury and Rupert Street	Heritage Area		
ASSESSMENT OF SI	GNIFICANCE			
Photo				
(December 2020)				
Construction Date	c1915 Architectural Style Federation Queen Anne			
Construction	Walls	Roof	Other	
Materials	Tuck pointed brickwork	Corrugated metal sheeting	Timber verandah uprights and detail	
Use	Current	Original	Other	
	Residential: Single storey	Residential: Single storey		
	residence	residence		
Historic Theme(s)	Demographic settlement and mobility: Settlements Occupations: Domestic activities			
Historical Notes	The following extract has been taken from the Heritage Assessment of the Southern End of Subiaco's Triangle Precinct, Greenward Consulting, August 2018. No development took place in the study area until late 1891, when Lots 278, 279, 280 & 281 were subdivided as Deposited Plan 353 (later referred to as DP 2808). This subdivision included 138 building lots, with frontages to Heytesbury Road, Thomas Street, Nicholson Road, Rokeby Road, Mackay Street (later renamed as part of Rupert Street), Paterson Street (later renamed as part of Salisbury Street) and Finlayson Street. These lots were progressively sold from December 1891 (many to eastern states investors), but construction on these sites was initially slow. A plan dated c.1902 shows that, while the Rokeby Road frontage had been largely developed by that time, only about 15 buildings had been erected along the other frontages (only 1 of which was in Salisbury Street). The Subiaco Rates Books of 1905 and 1913/14 show that Lots 67 to 71 of DP 2808 were owned by S. Chesters for several years and that these were re-surveyed as Lots			

	1 to 5, DP 4234, at the end of that period (creating 5 lots at 422m2 each where there were originally 6 lots at 352m2). S. Chesters was almost certainly Sith Annie Chesters, the wife of a prominent local real estate agent and developer, James Chesters. Houses were built on all five sites (93 to 101 Salisbury Street) in c.1914-1915 and it seems likely that 99 & 101 Salisbury Street were among the many developments undertaken by James Chesters in Subiaco in the early twentieth century (together with 96 & 98 Salisbury Street, which were also built in c.1914). The first owner listed in the Subiaco Rates Books was William John Robertson (engine driver) who, at that time, was living in Kalgoorlie with his wife, Franziska (aka Frances). The Robertson's rented 101 Salisbury Street to William Morrison in c.1916-1918 and then lived here in c.1918-1920. A new Certificate of Title was issued in Franziska's name in November 1919 and this was transferred to John Thomas Roberts in April 1920. It seems likely that William and Franziska moved to the east coast at around that time as Franziska died in Victoria in 1921 (aged 43 years). In April 1923 the Certificate of Title was transferred to Katherine Lucy Porritt and she retained ownership until the time of her death in June 1957. Katherine Lucy (nee ?) (c.1874-1957) had married William Porritt (c.1853-1931) in c.1911-1912 (following the death of his first wife in 1910). Newspaper advertisements and reports show that Mrs K L Porritt (who had previously lived in England and who was described as a "London and Paris Art Milliner") had a shop in Hay Street, Perth, in c.1913-1916. In 1917 she took charge of Boan's Millinery Parlour, but she re-established her own business in Hay Street in 1918 and continued trading there until 1922. After which she moved next door to #103. From that time until 1958, 101 Salisbury Road was occupied as a rental property. Multiple names in the Post Office Directories for individual years also suggest that the house may have been subdivided into flats o
Physical	The following extract has been taken from the Heritage Assessment of the Southern
Description	End of Subiaco's Triangle Precinct, Greenward Consulting, August 2018.
	Asymmetrical stepped facade.
	• This has a projecting wing on the southern side, with an abutting verandah
	extending across the remainder of the frontage (matching the layout of #99).
	Hipped-gabled roof clad with corrugated metal sheeting.
	• This has a prominent gable over the projecting wing and a smaller gable over
	the verandah. The main N-S ridgeline to the hipped section of the roof has
	small gablet with a finial facing the street (which is a later alteration).
	• Dropped, bullnose verandah roof, with vertical balusters to the end panel.
	• Two tuck-pointed brick chimneys, with slimline moulding above and below a
	roughcast rendered cap.
	Tuck-pointed brickwork.
	Roughcast rendered eaves panel.
	Two contrasting smooth rendered stringcourses, one at window sill height
	and the other at door head height.

	 Roughcast rendered face to the main gable, with a decorative scrolled leaf moulding to the centre, and a slender turned-timber finial. Rectangular window bay to the front of the projecting wing. Triple casement window to the window bay, with floral pattern stained glass panels to the highlights. Moulded, rendered window sill over a curved under-sill panel. Corrugated metal, bullnose window hood, with square balusters to the end panels, decorative carved brackets and a frieze of turned timber balustrettes. Main entrance set under the verandah and abutting the projecting wing. This features traditional moulded timber architraves, narrow sidelights, and a highlight. Second rectangular window bay under the verandah (to the room on the northern side of the entrance hall). This is capped by a small roughcast rendered gable with a finial (but no rendered decoration). The window to this bay has detailing matching that to the window to the projecting wing. Turned timber verandah posts, decorative carved timber brackets and a verandah frieze of turned timber balustrettes. House set back approximately 5.5m from the Salisbury Street frontage. Lot width approximately 12m. 		
	 Front yard enclosed by a scalloped timber picket fence. 		
Condition	Based on a streetscape inspection the building appears to be in good condition.		
Integrity	High: The place continues to be used as a private residence.		
Authenticity	Medium to High: The form of the ridgeline has been altered as part of rear extensions, but the façade has otherwise retained a high degree of authenticity.		
Statement of	The place has cultural heritage significance:		
Significance	 As a good representative example of the many 4-5 room brick homes which were built in Subiaco during the early twentieth century to meet the needs and aspirations of middle-class residents such as public servants, senior office workers, small business owners, skilled tradesmen and single/widowed women of private means. As a good representative example of the application of materials and detailing which were derived from the Federation Queen Anne style, but which were applied in a more restrained manner that suited the budgets and expectations of the middle classes in Subiaco during the early twentieth century. For its aesthetic contribution to a largely intact group of early twentieth century houses. For its association with the rapid development of Subiaco in the early 20th century. 		
Level of	Some significance (Level 3)		
Significance	Contributes to the heritage of the City of Subiaco.		
Heritage Listings	Local Heritage Survey –Adopted 4/2/2003		
and Status	Salisbury & Rupert Street Heritage Area - adopted 11/12/ 2018.		
Key References	2003 Heritage Inventory Place Record Heritage Assessment of the Southern End of the Triangle Precinct, prepared by Greenward Consulting, August 2018. Historical Notes for the Triangle Precinct prepared by Annette Green April 2020, held by the City of Subiaco.		



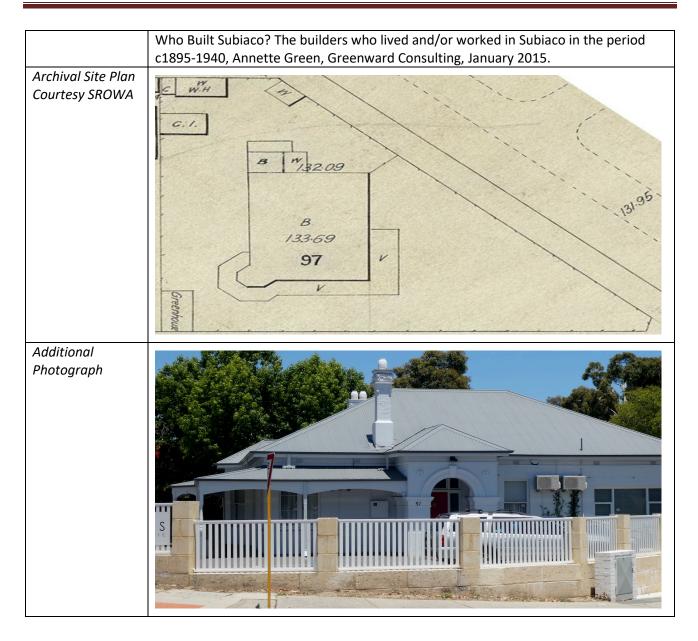
Name Wandana Flats Place No. 9186 Address 93 Thomas Street (Lot 216, DP20249) Subiaco Other names Place Type Individual Building or Group Heritage Area No ASSESSMENT OF SIGNIFICANCE Photo (December 2020) (December 2020) Image: Construction Date 1956 Architectural Style Construction Date 1956 Construction Walls Roof Other Comon Brick Terracotta Tile and asbestos cement Use Current Original Other Residential; Flats/Apartment block Flats/Apartment block Flats/Apartment block Historic Theme(s) Demographic Settlement and Mobility: Technology and technological change Demographic Settlement and Mobility: Technology and technological change		LOCATION INFORMATION			
Address 93 Thomas Street (Lot 216, DP20249) Subiaco Other names Place Type Individual Building or Group Heritage Area No ASSESSMENT OF SIGNIFICANCE Photo (December 2020) Image: Construction Date Construction Date 1956 Architectural Style Post War International Construction Date 1956 Architectural Style Post War International Construction Date 1956 Use Common Brick Terracotta Tile and asbestos cement Original Use Current Original Use Current Original Use Current Original Use Comographic Settlement and Mobility: Government policy Social and Civic Activities: Community and utilities Demographic Settlement and Mobility: Technology and technological change	Name	Wandana Flats			
Other names Individual Building or Group Heritage Area No ASSESSMENT OF SIGNIFICANCE Photo (December 2020) Image: Construction Date Image: Construction Date 2011 2015 Architectural Style Post War International Construction Date 1956 Architectural Style Post War International Construction Materials Walls Roof Other Materials Common Brick Terracotta Tile and asbestos cement asbestos cement Use Current Original Other Residential; Residential; Residential; Flats/Apartment block Historic Theme(s) Demographic Settlement and Mobility: Government policy Social and Civic Activities: Community and utilities Demographic Settlement and Mobility: Technology and technological change Demographic Settlement and Mobility: Technology and technological change	Place No.	9186			
Other names Individual Building or Group Heritage Area No ASSESSMENT OF SIGNICANCE Photo (December 2020) Image: Construction Date Construction Date 1956 Architectural Style Post War International assets cement Construction Date 1956 Architectural Style Post War International assets cement Use Common Brick Terracotta Tile and assets cement Use Current Original Other Residential; Flats/Apartment block Flats/Apartment block Historic Theme(s) Demographic Settlement and Mobility: Technology and technological change	Address	93 Thomas Street (Lot 216,	DP20249) Subiaco		
Heritage Area No ASSESSMENT OF SIGNIFICANCE Photo (December 2020) Image: Colspan="2">Image: Colspan="2" Image: Colspan=	Other names				
Heritage Area No ASSESSMENT OF SIGNIFICANCE Photo (December 2020) Image: Colspan="2">Image: Colspan="2" Image: Colspan=		Individual Building or Group)		
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Photo (December 2020) Image: Construction Date 1956 Architectural Style Post War International Construction Date 1956 Architectural Style Post War International Construction Walls Roof Other Materials Common Brick Terracotta Tile and asbestos cement Other Use Current Original Other Historic Theme(s) Demographic Settlement and Mobility: Government policy Social and Civic Activities: Community and utilities Demographic Settlement and Mobility: Technology and technological change	-				
(December 2020) Image: Construction Date 1956 Architectural Style Post War International Construction Date 1956 Architectural Style Post War International Construction Walls Roof Other Materials Common Brick Terracotta Tile and asbestos cement asbestos cement Use Current Original Other Historic Theme(s) Demographic Settlement and Mobility: Government policy Social and Civic Activities: Community and utilities Demographic Settlement and Mobility: Technology and technological change					
Construction MaterialsWallsRoofOtherMaterialsCommon BrickTerracotta Tile and asbestos cementImage: Common BrickTerracotta Tile and asbestos cementUseCurrentOriginalOtherResidential; Flats/Apartment blockResidential; Flats/Apartment blockImage: Common BrickHistoric Theme(s)Demographic Settlement and Mobility: Government policy Social and Civic Activities: Community and utilities Demographic Settlement and Mobility: Technology and technological change	(December 2020)				
Materials Common Brick Terracotta Tile and asbestos cement Use Current Original Other Residential; Residential; Residential; Image: Second S	Construction Date	1956Architectural StylePost War International			
UseCurrentOriginalOtherResidential; Flats/Apartment blockResidential; Flats/Apartment blockImage: Constraint of the second se	Construction	Walls	Roof	Other	
Use Current Original Other Residential; Residential; Residential; Image: Current block	Materials	Common Brick	Terracotta Tile and		
Residential; Residential; Flats/Apartment block Flats/Apartment block Historic Theme(s) Demographic Settlement and Mobility: Government policy Social and Civic Activities: Community and utilities Demographic Settlement and Mobility: Technology and technological change					
Flats/Apartment blockFlats/Apartment blockHistoric Theme(s)Demographic Settlement and Mobility: Government policy Social and Civic Activities: Community and utilities Demographic Settlement and Mobility: Technology and technological change	Use	Current	Original	Other	
Historic Theme(s) Demographic Settlement and Mobility: Government policy Social and Civic Activities: Community and utilities Demographic Settlement and Mobility: Technology and technological change		Residential;	Residential;		
Historic Theme(s) Demographic Settlement and Mobility: Government policy Social and Civic Activities: Community and utilities Demographic Settlement and Mobility: Technology and technological change		Flats/Apartment block	Flats/Apartment block		
Social and Civic Activities: Community and utilities Demographic Settlement and Mobility: Technology and technological change	Historic Theme(s)				
Historical Notes The following extract has been taken from the Assessment Documentation for	Historical Notes				
Wandana Apartment Block prepared for the inclusion of the place in the State					
Register of Heritage Places in March 2001.					
Wandana Apartment Block is a complex of three apartment blocks, one ten storey			in March 2001.		
block and two three storey blocks. The buildings were designed in 1953 by architec		Register of Heritage Places		ent blocks, one ten storey	
Krantz and Sheldon for the State Housing Commission of Western Australia. Builder		Register of Heritage Places Wandana Apartment Block	is a complex of three apartme	•	
A. T. Brine and Son Pty. Ltd. completed construction in 1956 and the complex was		Register of Heritage Places Wandana Apartment Block block and two three storey	is a complex of three apartme blocks. The buildings were de	signed in 1953 by architects	
officially opened on 15 March 1956 by the Minister for Housing, Mr. Herb Graham.		Register of Heritage Places Wandana Apartment Block block and two three storey Krantz and Sheldon for the s	is a complex of three apartme blocks. The buildings were dea State Housing Commission of	signed in 1953 by architects Western Australia. Builders	
Graham, was the instigator of the decision to build the flats and a staunch defende		Register of Heritage Places Wandana Apartment Block block and two three storey Krantz and Sheldon for the A. T. Brine and Son Pty. Ltd.	is a complex of three apartme blocks. The buildings were des State Housing Commission of completed construction in 19	signed in 1953 by architects Western Australia. Builders 956 and the complex was	
		Register of Heritage Places Wandana Apartment Block block and two three storey Krantz and Sheldon for the A. T. Brine and Son Pty. Ltd. officially opened on 15 Mar	is a complex of three apartme blocks. The buildings were des State Housing Commission of completed construction in 19 ch 1956 by the Minister for Ho	signed in 1953 by architects Western Australia. Builders 956 and the complex was pusing, Mr. Herb Graham.	
The design of Wandana Apartment Block attempted to address the needs of familie		Register of Heritage Places Wandana Apartment Block block and two three storey Krantz and Sheldon for the A. T. Brine and Son Pty. Ltd. officially opened on 15 Mar	is a complex of three apartme blocks. The buildings were des State Housing Commission of completed construction in 19 ch 1956 by the Minister for Ho	signed in 1953 by architects Western Australia. Builders 956 and the complex was pusing, Mr. Herb Graham.	
with children and provide access to gardens. Approximately 20% of the land area w		Register of Heritage Places i Wandana Apartment Block block and two three storey Krantz and Sheldon for the A. T. Brine and Son Pty. Ltd. officially opened on 15 Mar Graham, was the instigator of the project.	is a complex of three apartme blocks. The buildings were des State Housing Commission of completed construction in 19 ch 1956 by the Minister for Ho of the decision to build the fla	signed in 1953 by architects Western Australia. Builders 956 and the complex was ousing, Mr. Herb Graham. hts and a staunch defender	

allocated for use as gardens and the landscape design was undertaken by landscape architect John Oldham of the PWD. Part of the facilities in the early years of Wandana Apartment Block was a restaurant and crèche. Since construction there have been minimal changes to the buildings, which continues to be used for public housing.		
Wandana Apartment Block consists of one ten storey and two three st		
 Wandaha Apartment Block consists of one ten storey and two three storey apartment blocks, built in a Post-War International style as evidenced by careful massing, plain unadorned wall surfaces, the use of cantilevered balconies and landings, and, on occasion, the clear expression of structure. The construction of the ten storey block consists of reinforced concrete columns and floors, face brickwork walls, rendered concrete balconies, timber window and door frames, and a timber framed corrugated asbestos roof with a central box gutter. 		
 The three storey apartment blocks are, apart from having load-bearing brickwork and timber framed hipped roofs clad in 'Marseilles' roof tiles, similar in construction to the ten storey block. 		
Based on a streetscape inspection the building appears to be in fair condition.		
High: The place has been continuously used as a multi-dwelling block of flats since its construction		
High: the fabric and form of the buildings and layout of the site have changed minimally.		
 Wandana Apartment Block, a large public housing development consisting of 242 apartments in one ten storey and two three storey blocks in the Post War International style, has cultural heritage significance for the following reasons: the place was the first multi-storey public housing block built in Western Australia and as such represents the State Government's adoption of the post-World War II social planning philosophies already being implemented in Europe and America at the time. In a national context, high rise public housing did not occur in Melbourne until the 1960s; the place resulted from the attempt to provide low cost public housing for a range of household types close to the city centre at a time of rapid population growth and is valued by the various residents who have lived in the neighbourly community of the multi storey public apartment since its construction in 1954; the place was designed by Perth architect Harold Krantz, who was prominent in the field of flat design in Perth and who promoted the principles of standardisation and economies of scale in construction; the place is enhanced by well established landscaping designed by prominent landscape architect, John Oldham. The lawns, gardens, playgrounds, shops and community facilities established at the time of construction were designed to provide amenities and services for residents; the place was constructed as a result of the vision of Herb Graham, the Minister for Housing, was responsible for implementing the new concepts of public housing in Western Australia in the 1950s; the place was associated with the debate concerning the provision of appropriate public housing in cities, and the question of high rise accommodation, prevalent in western countries in the post-World War II period which involved architects, planners and sociologists; 		
 the place is a good example of the Post-War International style of architecture; and, 		

	the short devices of the test of the line is the state of the second state of the		
	 the physical dominance of the ten storey building in the complex over the surrounding single storey residential buildings sizes it a lender relevant to the surrounding size of the storey residential buildings are set of the storey store it as the store store		
lavel of	surrounding single storey residential buildings gives it a landmark quality.		
Level of	Exceptional significance (Level 1)		
Significance	Essential to the heritage of the City of Subiaco.		
	Rare or outstanding example		
Heritage Listings	State Register of Heritage Places		
and Status	Heritage List - adopted 26/06/2012		
Key References	P9186 Assessment Documentation for Wandana Flats for inclusion in the State		
	Register of Heritage Places.		
	Historical Notes for the Triangle Precinct prepared by Annette Green April 2020, held		
	by the City of Subiaco.		
Archival Site Plan Courtesy SROWA			
Additional Photograph			

LOCATION INFORMATION				
Name	House, 97 Thomas Street			
Place No.				
Address	97 Thomas Street (Lot 141,	DP352) Subiaco		
Other names		,		
Place Type	Individual Building or Group)		
Heritage Area	No			
ASSESSMENT OF S	GNIFICANCE			
Photo (December 2020)				
Construction Date	c1903 Architectural Style Federation Queen Anne			
Materials	Walls	Roof Corrugated metal sheeting	Other	
	Painted tuckpointed brick		Other	
Use	Current Original Other Health: medical clinic Residential: Single storey residence Image: Current of the store of th			
Historic Theme(s)	Demographic settlement and mobility: Settlements			
	Occupations: Domestic activities			
Historical Notes	Subiaco's population increased significantly in the 1890s due to an economic depression in the eastern states and the discovery of gold in Western Australia. In the late 1890s, property developers bought large landholdings for subdivision in the Perth metropolitan area. The subdivisions were generally simple grid pattern developments with small lots for occupancy by working families. Subiaco was a popular and logical location for development and the increase in population and demand for services led to the proclamation of Subiaco as a municipality in 1897. The area that is now known as the 'Subiaco Triangle Precinct' attracted the construction of a range of dwellings, including timber cottages, semi-detached houses, two to three bedroom free-standing brick dwellings and substantial villas. The subdivision plan for this portion of Barker Road and Townshend Road was approved in 1891 but development did not accelerate until the 1900s. This lot on the corner lot was one of the largest in the subdivision and close to West Perth which was a desirable location for the affluent members of the community in the early 20th century. The lot was acquired by civil servant Charles Higgs who worked for the Perth			

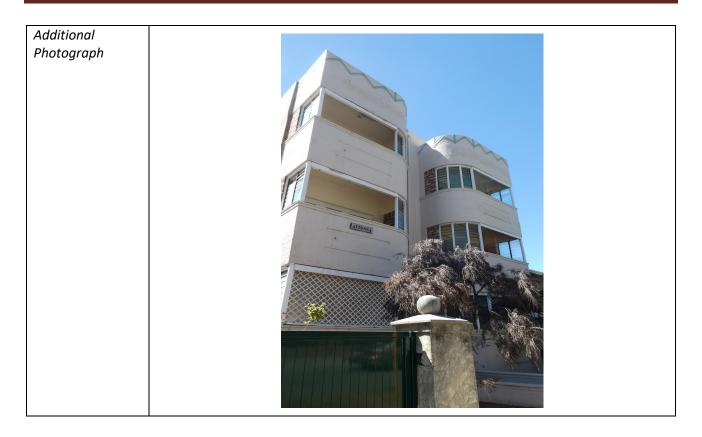
Physical Description	 Gas Works, engaged architects Cavanagh and Cavanagh to design the brick villa residence and tenders were called for its construction in September 1902. The Higgs family lived at the home until the early 1920s and it was subsequently occupied by a sequence of occupants with truck driver John and Una Edmed occupying the place in the 1940s and 1950s. A plan of the site prepared in the 1920s and reviewed in 1954 for the purpose of planning sewerage and water supply services shows that the form and extent of the place have not changed since that time. Aerial photographs of the place since the mid 20th century confirm that there have been few significant external changes to the place apart from the removal of mature trees in 2018 and reroofing. The extent and form of the original residence are still clearly evident although it is noted that the place now has a commercial function. Brick construction with original tuck point finish painted over, twin rendered string course bands at sill and door height level. Hipped roof with faceted hip to Thomas Street facing bay, clad with colorbond. Skillion verandah canopy extending around the Thomas st and Bagot st frontages, supported on turned timber posts, cad with corrugated colorbond cladding. Main entrance located in Bagot road frontage with projecting porch with arched entry. Traditional arrangement of panelled door with side lights and fan lights. Timber framed sash windows, French doors and casement openings. 	
Condition	 Garden has been converted to parking. Based on a streetscape inspection the building appears to be in excellent condition. 	
Integrity	Moderate: the place is no longer used as a residence	
Authenticity	Moderate to High: the fabric and form of the buildings and layout of the site have	
	changed minimally but the painted brickwork has reduced the authenticity.	
Statement of	The place has cultural heritage significance:	
Significance	 As a good representative example of a well designed and detailed "gentleman's villa" of Subiaco dating from the early twentieth century. For its aesthetic value as an excellent 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. For its aesthetic contribution to a largely intact group of early twentieth century houses. For its association with the conversion of residential properties in Subiaco to commercial rooms which accelerated in the second half of the 20th century. The new use of the property associated with the provision of medical services is consistent with many adjacent properties. 	
Level of	Some significance (Level 3)	
Significance	Contributes to the heritage of the City of Subiaco.	
Heritage Listings and Status	Local Heritage Survey - Adopted 22/06/2021	
Key References	Wise's Post Office Directory 1894-1949 Australian Electoral Rolls, 1903-1980 Aerial Photographs, Landgate 1948-2020. MWSSⅅ Plans, State Records Office of WA, Retro Maps <u>http://au-wa-sro- metromaps-uat.s3-website-ap-southeast-2.amazonaws.com/#/</u> Historical Notes for the Triangle Precinct prepared by Annette Green April 2020, held by the City of Subiaco.	



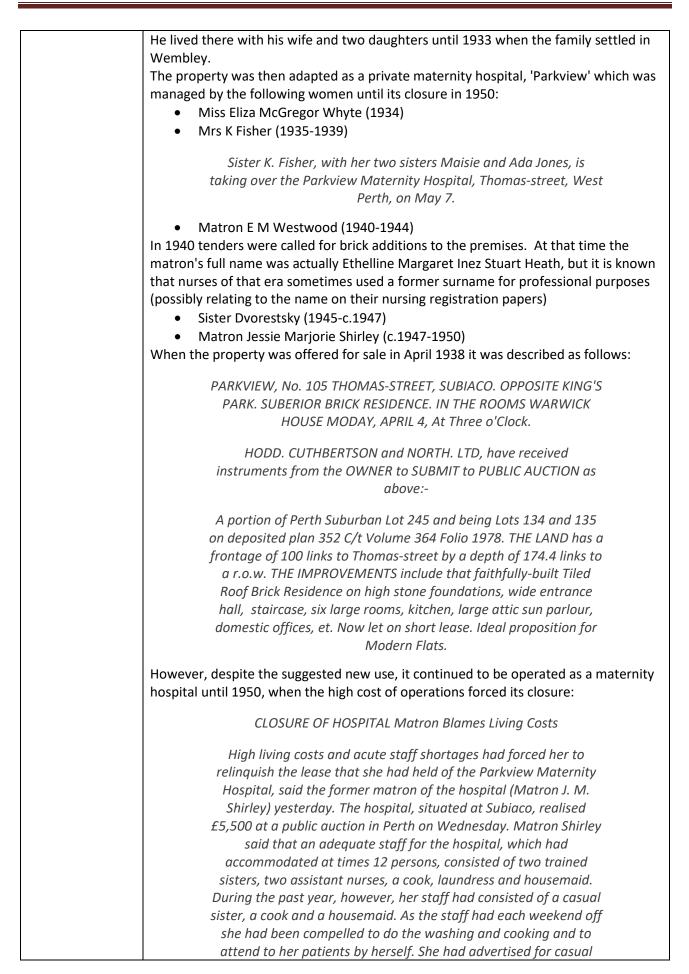
LOCATION INFORM	ΛΑΤΙΟΝ		
Name	Attunga Flats		
Place No.	9187		
Address	103 Thomas Street (Lot 136, DP352) Subiaco		
Other names	Apartments, 103 Thomas St		
Place Type	Individual Building or Group		
Heritage Area	No		
ASSESSMENT OF SI	GNIFICANCE		
Photo (December 2020)			
Construction Date	1937	Architectural Style	Inter-War Art Deco
Construction	Walls	Roof	Other
Materials	Painted brick	Corrugated metal sheeting	Curved cantilevered balconies with central decorative leadlight window.
Use	Current	Original	Other
	Residential;	Residential;	
	Flats/Apartment block	Flats/Apartment block	
Historic Theme(s)	Demographic Settlements and Mobility: Settlements People: Famous and infamous people		
Historical Notes	The following extract has been taken from the Assessment Documentation for Attunga Flats, Subiaco prepared for the inclusion of the place in the State Register of Heritage Places in August 2016. At the time of its construction of these flats, the land was owned by General Construction Company Limited, and the original building plans show that the building was designed for a Mr Dorman, possibly an employee of the Company. The building		

Physical	 is thought to have been designed by Marshall Clifton, but evidence has not been found to confirm this. General Construction Co Ltd was established in Western Australia in 1936 by Mr Claude A de Bernales. De Bernales was a successful mining entrepreneur who established the construction company to undertake 'high class work' with 'the finest materials' by 'expert workmen and designers'. Marshall Clifton was a prominent Western Australian architect from the early 1930s until his death in 1975. Architectural histories identify Clifton as a key practitioner of the Inter-War Spanish Mission style,12 however his architectural legacy demonstrates his style as one of great variety, often employing elements of different styles in each building project. Construction of the flats was completed by the end of 1937, and the first tenants are recorded in 1939. The first tenancies probably coincided with the change of ownership, which occurred in July 1939, when the General Construction Co Ltd was liquidated and Attunga Flats, Subiaco was sold to Hilda Muriel Watkins. The following year, in 1940, the flats became known as 'Attunga Flats'. Very few alterations have occurred to Attunga Flats, Subiaco since its construction. A high degree of its original fabric remains intact, including kitchen and bathroom fixtures and fittings. In 1994, Attunga Flats, Subiaco was recognised on the Art Deco Significant Buildings Survey, and in 1995 it was added to the City of Subiaco's Municipal Heritage Inventory. In 2010, the original timber fire escape, located to the rear of the building, was replaced by a modern, steel framed structure. The following extract has been taken from the Assessment Documentation for
Description	Attunga Flats, Subiaco prepared for the inclusion of the place in the State Register of
	 Heritage Places in August 2016. Attunga Flats, Subiaco (1937) is a purpose-built slender, three-storey block of flats constructed of rendered brick, with a metal roof, designed in the Inter-War Art Deco style. It incorporates elements from both the Inter-War Art Deco and the Inter-War Functionalist architectural styles, however its overall design (both exterior and interior elements) most closely adheres to the Inter-War Art Deco style. The off-white Tyrolean rendered south east elevation faces Thomas Street and has a rendered symmetrical façade with a central recessed section and three curved cantilevered balconies on each side. Each balcony has strip windows with incised decorative horizontal lines below. The balcony windows are timber but contain no glass. They are faceted around the curve with glass louvres. The ground floor windows have a timber lattice to provide privacy and security. There is a decorative exposed tapestry brick panel on the inside curve of the balconies, adjacent to the central section. The central recessed section of the façade contains a tall narrow clear leadlight window with a geometric Art Deco pattern, two storeys in height that serves the central corridor/stairwell. The ground floor is raised approximately 1 metre above street level and is accessed from central timber doors leading from concrete steps. Flanking walls are mainly rendered, with two decorative panels of brick at ground floor level. The letterboxes are located within the dwarf walls on either side of the path. The front façade features Art Deco decorative elements, such as the area above the top balconies which has a zig-zag frieze. Above the recessed central area is a stepped parapet. This elongated space features a zig-zag motif above the front entry doors, above which is a shield decorated with

Condition	 chevrons, and above the shield is the tall leadlight window and the parapet is an elongates scroll motif. A small sign with the word 'Attunga' is located below the first floor window on the left bay. The side and rear elevations are red face brick with timber sash windows and no decorative details. Based on a streetscape inspection the building appears to be in good condition. 			
Integrity	High: The building has been			
	continuously used as a multi-dwelling block of flats since its construction.			
Authenticity	High: much of its fabric in its original state.			
Statement of Significance	 Attunga Flats, Subiaco (1937), a purpose-built slender, three-storey block of flats constructed in brick and render with a metal roof, designed in the Inter-War Art Deco style, has cultural heritage significance for the following reasons: the place is a rare and intact 1930s purpose-built slender, three-storey block of flats that clearly articulates its use as a multi-dwelling residence; the place is associated with Claude A de Bernales, who owned the General Construction Co, the company that built and owned the property; the place is a fine example of the Inter-War Art Deco style applied to a low tower block; and, the place has a very high degree of authenticity with highly intact interiors. 			
Level of	Exceptional significance (Level 1)			
Significance	Essential to the heritage of the City of Subiaco.			
	Rare or outstanding example			
Heritage Listings	State Register of Heritage Places			
and Status	Classified by National Trust			
	Heritage List - adopted 24/05/2016			
Key References	 Place 9187 Attunga Flats Documentation for inclusion on the State Register of Heritage Places. Historical Notes for the Triangle Precinct prepared by Annette Green April 2020, held by the City of Subiaco. 			
Archival Site Plan Courtesy SROWA	Atthungo BB: Id BB:			



LOCATION INFORM	IATION				
Name	Parkview Private Hospital (fmr)				
Place No.					
Address	105 Thomas Street (Lot 134	, 135, DP352) Subiaco			
Other names	House, 105 Thomas Street				
Place Type	Individual Building or Group	1			
Heritage Area	No				
ASSESSMENT OF SI					
Photo					
(December 2020)					
Construction Date	c1925, 1934 Architectural Style Federation Bungalow				
Construction	Walls	Roof	Other		
Materials	Tuckpointed brick	Terracotta Tile			
Use	Current	Original	Other		
	Residential: One and half	Residential: Single storey	Health: Hospital		
	storey residence	residence			
Historic Theme(s)	Demographic settlement and mobility: Settlements Occupations: Domestic activities Social and Civic activities: Community services and utilities				
Historical Notes	Subiaco's population increased significantly in the 1890s due to an economic depression in the eastern states and the discovery of gold in Western Australia. In the late 1890s, property developers bought large landholdings for subdivision in the Perth metropolitan area. The subdivisions were generally simple grid pattern developments with small lots for occupancy by working families. Subiaco was a popular and logical location for development and the increase in population and demand for services led to the proclamation of Subiaco as a municipality in 1897. The area that is now known as the 'Subiaco Triangle Precinct' attracted the construction of a range of dwellings, including timber cottages, semi-detached houses, two to three bedroom free-standing brick dwellings and substantial villas. The subdivision plan for this portion of Barker Road and Thomas Road was approved in 1891 but development did not accelerate until the 1900s. From the readily available information this large residence was built for civil servant William G Byrne.				



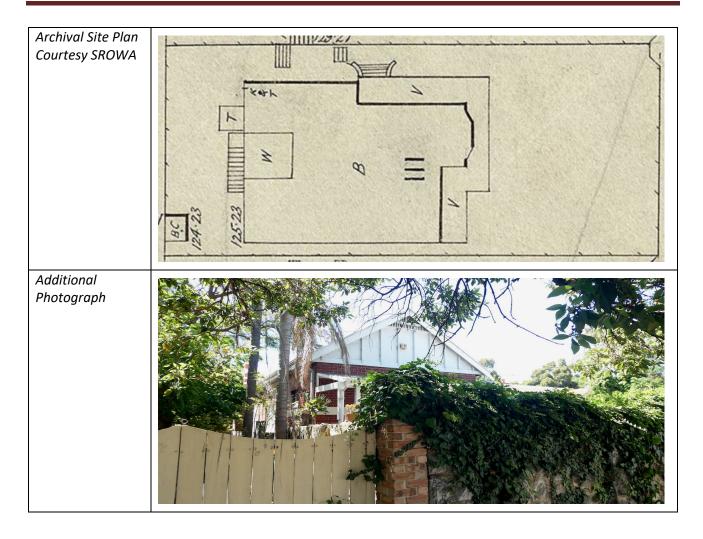
	sisters to help her during the weekend, but had received a poor response. Staff wages had risen as well as living costs, the matron said. In 1947 when she had accepted the lease of the hospital the wages of an assistant nurse had been about £2/11/ a week with keep. Now, however the wage was about £4/11/. In the matron's estimation, the cost of the running the hospital had trebled itself during the past three years.
	The advertisement for the auction of the place described it as follows:
	VACANT POSSESSION. BRICK TILED RESIDENCE. FACING KING'S PARK. No. 105 THOMAS-ST. EIGHT ROOMS, 2 BATHROOMS. IN OUR ROOMS. 63 ST. GEORGE'S-TER. At 3 o'clock p.m. HODD, CUTHBERTSON AND NORTH PTY. LTD. has been instructed to sell by PUBLIC AUCTION as above.
	Lots 134 and 135 of Perth Suburban Lot 245 on plan 352 comprised in C.T. 364 Pol. 197, having a frontage to Thomas-st., Subiaco, near Kings's Park-rd., of 66ft. By a depth of 115ft. to a right of way from Bagot-rd. substantially built brick Residence of 7 commodious rooms, 2 bath rooms, sun room, large vestibule with staircase, wide verandah and an upstairs dormitory or sitting room. This house should lend itself to subdivision into Flats. There is a block of flats next door. The property faces King's Park and with 4 lines of bus transport within hailing distance and the charm of the Park just across the road, we doubt whether any city in the English-speaking world has a more attractive proposition. With vacant possession on offer at this particular time. The keys are in our office and prospective buyers may inspect any time by appointment.
	The aerial photographs from the middle of the 20th century indicate that there have been no significant changes to the form or extent of the place since then.
Physical	Large Federation style bungalow.
Description	 Hipped roof with gablet and finials, clad in terracotta tiles, continuing down with slight break of pitch to form the verandah canopy supported on slender Tuscan style columns. Casement windows. Brick and render chimneys. Asymmetric plan form with gabled projecting wing. Garden enclosed by high boundary wall with mature planting.
Condition	Based on a streetscape inspection the building appears to be in fair condition.
Integrity	High: The place continues to be used as a private residence.
Authenticity	High: much of its fabric in its original state.
Statement of	The place has cultural heritage significance:
Significance	 As a good representative example of a well designed and detailed "gentleman's villa" of Subiaco dating from the early 20th century. For its aesthetic value as a good representative example of a well-designed Federation Bungalow villa of the early 20th century, designed to a style and scale suited to the professional/business classes. For its association with the provision of hospital services in the suburbs of Perth in the Inter War period.

	• For its aesthetic contribution to a largely intact group of early twentieth		
	century houses.		
	 For its association with the ongoing development of Subiaco in the early 20th century period. 		
Level of	Considerable significance (Level 2)		
Significance	Very Important to the heritage of the City of Subiaco.		
Heritage Listings	Local Heritage Survey - Adopted 22/06/2021		
and Status			
Key References	Wise's Post Office Directory 1894-1949		
	Australian Electoral Rolls, 1903-1980		
	Aerial Photographs, Landgate 1948-2020.		
	MWSSⅅ Plans, State Records Office of WA, Retro Maps http://au-wa-sro-		
	metromaps-uat.s3-website-ap-southeast-2.amazonaws.com/#/		
	Historical Notes for the Triangle Precinct prepared by Annette Green April 2020, held		
	by the City of Subiaco.		
	Who Built Subiaco? The builders who lived and/or worked in Subiaco in the period		
	c1895-1940, Annette Green, Greenward Consulting, January 2015.		
	Rest Homes, Lying-In Homes and Private Hospitals in Subiaco in the Period 1895-		
	1950, A research paper by Annette Green, Greenward Consulting, April 2015.		
Archival Site Plan	The second secon		
Courtesy SROWA			
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Additional			
Photograph			

LOCATION INFORM	IATION		
Name	House, 111 Thomas Street		
Place No.	24293		
Address	111 Thomas Street (Lot 130, 310, DP352, DP35345) Subiaco		
Other names	(, , , _ , _ , _ , _ , _ , _ , _	
Place Type	Individual Building or Group)	
Heritage Area	No	5	
ASSESSMENT OF S			
Photo			
(December 2020)			
Construction Date	c1907	Architectural Style	Federation Bungalow
Construction	Walls	Roof	Other
Materials	Tuckpointed brick	Terracotta Tile	Other
	•		Other
Use	Current	Original	Other
	Residential: Single storey	Residential: Single storey	
	residence	residence	
Historic Theme(s)	Demographic settlement ar	•	
Historical Notes	Occupations: Domestic activities Subiaco's population increased significantly in the 1890s due to an economic depression in the eastern states and the discovery of gold in Western Australia. In the late 1890s, property developers bought large landholdings for subdivision in the Perth metropolitan area. The subdivisions were generally simple grid pattern developments with small lots for occupancy by working families. Subiaco was a popular and logical location for development and the increase in population and demand for services led to the proclamation of Subiaco as a municipality in 1897. The area that is now known as the 'Subiaco Triangle Precinct' attracted the construction of a range of dwellings, including timber cottages, semi-detached houses, two to three bedroom free-standing brick dwellings and substantial villas. The subdivision plan for this portion of Thomas Road was approved in 1891 but development did not accelerate until the 1900s. From the readily available information this large residence was built c1907 and the first occupant was designated as Davis, no further information has been found about this occupant. Shortly after the place was transferred to William Stephens, Registrar for the Medical		

r	1
	Board, who designated his occupation as 'adjuster' in the electoral rolls. He lived
	there with his wife and daughter until the early 1920s. There were a number of occupants until 1930 when accountant Eric King and his wife Olive occupied the place
	until the mid 1940s.
	A plan of the site prepared in the 1920s and reviewed in 1954 for the purpose of
	planning sewerage and water supply services shows that the original footprint of the
	residence has been extended to the front of the lot which has altered the front
	elevation of the building.
	Aerial photographs of the place since the mid 20th century confirm that the addition
	to the front elevation was undertaken before 1948 when the earliest photograph was
	taken. The building was originally clad in either red corrugated iron or terracotta tile
	which was replaced in the late 1980s. Since that time there have been no significant
	changes to the property and the extent and form of the original residence are still clearly evident.
Physical	Large Federation style bungalow.
Description	 Hipped roof with gablet and finials, clad in terracotta tiles, continuing down
Description	with slight break of pitch to form the verandah canopy supported on slender
	Tuscan style columns.
	Casement windows.
	Brick and render chimneys.
	 Asymmetric plan form with gabled projecting wing.
	 Garden enclosed by high boundary wall with mature planting.
Condition	Based on a streetscape inspection the buildings generally appear to be in good
	condition.
Integrity	High: The place continues to be used as a private residence.
Authenticity	Low: The extension to the front elevation has altered the original presentation and
Chartenn ent of	detail.
Statement of Significance	The place has cultural heritage significance:
Significance	 As a representative example of a well designed and detailed "gentleman's villa" of Subiaco dating from the early 20th century.
	 For its aesthetic value as a modified example of a Federation Bungalow villa
	of the early 20th century, designed to a style and scale suited to the
	professional/business classes.
	• For its aesthetic contribution to a largely intact group of early twentieth
	century houses.
	• For its association with the ongoing development of Subiaco in the early 20th
	century period.
Level of	Some significance (Level 3)
Significance	Contributes to the heritage of the City of Subiaco.
Heritage Listings and Status	Local Heritage Survey - Adopted 4/02/2003
Key References	Wise's Post Office Directory 1894-1949
Rey Rejerences	Australian Electoral Rolls, 1903-1980
	Aerial Photographs, Landgate 1948-2020.
	MWSSⅅ Plans, State Records Office of WA, Retro Maps <u>http://au-wa-sro-</u>
	metromaps-uat.s3-website-ap-southeast-2.amazonaws.com/#/
	Historical Notes for the Triangle Precinct prepared by Annette Green April 2020, held
	by the City of Subiaco.
	Who Built Subiaco? The builders who lived and/or worked in Subiaco in the period
	c1895-1940, Annette Green, Greenward Consulting, January 2015.

Heritage Place Record – House, 111 Thomas Street



LOCATION INFORM	IATION		
Name	Group, 169-187 Thomas Str	eet	
Place No.			
Address		123, 124, 125, 126, 127, 128, , DP34687, DP34688, DP3101	130, 131, 136, 137, 202, 203, 3, DP34688) Subiaco
Other names			
Place Type	Individual Building or Group)	
Heritage Area	No		
ASSESSMENT OF SI	GNIFICANCE		
Photo (December 2020)			
Construction Date	1906-1923	Architectural Style	Federation Bungalow Federation Queen Anne Federation Arts and Crafts
Construction	Walls	Roof	Other
Materials	Various	Various	
Use	Current	Original	Other
	Residential: Single storey	Residential: Single storey	Residential;
···· · · · · · · · · ·	residence	residence	Flats/Apartment block
Historic Theme(s)	Demographic settlement and mobility: Settlements		
11.1	Occupations: Domestic activ		1
Historical Notes		sed significantly in the 1890s	
	depression in the eastern states and the discovery of gold in Western Australia. In		
	the late 1890s, property developers bought large landholdings for subdivision in the		
	Perth metropolitan area. The subdivisions were generally simple grid pattern developments with small lots for occupancy by working families.		
	-	logical location for developm	
		services led to the proclamat	
		rea that is now known as the	
		of a range of dwellings, includ	-
			rick dwellings and substantial

This portion of Thomas Street was formally approved for subdivision in 1906 and the
first residence in this group was built at 169 Thomas Street according to the
information in the Post Office Directories. The houses in this group were
predominantly built in the 1910s and were typically homes for professional men and
their families. The size and location of the lots adjacent to Kings Park and transport
routes contributed to the desirability of the lots.
Since the 1910s the places have been occupied by accountants, engineers, architects, Members of Parliament and Civil Servants.
A plan of the site prepared in 1927 for the purpose of planning sewerage and water
supply services shows that the house at 175 Thomas Street was the last to be built.
The residences have all undergone alterations and additions with the properties at
185 and 187 the most significantly altered with additions to create new living units.
These additions appear to have occurred in the 1930s/40s.
Information about the individual properties sourced from the readily available
information and from the current owners indicate the following dates of construction
and the first occupants.
169 Thomas Street was built c1906 and the first occupants were William Corbett
Feinaigle (1865-1929) and his wife Julia Hephzibah De Leon (c1854-1943) who had
married in 1904. The couple remained at the house for only one year as William
Feinaigle suffered financial problems after investing in the unprofitable Balcatta
Hotel. The house was subsequently occupied for many years by accountant George
Harding Bickford and his wife Kate Augusta, nee Cole, the couple had married in
1907.
171 Thomas Street was built c1918 and was first occupied by builder Arthur Charles
Broughton and his wife Millie. From the available information in the Post Office
Directories, this house appears to be one of three built in this group by builder Arthur
Broughton. His methodology appears to have been to purchase a lot, build a home
and live in it for a short period before selling it and moving into the next residence.
This house was subsequently occupied for many years by the Marshall family;
comprising warehouseman Norwood and his wife Evelyn and their three children.
173 Thomas Street was built in 1915 by Arthur Broughton who occupied this house
for a few years whilst building the adjacent house (171) and relocating there. This
house was subsequently occupied by widow Mary Arundel and at least three of her
eight children.
<u>175 Thomas Street</u> was the last house to be built in this group and was constructed
c1937 and first occupied by Mrs Martha McGuire. Little information has been
discovered about this house but it appears that Martha and her husband Thomas
McGuire, a civil engineer, lived at 173 Thomas Street.
177 Thomas Street was built c1914 and the first occupant and probable owner was
Secretary for the Midland Railway Company, Ernest Alfred Johnston (c1876-1922). He
had married Hilda Mona Lily Strickland in 1908 and the couple had four children. No
detail of the builder or architect of this place has been found in this research.
<u>179 Thomas Street</u> was built c1912, again probably by builder Arthur Broughton, who
lived there until 1914 when surveyor George Mervyn Griffith settled there with his
wife Elise Harriet for over 6 years.
181 Thomas Street was built c1913 and was first occupied by draftsman Alfred Austin
Webster who may have been responsible for the design of the residence. Webster
worked in the Public Works Department as a 'computing draftsman' and was a
qualified architect. Webster oversaw and designed the integration of indoor
plumbing in 1928. In subsequent years the property changed hands several times
including Athol and Lydia Hill who named the place 'Blair Athol'. In the 1960s, later

	owners removed the front verandah roof canopy and timber floor, replacing it with a small porch. After a series of other owners, the current owners purchased the property and undertook renovations including the replacement of the front verandah to its original form and removal of paint from the external brickwork and tuckpointed the main elevations. Many other works were undertaken to return original detail and finishes. <u>183 Thomas Street</u> was built c1912 and the first occupant was Victor Roy Wellesly Trenamen and his wife Caroline Eva Trenamen. Victor was the manager at Cecil Dent Land Agents, this firm owned by Cecil Dent took over the ownership of the property in 1912 from his brother George William Dent who had purchased the land parcel in 1911. No detail of the builder or architect has been found in this research. The Trenamens lived at this house until the 1940s. <u>185 Thomas Street</u> was built in 1915 to a design by architect James Hine who subsequently lived in this residence until 1920. Hine was a successful and prolific architect undertaking residential, ecclesiastical and commercial projects, on his own and with his partner John Selby. Hine lived in Subiaco from 1910 until his death in 1928 and occupied at least four homes during this period. He called for tenders for the construction of this residence in December 1914. <u>189 Thomas Street</u> was built in 1923 and the first occupant was engineer Harry Bennett and his wife Elizabeth. Although the Post Office Directories record Harry
Physical Description	 Bennett at this address, the electoral rolls state that Elizabeth lived at 189 Thomas Street, and Harry lived at 80 Bagot Road. It is possible the Bagot Road address was a business address. No detail of the builder or architect of this place has been found in this research. Group of houses looking out towards Kings Park, predominantly with high boundary walls minimising their contribution to the streetscape, some shared design details between the group. The group dates from the early 20th century. Architectural detail include: Hipped roofs clad with corrugated metal sheeting. Hipped roofs clad with terracotta tiles.
	 Asymmetric plan forms with projecting wings with gables.
	 Leaded casement windows and traditional sash windows.
	 Angled main entrances to a number of houses.
	Retained tall chimneys.
Condition	Based on a streetscape inspection the buildings generally appear to be in good condition.
Integrity	High: The places continue to be used as a private residences.
Authenticity	High: much of its fabric in its original state.
Statement of	The place has cultural heritage significance:
Significance	 As a group these places representative well designed and detailed "gentleman's villa" of Subiaco dating from the early twentieth century. They demonstrate a range of styles and details from Federation Queen Anne, Federation Bungalow and Federation Arts and Crafts, designed to a style and scale suited to the professional/business classes. They make an aesthetic contribution as a largely intact group of early twentieth century houses.
Level of	Some significance (Level 3)
Significance	Contributes to the heritage of the City of Subiaco.
Heritage Listings and Status	Local Heritage Survey - Adopted 22/06/2021
	Wise's Post Office Directory 1894-1949

	Australian Electoral Rolls, 1903-1980 Aerial Photographs, Landgate 1948-2020. MWSSⅅ Plans, State Records Office of WA, Retro Maps <u>http://au-wa-sro-</u> <u>metromaps-uat.s3-website-ap-southeast-2.amazonaws.com/#/</u> Historical Notes for the Triangle Precinct prepared by Annette Green April 2020, held by the City of Subiaco. Who Built Subiaco? The builders who lived and/or worked in Subiaco in the period c1895-1940, Annette Green, Greenward Consulting, January 2015. The West Australian, 14 August 1907, p. 5. Some of the Architects who undertook projects in Subiaco c.1885-1920, prepared by Annette Green, June 2019, held by the City of Subiaco. Information supplied by the current owner of 179 Thomas Street January 2021 including Certificates of Title.
	Information supplied by the current owner of 181 Thomas Street I January 2021 including Certificates of Title.
Archival Site Plan Courtesy SROWA	
Additional Photograph	

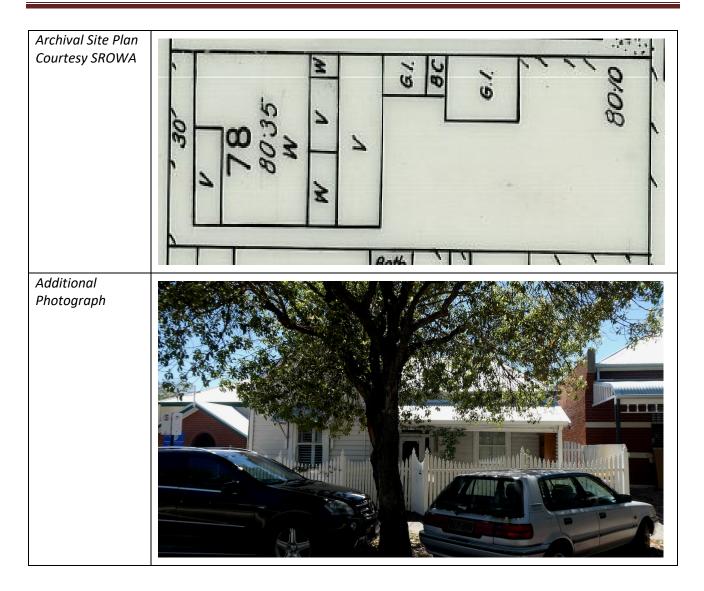
LOCATION INFORM	MATION		
Name	House, 171 Thomas Street		
Place No.	24294		
Address	171 Thomas Street (Lot 136, 207, DP2808, DP34688) Subiaco		
Other names	Group, 169-171 Thomas Str		
Place Type	Individual Building or Group		
Heritage Area	No		
ASSESSMENT OF S	IGNIFICANCE		
Photo			
(December 2020)			
Construction Date	c1918	Architectural Style	Federation Arts and Crafts
Construction	Walls	Roof	Other
Materials	Tuckpointed brick	Terracotta Tile	
Use	Current	Original	Other
	Residential: One and half	Residential: One and half	
	storey residence	storey residence	
Historic Theme(s)	Demographic settlement an	d mobility: Settlements	
1	Occupations: Domestic activities Subiaco's population increased significantly in the 1890s due to an economic depression in the eastern states and the discovery of gold in Western Australia. In the late 1890s, property developers bought large landholdings for subdivision in the Perth metropolitan area. The subdivisions were generally simple grid pattern developments with small lots for occupancy by working families. Subiaco was a popular and logical location for development and the increase in population and demand for services led to the proclamation of Subiaco as a municipality in 1897. The area that is now known as the 'Subiaco Triangle Precinct' attracted the construction of a range of dwellings, including timber cottages, semi-detached houses, two to three bedroom free-standing brick dwellings and substantial villas. This portion of Thomas Street was formally approved for subdivision in 1906 and from the readily available information this residence was built c1918 for John Marshall, agent born in Ireland. He lived at this house with members of his family including his son Norward Hanna Marshall and his wife Evelyn. John Marshall died in		

	<u> </u>
	1924 aged 90 and the property remained in the family ownership and occupancy until at least the 1950s.
	A plan of the site prepared in the 1920s and reviewed in 1954 for the purpose of
	planning sewerage and water supply services shows that the original footprint of the
	residence has changed minimally since that time. Aerial photographs of the place
	since the mid 20th century confirm there has been no significant changes to the
Dhucical	property and the extent and form of the original residence are still clearly evident.
Physical Description	Larger style federation Arts and Craft style house.
Description	Brick construction with tuckpoint finish and natural render string courses at
	sill level and an upper band tracing the heads of the openings.
	 Asymmetric plan form with projecting wing to Thomas Street and angled entrance to the south east corner of the façade.
	• Hipped and gabled roof clad in terracotta tiles with decorative ridge tiles and
	finials, tall brick and render chimney.
	• Projecting wing contains roughcast rendered gable with timber detail and
	plaster decoration, triple leaded light casement windows and raked sill.
	 The recessed section of the elevation contains an arched window with leaded
	casement opening.
	 The angled entrance is a simple arrangement of high-waisted door with
	window and fanlight above.
	 Garden enclosed by timber picket fencing.
Condition	Based on a streetscape inspection the buildings generally appear to be in good
condition	condition.
Integrity	High: The place continues to be used as a private residence.
Authenticity	High: The original external detailing of the building is largely intact and/or
	sympathetically restored/extended, and the place has been well maintained.
Statement of	The place has cultural heritage significance:
Significance	 As a good representative example of a well designed and detailed
	"gentleman's villa" of Subiaco dating from the early twentieth century.
	 For its aesthetic value as a good representative example of a well-designed
	Federation Arts and Crafts villa of the early twentieth century, designed to a
	style and scale suited to the professional/business classes.
	 For its aesthetic contribution to a largely intact group of early twentieth
	century houses.
	 For its association with the rapid development of Subiaco in the Inter War
	 Por its association with the rapid development of subjaco in the inter war period.
Level of	Some significance (Level 3)
Significance	Contributes to the heritage of the City of Subiaco.
Heritage Listings	Local Heritage Survey - Adopted 4/02/2003
and Status	Local Heritage Sulvey - Adopted 4/02/2003
Key References	Wise's Post Office Directory 1894-1949
Rey Rejerences	Australian Electoral Rolls, 1903-1980
	Aerial Photographs, Landgate 1948-2020.
	MWSSⅅ Plans, State Records Office of WA, Retro Maps <u>http://au-wa-sro-</u>
	metromaps-uat.s3-website-ap-southeast-2.amazonaws.com/#/
	Historical Notes for the Triangle Precinct prepared by Annette Green April 2020, held
	by the City of Subiaco.
	Who Built Subiaco? The builders who lived and/or worked in Subiaco in the period
	c1895-1940, Annette Green, Greenward Consulting, January 2015.
	The Daily News, 17 September 1923, p. 6.
	דוב שמווץ ועפשי, דו שבעונטבו באבט, ע. ס.



LOCATION INFORM	IATION		
Name	House, 78 Townshend Road	1	
Place No.	24299		
Address	78 Townshend Road (Lot 30), D1125) Subiaco	
Other names	, , , , , , , , , , , , , , , , , , ,	, ,	
Place Type	Individual Building or Group)	
Heritage Area	No		
ASSESSMENT OF SI	GNIFICANCE		
Photo			
(December 2020)			
Construction Data	-1000	Anabita at unal Stude	Mistorian Councien
Construction Date	c1900	Architectural Style	Victorian Georgian Other
Construction Materials	Walls	Roof	Other
	Painted weatherboard	Corrugated metal sheeting	Other
Use	Current Residential: Single storey	Original Residential: Single storey	Other
Historic Theme(s)	residence Demographic settlement ar	residence	
HISLOIIC THEITIE(S)		•	
Historical Notes	Occupations: Domestic activities Subiaco's population increased significantly in the 1890s due to an economic depression in the eastern states and the discovery of gold in Western Australia. In the late 1890s, property developers bought large landholdings for subdivision in the Perth metropolitan area. The subdivisions were generally simple grid pattern developments with small lots for occupancy by working families. Subiaco was a popular and logical location for development and the increase in population and demand for services led to the proclamation of Subiaco as a municipality in 1897. The area that is now known as the 'Subiaco Triangle Precinct' attracted the construction of a range of dwellings, including timber cottages, semi-detached houses, two to three bedroom free-standing brick dwellings and substantial villas. The subdivision plan for this portion of Barker Road and Townshend Road was approved in 1895 but development did not accelerate until the 1900s. From the readily available information this cottage was built c1902 although further information may determine it was built earlier. The occupants in 1903 were Alfred and Elizabeth Moredoundt who occupied the place until the 1907 followed by a		

	series of occupants until the 1930s when it was occupied by railway employer Alfred Fernihough and his wife May Rose. The Fernihoughs lived at this cottage until the late 1960s.
	A plan of the site prepared in the 1920s and reviewed in 1954 for the purpose of
	planning sewerage and water supply services shows that the cottage had three
	additions to the rear of the cottage which have been replaced with an extension
	which doubled the original cottage.
	Aerial photographs of the place since the mid 20th century indicate that the
	extension to the rear of the original structure were in evidence in 1964. The extent
Of start	and form of the original residence are still clearly evident.
Physical	Simple weatherboard cottage.
Description	Asymmetric plan form with projecting wing.
	 Hipped and gabled roof clad with corrugated metal sheeting.
	 Projecting wing contains a single 1-over-1 timber framed double hung sash
	window with raked awning above supported on timber brackets with
	corrugated metal cladding.
	 A skillion verandah canopy extends across the remainder of the façade supported on timber posts.
	 The recessed elevation contains a further sash window and the main
	entrance abutting the projecting wing.
	 The main entrance is a traditional arrangement of panelled and glazed door,
	matching side panels and fanlight above.
	 Garden is enclosed by timber picket style fence.
Condition	Based on a streetscape inspection the building appears to be in excellent condition.
Integrity	High: The place continues to be used as a private residence.
Authenticity	High: The original external form and detailing of the building is largely intact
Statement of	The place has cultural heritage significance:
Significance	As a good representative example of the standard of modest rental
Significance	accommodation built for people such as tradesmen, junior employees,
	labourers and single women/widows in Subiaco during the early twentieth
	century.
	 As a good representative example of a simple Victorian Georgian style
	executed in timber.
	 For its association with the rapid development of Subiaco in the early 20th
	century.
Level of	Some significance (Level 3)
Significance	Contributes to the heritage of the City of Subiaco.
Heritage Listings	Local Heritage Survey - Adopted 4/02/2003
and Status	- 2000 Heritage Sulvey - Auopteu 4/02/2005
Key References	Wise's Post Office Directory 1894-1949
Rey Rejerences	Australian Electoral Rolls, 1903-1980
	Aerial Photographs, Landgate 1948-2020.
	MWSSⅅ Plans, State Records Office of WA, Retro Maps <u>http://au-wa-sro-</u>
	metromaps-uat.s3-website-ap-southeast-2.amazonaws.com/#/
	Historical Notes for the Triangle Precinct prepared by Annette Green April 2020, held
	by the City of Subiaco.
	Who Built Subiaco? The builders who lived and/or worked in Subiaco in the period
	c1895-1940, Annette Green, Greenward Consulting, January 2015.



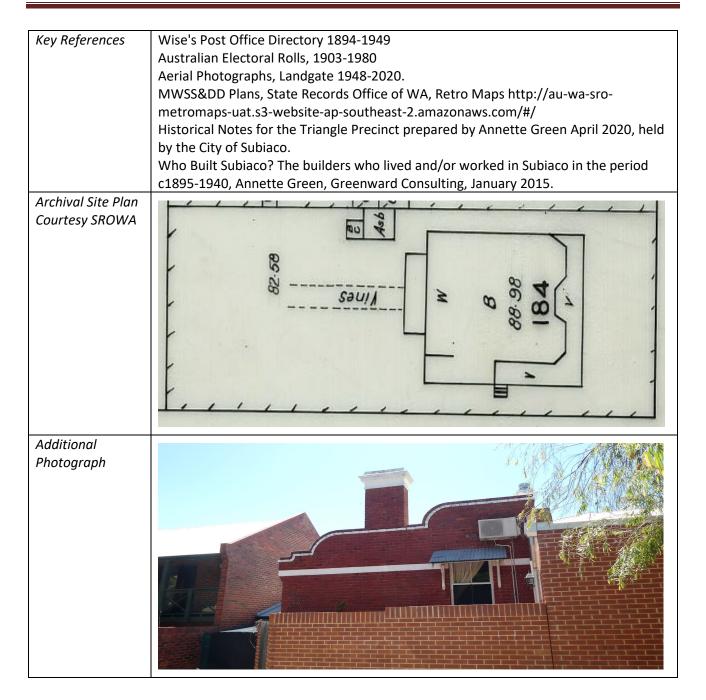
LOCATION INFORM	MATION			
Name	House, 80 Townshend Road			
Place No.	25973			
Address	80 Townshend Road (Lot 31, P1125) Subiaco			
Other names		· · · · ·		
Place Type	Individual Building or Group	Individual Building or Group		
Heritage Area	No			
ASSESSMENT OF S	GNIFICANCE			
Photo				
Construction Data	1002			
Construction Date	1903	Architectural Style	Federation Bungalow	
Construction Materials	Walls	Roof	Other	
	Face brickwork	Corrugated Iron	Other	
Use	Current	Original	Other	
	Residential: Single storey	Residential: Single storey		
	residence	residence		
Historic Theme(s)	Demographic settlement and mobility: Settlements			
Historical Notes	Occupations: Domestic activ	vities		

	PC Weaver and his wife Lucy lived at the premises for only one year before it was transferred to another policeman, Detective Robert Charles Anderson (1874-1957). Detective Anderson was 50 when he and his wife, Eda Matilda, relocated to the house in 1925. The couple lived together at the house until Robert's death in 1957 and Eda lived on in the house until her death in 1964. Members of the Anderson family subsequently retained ownership of the house. During the time the house was occupied by the Andersons a plan of the outline of the house was prepared by the Department of Water Supply, Sewerage and Drainage. This plan shows that the house was of a simple layout with an enclosed verandah across the rear with the bathroom located on the verandah. Aerial photographs of the site since 1948 show that the outline of the residence has changed little since that time. In 1966, the bullnose verandah was replaced with a new verandah supported by steel columns and the timber floor was replaced with concrete. It is suggested that the green roof is likely to be a later version of the original roof cladding. The current owners reinstated the bullnose verandah in 2015.
Physical	The following extract has been taken from the Heritage Assessment of Residence, 80
Description	 Townshend Road, Subiaco prepared by Hocking Heritage Studio, February 2015. A single storey brick and iron residence in the Federation Bungalow style. The house is of brick construction with tuckpointing and two rendered string courses to the façade. The windows are traditional double hung sashes with rendered moulded sills and decorative rendered feature below. The hipped and gablet roof is clad with short sheet corrugated iron that has previously been painted green but is showing signs of paint failure. The faceted bay creates an asymmetric plan form to the façade. The entrance door is positioned in the centre of the façade flanked by a single timber famed sash window to the left of the entrance door and the faceted bay to the right of the door. The entrance door is a four panelled solid timber door with timber panelled and glazed side lights and three fan lights above. The faceted bay incorporates two single sash windows, one each to the front section of the bay and a set of French doors with fanlight to the front section of the bay. The windows and doors have been secured with metal security grilles. The bullnose verandah canopy is supported on turned timber columns with a simple timber frieze spanning between the columns. The deck is painted concrete with no balustrade. The timber columns have metal stirrups at the base. The right side elevation of the house has been painted white over the brickwork whilst the left elevation remains as fair face brick. Neither side elevations display any of the decorative features expressed on the façade. A weatherboard addition is on the rear of the property. The house is set back behind a small garden area with bitumen and paver finishes which have been painted red to match the verandah base. The garden is enclosed by a mid-height brick wall with 1.8m piers and railing infill panels.
Condition	
Condition	Based on a streetscape inspection the building appears to be in excellent condition.
Integrity	High: the place remains in its original function as a residential dwelling.
Authenticity	High: The original external form and detailing of the building is largely intact
Statement of	The place has cultural heritage significance:
Significance	Residence, 80 Townshend Road, Subiaco is of cultural heritage significance:

	• As a good intact example of Federation Bungalow style housing in excellent		
	condition.		
	• For its demonstration of earlier ways of living through its form and scale of		
	housing.		
	• The place has historic value as a demonstration of the period in which		
	Subiaco underwent rapid development in the early 20th century.		
Level of	Some significance (Level 3)		
Significance	Contributes to the heritage of the City of Subiaco.		
Heritage Listings	Local Heritage Survey – Adopted 21/04/2015		
and Status	Heritage List - Adopted 21/04/2015		
Key References	Heritage Assessment of 80 Townshend Road, Subiaco, February 2015.		
	Historical Notes for the Triangle Precinct prepared by Annette Green April 2020, held		
	by the City of Subiaco.		
Archival Site Plan	A		
Courtesy SROWA	Bath.		
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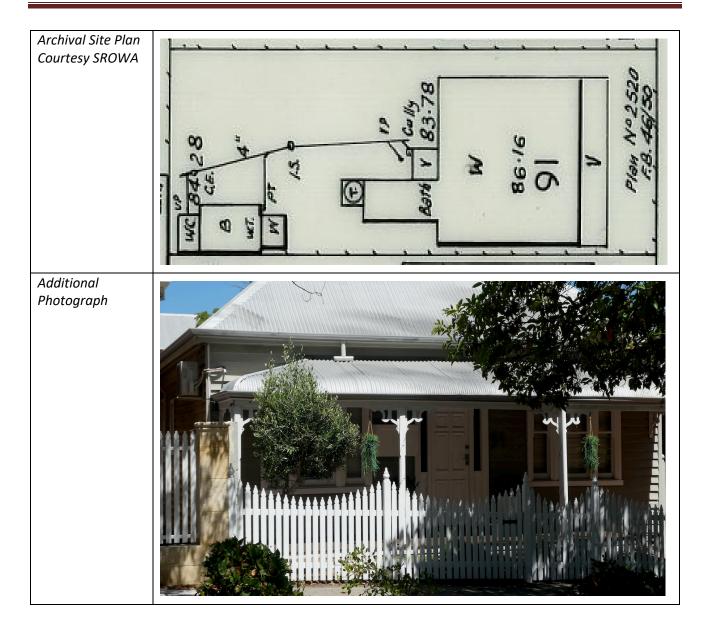
LOCATION INFORM	IATION			
Name	House, 84 Townshend Road			
Place No.	24045			
Address	84 Townshend Road (Lot 1, SP13598) Subiaco			
Other names	House, 184 Barker Road			
Place Type	Individual Building or Group			
Heritage Area	No			
ASSESSMENT OF S	GNIFICANCE			
Photo		1.12 ·		
(December 2020)				
Construction Date	c1902	Architectural Style	Federation Queen Anne	
Construction	Walls	Roof	Other	
Materials	Tuckpointed Brick	Corrugated Metal Sheeting		
Use	Current	Original	Other	
	Residential: Single storey	Residential: Single storey		
	residence	residence		
Historic Theme(s)	Demographic settlement and			
	Occupations: Domestic activities			
Historical Notes	Subiaco's population increased significantly in the 1890s due to an economic depression in the eastern states and the discovery of gold in Western Australia. In the late 1890s, property developers bought large landholdings for subdivision in the Perth metropolitan area. The subdivisions were generally simple grid pattern developments with small lots for occupancy by working families. Subiaco was a popular and logical location for development and the increase in population and demand for services led to the proclamation of Subiaco as a municipality in 1897. The area that is now known as the 'Subiaco Triangle Precinct' attracted the construction of a range of dwellings, including timber cottages, semi-detached houses, two to three bedroom free-standing brick dwellings and substantial villas. The subdivision plan for this portion of Barker Road and Townshend Road was approved in 1896 but development did not accelerate until the 1900s. From the readily available information this cottage was built c1902, and the first occupant was carpenter Robert McKay and his wife Marian. It is possible that McKay was one of			

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	the many small scale developers that were taking advantage of the rapid population growth and high demand for housing in Subiaco. From 1904 to 1907 the place was occupied by saddler James Murdoch and his wife Emily and then occupied by builder John Maxell Marshall. There was a rapid turnover of occupants for most of the first half of the twentieth century although one exception was builder Thomas Rothery who lived there between 1926 and 1935. He was a prominent builder in the Western Australian community undertaking many projects including building the University of WA in 1929. A plan of the site prepared in the 1920s and reviewed in 1954 for the purpose of planning sewerage and water supply services shows that the original footprint of the residence has not changed significantly since 1964. Aerial photographs of the place since the mid 20th century indicate that new units were constructed in the rear of the lot in the late 1970s and a new strata plan was created in 1986 to formally acknowledge this arrangement. It appears that the western addition was undertaken at this time as was the reroofing of the original residence in corrugated metal sheeting as well as a modest extension to the rear of the original structure. The extent and form of the original residence are still clearly evident.	
Physical	Corner property with principal relationship to Barker Road and hidden from	
Description	view behind high brick wall.	
Description	 Brick construction with tuckpoint finish. 	
	 Symmetrical façade with twin gables over the two projecting wings. 	
	 Separate skillion verandah canopy supported on timber posts. 	
	 Stepped parapet wall to rear addition incorporating 1930s style curves. 	
	 More recent corner addition along the Townshend Road side. 	
	Barker Street frontage largely obscured from view by high brick wall.	
Condition	Based on a streetscape inspection the building appears to be in good condition.	
Integrity	High: the place remains in its original function as a residential dwelling.	
Authenticity	Moderate - High: The original external form and detailing of the original building has	
	been compromised by the later additions.	
Statement of	The place has cultural heritage significance:	
Significance	 As a good representative example of the many 4-5 room brick homes which were built in Subiaco during the early twentieth century to meet the needs and aspirations of middle-class residents such as public servants, senior office workers, small business owners, skilled tradesmen and single/widowed women of private means. 	
	 As a good representative example of the application of materials and detailing which were derived from the Federation Queen Anne style, but which were applied in a more restrained manner that suited the budgets and expectations of the middle classes in Subiaco during the early twentieth century. 	
	 For its aesthetic contribution to a largely intact group of early twentieth century houses. For its association with the rapid development of Subiaco in the early 20th 	
	century and the small scale development by local builders of many residential properties.	
Level of	Some significance (Level 3)	
Significance	Contributes to the heritage of the City of Subiaco.	
Heritage Listings and Status	Local Heritage Survey - Adopted 4/02/2003	



LOCATION INFORMATION			
Name	House, 91 Townshend Road		
Place No.	24300		
Address	91 Townshend Road (Lot 82)	, DP1088) Subiaco	
Other names			
Place Type	Individual Building or Group		
Heritage Area	No		
ASSESSMENT OF S	GNIFICANCE		
Photo			Anna Carlos Carlos
Construction Date	c1902	Architectural Style	Victorian Georgian
Construction	Walls	Roof	Other
Materials	Painted weatherboard	Corrugated metal sheeting	
Use	Current	Original	Other
050	Residential: Single storey	Residential: Single storey	
	residence	residence	
Historic Theme(s)	Demographic settlement and		
	Occupations: Domestic activ	•	
Historical Notes	Occupations: Domestic activities Subiaco's population increased significantly in the 1890s due to an economic depression in the eastern states and the discovery of gold in Western Australia. In the late 1890s, property developers bought large landholdings for subdivision in the Perth metropolitan area. The subdivisions were generally simple grid pattern developments with small lots for occupancy by working families. Subiaco was a popular and logical location for development and the increase in population and demand for services led to the proclamation of Subiaco as a municipality in 1897. The area that is now known as the 'Subiaco Triangle Precinct' attracted the construction of a range of dwellings, including timber cottages, semi-detached houses, two to three bedroom free-standing brick dwellings and substantial villas. The subdivision plan for this portion of Barker Road and Townshend Road was approved in 1895 but development did not accelerate until the 1900s. From the readily available information this cottage was built c1902, and the first occupant was widow Georgina Easton Green (c1860-1955). No information has been found to		

	
	determine the builder of this cottage. Georgina Green lived at this house until her death in 1955.
	A plan of the site prepared in the 1920s and reviewed in 1954 for the purpose of
	planning sewerage and water supply services shows that the original footprint of the
	residence has been extended to the rear.
	Aerial photographs of the place since the mid 20th century indicate that the additions
	took place in 2003 and extended the roof form which was originally clad with red
	corrugated iron. The extent and form of the original residence are still clearly evident.
Physical	Symmetrical simple weatherboard cottage.
Description	 Hipped roof with corrugated metal cladding and tall brick chimney with
	corbelling.
	• Separate hipped verandah across the full extent of the façade supported on
	squared timber posts with carved timber brackets.
	 Windows consist of groups of three sashes with each sash separated by a
	timber mullion.
	• The central entrance consist of panelled timber door with side lights and
	fanlight.
	 The garden is enclosed by timber picket fence.
Condition	Based on a streetscape inspection the building appears to be in good condition.
	High: The place continues to be used as a private residence.
	High: The original external form and detailing of the original building is largely intact
	The place has cultural heritage significance:
Significance	 As a good representative example of the standard of modest rental
5,5	accommodation built for people such as tradesmen, junior employees,
	labourers and single women/widows in Subiaco during the early twentieth
	century.
	 As a good representative example of the application of materials and
	detailing which were derived from the Victorian Georgian style, but which
	were applied in a more restrained manner for investment properties.
	• For its association with the rapid development of Subiaco in the early 20th
	century.
Level of	Some significance (Level 3)
Significance	Contributes to the heritage of the City of Subiaco.
Heritage Listings	Local Heritage Survey - Adopted 4/02/2003
and Status	
Key References	Wise's Post Office Directory 1894-1949
	Australian Electoral Rolls, 1903-1980
	Aerial Photographs, Landgate 1948-2020.
	MWSSⅅ Plans, State Records Office of WA, Retro Maps <u>http://au-wa-sro-</u>
	metromaps-uat.s3-website-ap-southeast-2.amazonaws.com/#/
	Historical Notes for the Triangle Precinct prepared by Annette Green April 2020, held
	by the City of Subiaco.
	by the only of oublideon
	Who Built Subiaco? The builders who lived and/or worked in Subiaco in the period



LOCATION INFORM	/IATION		
Name	House, 93 Townshend Road		
Place No.	24301		
Address	93 Townshend Road (Lot 83	, DP1088) Subiaco	
Other names		, ,	
Place Type	Individual Building or Group)	
Heritage Area	No		
ASSESSMENT OF S	IGNIFICANCE		
Photo			
Construction Date	c1902	Architectural Style	Federation Queen Anne
Construction	Walls	Roof	Other
Materials	Tuckpointed Brick	Corrugated metal sheeting	
Use	Current	Original	Other
000	Residential: Single storey	Residential: Single storey	
	residence	residence	
Historic Theme(s)	Demographic settlement an		
	Occupations: Domestic activ	-	
Historical Notes	Subiaco's population increased significantly in the 1890s due to an economic depression in the eastern states and the discovery of gold in Western Australia. In the late 1890s, property developers bought large landholdings for subdivision in the Perth metropolitan area. The subdivisions were generally simple grid pattern developments with small lots for occupancy by working families. Subiaco was a popular and logical location for development and the increase in population and demand for services led to the proclamation of Subiaco as a municipality in 1897. The area that is now known as the 'Subiaco Triangle Precinct' attracted the construction of a range of dwellings, including timber cottages, semi-detached houses, two to three bedroom free-standing brick dwellings and substantial villas. The subdivision plan for this portion of Barker Road and Townshend Road was approved in 1895 but development did not accelerate until the 1900s. From the readily available information this cottage was built c1902, and the first occupant was importer Daniel Bosin Dynon and his wife Elizabeth. Daniel Dynon is likely to be related to the firm John Dynon & Co 'Importers of China, Glass and Earthenware'		

with premises in Murray Street. No detail of the buil research. The Dynons remained at this place for a few tenants until the early 1920s when boat builder Arth moved into the place. Arthur and his brother George the former William Street jetty from 1913. The Hudse 1970s.A plan of the site prepared in the 1920s and reviewed planning sewerage and water supply services shows residence has changed minimally since that time. Aerial photographs of the place since the mid 20th ce undertaken in the early 1980s and again in 2019. The residence are still clearly evident.Physical Description• Federation Queen Anne bungalow. • Brick construction with tuckpoint finish and c and a plain rendered string course at sill leve • Rendered plinth.• Asymmetric plan form with projecting gabled overhanging gable with roughcast render fini eaves brackets, a pair of timber framed doub moulded sill and decorative sill apron and rei pane of the sashes. • Bullnose verandah canopy across the remain squared timber posts. • The remainder of the recessed façade contail	w years followed by a series of our Hudson and his wife Rose e had a boat building business at ons lived at this house until the d in 1954 for the purpose of that the original footprint of the entury indicate additions were e extent and form of the original decorative plaster string course el d wing consisting of an ish with timber detailing and ole hung sash windows with ndered band around the top
 Rendered plinth. Asymmetric plan form with projecting gable overhanging gable with roughcast render fini eaves brackets, a pair of timber framed doub moulded sill and decorative sill apron and ren pane of the sashes. Bullnose verandah canopy across the remain squared timber posts. 	d wing consisting of an ish with timber detailing and ole hung sash windows with ndered band around the top
 the same detailing as those to the projecting abutting the north wall of the projecting win The main entrance is a traditional arrangement fanlights. 	ins a pair of sash windows with g wing and the main entrance g.
 The south elevation of the property extends brick elevation with a single sash window with 	
Condition Based on a streetscape inspection the building appea	
Integrity High: The place continues to be used as a private res	idence.
Authenticity High: The original external form and detailing of the	original building is largely intact
Statement of The place has cultural heritage significance:	
 Significance As a good representative example of the many were built in Subiaco during the early twentile and aspirations of middle-class residents such workers, small business owners, skilled trade women of private means. As a good representative example of the app detailing which were derived from the Feder which were applied in a more restrained many expectations of the middle classes in Subiaco century. For its association with the rapid development century and the small scale development by properties. 	eth century to meet the needs thas public servants, senior office esmen and single/widowed blication of materials and ration Queen Anne style, but nner that suited the budgets and o during the early twentieth ant of Subiaco in the early 20th
Level of Some significance (Level 3)	
Significance Contributes to the heritage of the City of Subiaco.	
Heritage Listings Local Heritage Survey - Adopted 4/02/2003	

Key References	Wise's Post Office Directory 1894-1949 Australian Electoral Rolls, 1903-1980 Aerial Photographs, Landgate 1948-2020. MWSSⅅ Plans, State Records Office of WA, Retro Maps http://au-wa-sro- metromaps-uat.s3-website-ap-southeast-2.amazonaws.com/#/ Historical Notes for the Triangle Precinct prepared by Annette Green April 2020, held by the City of Subiaco.
	Who Built Subiaco? The builders who lived and/or worked in Subiaco in the period c1895-1940, Annette Green, Greenward Consulting, January 2015. The WA Record, 4 February 1905, p.26. The Daily News, 22 March 1949, p. 14.
Archival Site Plan Courtesy SROWA	6.1. Ener 85.77 ce 85.77 ce 15 ce 85.77 ce 10.1 W 88.34 88.34 93 10Tes. 47/1983 10Tes. 47/1983
Additional Photograph	

LOCATION INFORM	IATION		
Name	House, 109 Townshend Road		
Place No.	24302		
Address	109 Townshend Road (Lot 1	1, DP1535) Subiaco	
Other names			
Place Type	Individual Building or Group)	
Heritage Area	No		
ASSESSMENT OF S	GNIFICANCE		
Photo (December 2020)			
Construction Date	c1914	Architectural Style	Federation Queen Anne
Construction	Walls	Roof	Other
Materials	Painted weatherboard	Corrugated metal sheeting	
Use	Current	Original	Other
030	Residential: Single storey	Residential: Single storey	
	residence	residence	
Historic Theme(s)	Demographic settlement an		
	Occupations: Domestic activ	-	
Historical Notes	Subiaco's population increased significantly in the 1890s due to an economic depression in the eastern states and the discovery of gold in Western Australia. In the late 1890s, property developers bought large landholdings for subdivision in the Perth metropolitan area. The subdivisions were generally simple grid pattern developments with small lots for occupancy by working families. Subiaco was a popular and logical location for development and the increase in population and demand for services led to the proclamation of Subiaco as a municipality in 1897. The area that is now known as the 'Subiaco Triangle Precinct' attracted the construction of a range of dwellings, including timber cottages, semi-detached houses, two to three bedroom free-standing brick dwellings and substantial villas. The subdivision plan for this portion of Barker Road and Townshend Road was approved in 1896 but development did not accelerate until the 1900s. From the readily available information this cottage was built c1914 although further research may determine an earlier date of construction. The occupant from 1915 until the early 1930s was office cleaner Jane Kelly who also took in boarders. It is probable the		

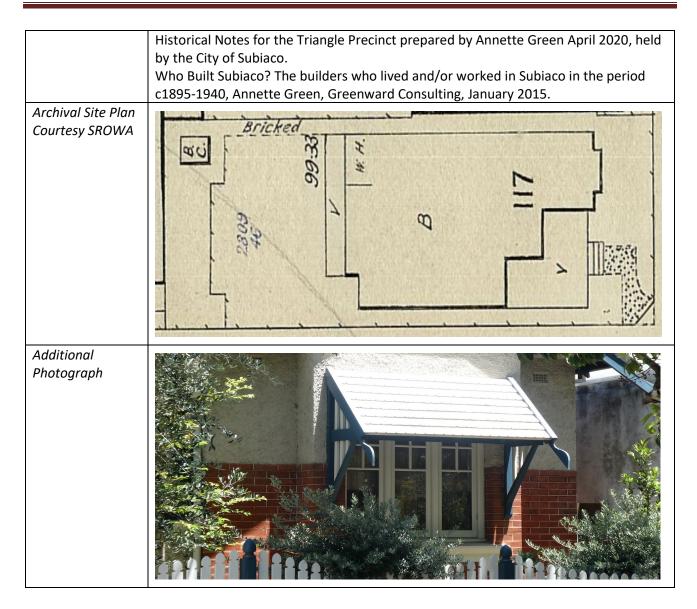
	cottage was built as an investment property for rent, no detail of the builder has currently been found.
	In the early 1940s, engineer Frank Harrison Wray and his wife Christina occupied the
	house until the early 1950s.
	A plan of the site prepared in the 1920s and reviewed in 1954 for the purpose of
	planning sewerage and water supply services shows that the original residence has been extended to the rear.
	Aerial photographs of the place since the mid 20th century indicate these additions
	were predominantly undertaken in the early 1990s. The extent and form of the
	original residence are still clearly evident.
Physical	Asymmetric weatherboard cottage.
Description	Simple presentation with projecting wing with sunburst timber detail to the
	gable, a single sash window with raked awning supported on timber brackets
	above.
	A bullnose verandah canopy extends across the remainder of the façade
	supported on turned timber posts with timber frieze.
	Hipped and gable roof with corrugated metal sheet cladding.
Condition	Based on a streetscape inspection the building appears to be in good condition.
Integrity	High: The place continues to be used as a private residence.
Authenticity	High: The original external form and detailing of the original building is largely intact
Statement of	The place has cultural heritage significance:
Significance	 As a good representative example of the standard of modest rental
	accommodation built for people such as tradesmen, junior employees,
	labourers and single women/widows in Subiaco during the early twentieth
	century.
	 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 for investment properties.
	For its association with the rapid development of Subiaco in the early 20th
	century.
Level of	Some significance (Level 3)
Significance	Contributes to the heritage of the City of Subiaco.
Heritage Listings	Local Heritage Survey - Adopted 4/02/2003
and Status	
Key References	Wise's Post Office Directory 1894-1949
	Australian Electoral Rolls, 1903-1980
	Aerial Photographs, Landgate 1948-2020.
	MWSSⅅ Plans, State Records Office of WA, Retro Maps <u>http://au-wa-sro-</u>
	metromaps-uat.s3-website-ap-southeast-2.amazonaws.com/#/
	Historical Notes for the Triangle Precinct prepared by Annette Green April 2020, held
	by the City of Subiaco.
	Who Built Subiaco? The builders who lived and/or worked in Subiaco in the period
	c1895-1940, Annette Green, Greenward Consulting, January 2015.
	The West Australian, 9 Feb p. 1.



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Additional Photograph	<image/>

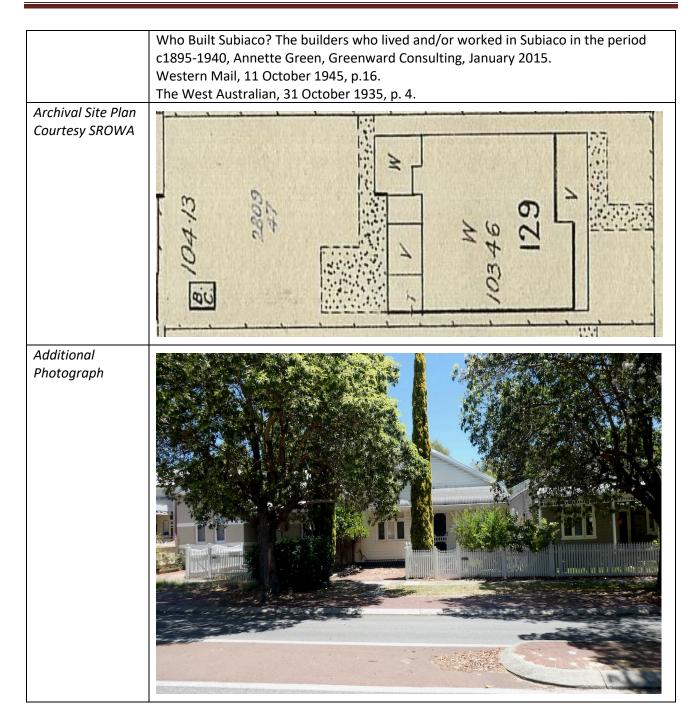
LOCATION INFORMATION			
Name	House, 117 Townshend Roa	d	
Place No.	24303		
Address	117 Townshend Road (Lot 1	4, DP1535) Subiaco	
Other names		, ,	
Place Type	Individual Building or Group		
Heritage Area	No		
ASSESSMENT OF SI			
Photo			
(December 2020)			
Construction Date	c1920	Architectural Style	Inter War Californian Bungalow
Construction	Walls	Roof	Other
Materials	Tuckpointed Brick	Corrugated metal sheeting	Roughcast render
Use	Current	Original	Other
	Residential: Single storey	Residential: Single storey	
	residence	residence	
Historic Theme(s)	Demographic settlement an		1
		•	
Historical Notes	Occupations: Domestic activities Subiaco's population increased significantly in the 1890s due to an economic depression in the eastern states and the discovery of gold in Western Australia. In the late 1890s, property developers bought large landholdings for subdivision in the Perth metropolitan area. The subdivisions were generally simple grid pattern developments with small lots for occupancy by working families. Subiaco was a popular and logical location for development and the increase in population and demand for services led to the proclamation of Subiaco as a municipality in 1897. The area that is now known as the 'Subiaco Triangle Precinct' attracted the construction of a range of dwellings, including timber cottages, semi-detached houses, two to three bedroom free-standing brick dwellings and substantial villas. The subdivision plan for this portion of Barker Road and Townshend Road was approved in 1896 but development did not accelerate until the 1900s. From the readily available information this cottage was built c1920 and the first occupant was Marie Compton who only lived at this house for one year. It was subsequently		

	occupied by short term tenants until the late 1930s by greengrocer Cecil Harold Creeper and his wife Jane and daughter Marion who worked as a teacher. The family lived at this house until the mid 1950s.
	A plan of the site prepared in the 1920s and reviewed in 1954 for the purpose of
	planning sewerage and water supply services shows that the original residence has been extended to take up the majority of the lot.
	Aerial photographs of the place since the mid 20th century indicate these additions were predominantly undertaken in 2009. These additions removed original
	terracotta tile roof cladding. The extent and form of the original residence are still clearly evident.
Physical	Brick construction with tuckpoint finish to the lower half of the façade and
Description	roughcast render to the upper section.
	 Hipped and gabled roof with corrugated metal sheeting and short rendered chimneys with honey pot flues.
	Asymmetric plan form with projecting wing containing roughcast rendered
	gable with timber detailing, bay window with three casements with top-lights and a shingle style metal awning supported on timber brackets.
	 A hipped verandah extends across the remainder of the façade with art deco
	style timber brackets.
	 French windows to the façade.
	Garden enclosed by scalloped timber picket fence.
Condition	Based on a streetscape inspection the building appears to be in excellent condition.
Integrity	High: The place continues to be used as a private residence.
Authenticity	Moderate - High: The original external form and detailing of the original building is largely intact although the removal of the tile roof has diminished the authenticity.
Statement of	The place has cultural heritage significance:
Significance	 As a good representative example of the many 4-5 room brick homes which were built in Subiaco during the Inter War period to meet the needs and aspirations of middle-class residents such as public servants, senior office workers, small business owners, skilled tradesmen and single/widowed women of private means.
	 As a good representative example of the application of materials and detailing which were derived from the Inter War Californian Bungalow style, but which were applied in a more restrained manner that suited the budgets and expectations of the middle classes in Subiaco during the early twentieth
	century.
	 For its aesthetic contribution to a largely intact group of early twentieth century houses.
	 For its association with the rapid development of Subiaco in the Inter War
	period and the small scale development by local builders of many residential properties.
Level of	Some significance (Level 3)
Significance	Contributes to the heritage of the City of Subiaco.
Heritage Listings and Status	Local Heritage Survey - Adopted 4/02/2003
Key References	Wise's Post Office Directory 1894-1949
	Australian Electoral Rolls, 1903-1980
	Aerial Photographs, Landgate 1948-2020.
	MWSSⅅ Plans, State Records Office of WA, Retro Maps <u>http://au-wa-sro-</u>
	metromaps-uat.s3-website-ap-southeast-2.amazonaws.com/#/



LOCATION INFORM	NATION		
Name	House, 129 Townshend Roa	d	
Place No.	24304		
Address	129 Townshend Road (Lot 31, DP1535) Subiaco		
Other names	· · · · ·	· · · ·	
Place Type	Individual Building or Group		
Heritage Area	No		
ASSESSMENT OF S	IGNIFICANCE		
Photo			
Construction Date	c1923	Architectural Style	Federation Queen Anne
Construction	Walls	Roof	Other
Materials	Painted weatherboard	Corrugated metal sheeting	
Use	Current	Original	Other
036	Residential: Single storey	Residential: Single storey	Other
	residence	residence	
Historic Theme(s)	Demographic settlement an		
		•	
1	Occupations: Domestic activities Subiaco's population increased significantly in the 1890s due to an economic depression in the eastern states and the discovery of gold in Western Australia. In the late 1890s, property developers bought large landholdings for subdivision in the Perth metropolitan area. The subdivisions were generally simple grid pattern developments with small lots for occupancy by working families. Subiaco was a popular and logical location for development and the increase in population and demand for services led to the proclamation of Subiaco as a municipality in 1897. The area that is now known as the 'Subiaco Triangle Precinct' attracted the construction of a range of dwellings, including timber cottages, semi-detached houses, two to three bedroom free-standing brick dwellings and substantial villas. The subdivision plan for this portion of Barker Road and Townshend Road was approved in 1896 but development did not accelerate until the 1900s. From the readily available information this cottage was built c1923 and the occupants were telegraph linesman William Opie, his wife Rose and their daughters. The builder has		

Physical Description	 not been determined but its similarity with the house next door (HN127) suggest the two house were built at the same time by the same builder. In 1928, Marjorie Opie became engaged to Norman Clinton and during World War Two, Norman Clinton served with the AIF and Marjorie and her two boys lived with her mother at this house. William had died in 1937 and Rose Opie lived at this place until the mid 1950s. A plan of the site prepared in the 1920s and reviewed in 1954 for the purpose of planning sewerage and water supply services shows that the original residence has been extended to the rear under a skillion roof. Aerial photographs of the place since the mid 20th century indicate these additions were predominantly undertaken in the early 1990s. These additions removed the roof cladding which was either terracotta tile or red corrugated iron. The extent and form of the original residence are still clearly evident. Weatherboard cottage. Pitched roof with two gables: a wide gable over the main body of the house and a smaller gable to the slightly projecting wing to the front of the house. Timber framed casement windows with top-lights, bullnose awning above the windows to the projecting wing. Dropped bullnose canopy to the verandah across the main section of the olivation with turned timber next. 	
	elevation with turned timber posts.	
	 Further casement windows and main entrance to the main section of the face de 	
	façade.Garden enclosed with timber picket style fence.	
Condition	 Garden enclosed with timber picket style rence. Based on a streetscape inspection the building appears to be in excellent condition. 	
Integrity	High: The place continues to be used as a private residence.	
Authenticity	Moderate - High: The original external form is largely intact although the details are	
. Generationally	redolent of earlier design.	
Statement of	The place has cultural heritage significance:	
Significance	 As a good representative example of the many 4-5 room brick homes which were built in Subiaco during the Inter War period to meet the needs and aspirations of middle-class residents such as public servants, senior office workers, small business owners, skilled tradesmen and single/widowed women of private means. As a good representative example of the application of materials and detailing of the Federation Queen Anne style but applied in a more restrained manner that suited the budgets and expectations of the middle classes in Subiaco during the Inter War period. For its association with the rapid development of Subiaco in the Inter War period and the small scale development by local builders of many residential properties. 	
Level of	Some significance (Level 3)	
Significance	Contributes to the heritage of the City of Subiaco.	
Heritage Listings and Status	Local Heritage Survey - Adopted 4/02/2003	
Key References	Wise's Post Office Directory 1894-1949	
	Australian Electoral Rolls, 1903-1980 Aerial Photographs, Landgate 1948-2020. MWSSⅅ Plans, State Records Office of WA, Retro Maps <u>http://au-wa-sro-</u> <u>metromaps-uat.s3-website-ap-southeast-2.amazonaws.com/#/</u> Historical Notes for the Triangle Precinct prepared by Annette Green April 2020, held	
	by the City of Subiaco.	



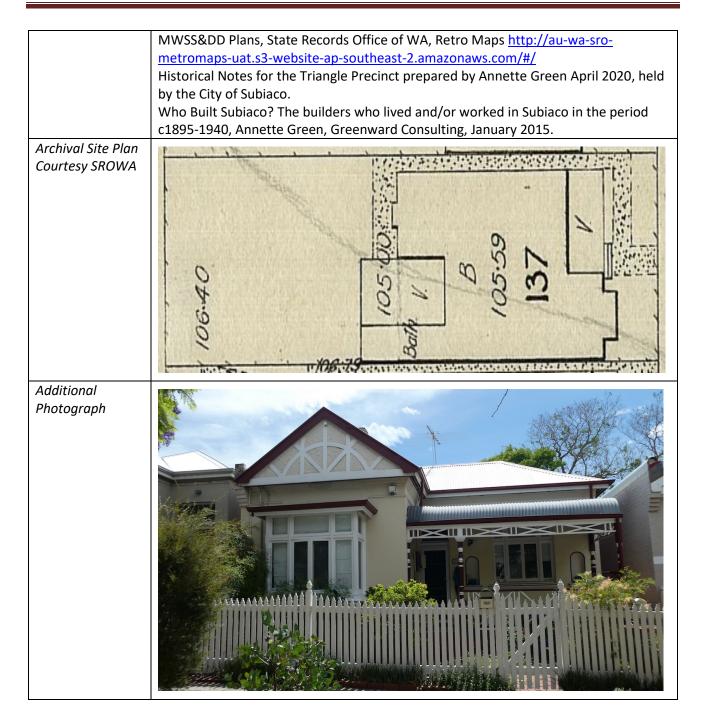
LOCATION INFORM	IATION			
Name	House, 134 Townshend Road			
Place No.	24305			
Address	134 Townshend Road (Lot 29, DP1552) Subiaco			
Other names				
Place Type	Individual Building or Group			
Heritage Area	No			
ASSESSMENT OF SI				
Photo				
(December 2020)				
Construction Date	c1904	Architectural Style	Victorian Georgian	
Construction	Walls	Roof	Other	
Materials	Painted weatherboard	Corrugated metal sheeting		
Use	Current	Original	Other	
000	Residential: Single storey	Residential: Single storey		
	residence	residence		
Historic Theme(s)	Demographic settlement an			
	Occupations: Domestic activ	•		
Historical Notes	Subiaco's population increased significantly in the 1890s due to an economic depression in the eastern states and the discovery of gold in Western Australia. In the late 1890s, property developers bought large landholdings for subdivision in the Perth metropolitan area. The subdivisions were generally simple grid pattern developments with small lots for occupancy by working families. Subiaco was a popular and logical location for development and the increase in population and demand for services led to the proclamation of Subiaco as a municipality in 1897. The area that is now known as the 'Subiaco Triangle Precinct' attracted the construction of a range of dwellings, including timber cottages, semi-detached houses, two to three bedroom free-standing brick dwellings and substantial villas. The subdivision plan for this portion of Barker Road and Townshend Road was approved in 1896 but development did not accelerate until the 1900s. From the readily available information this cottage was built c1904 and the first occupant was Thomas Henry Bath, MLA Labor member for electorates in Perth when parliament was			

	sitting from 1905 to 1914, and he retained the property until 1920. No detail has been found about the builder of the cottage as many builders and developers were offering property for sale in 1904. After Thomas Bath left the property there was a rapid turnover of tenants until the early 1940s when engineer Phillip Morgan and his wife Dorothea occupied the place until the mid 1950s. A plan of the site prepared in the 1920s and reviewed in 1954 for the purpose of
	planning sewerage and water supply services shows that the original residence has been extended to the rear removing a small verandah which was located across the rear elevation.
	Aerial photographs of the place since the mid 20th century indicate that the place was originally clad with red corrugated iron which was replaced in c1982. Further extensions to the rear were undertaken in the early 1990s. The extent and form of the original residence are still clearly evident.
Physical	Weatherboard cottage.
Description	Hipped roof with corbelled brick chimney and replacement corrugated metal
	sheet cladding, elaborate eaves brackets between timber fascia panels.
	Separate hipped roof verandah across the full width of the façade with
	elaborate lace frieze and small gable above the entry.
	Weatherboards to the façade are like stone blocks whilst those to the side
	are the more traditional overlapping boards.
	There is a symmetrical arrangement to the façade with central entrance
	flanked by sash windows. The entrance is a traditional arrangement of door
	with sidelights and fanlight.
	The garden is enclosed by timber picket fence.
Condition	Based on a streetscape inspection the building appears to be in good condition.
Integrity	High: The place continues to be used as a private residence.
Authenticity	Moderate - High: The original external form is largely intact although the details are potentially later insertions.
Statement of	The place has cultural heritage significance:
Significance	As a good representative example of the standard of modest rental
orgringreamee	accommodation built for people such as tradesmen, junior employees,
	labourers and single women/widows in Subiaco during the early twentieth
	century.
	• As a good representative example of the application of materials and
	detailing which were common in the early 20th century, but which were
	 applied in a more restrained manner for investment properties. For its association with the rapid development of Subiaco in the early 20th
	 For its association with the rapid development of Subjaco in the early 20th century.
	 For its association with Goldfields Labor MLA Thomas Henry Bath who
	• For its association with Goldheids Labor MLA Thomas Henry Bath who occupied this place from 1904-1920.
Level of	Considerable significance (Level 2)
Significance	Contributes to the heritage of the City of Subiaco.
Heritage Listings	Local Heritage Survey - Adopted 4/02/2003
and Status	
Key References	Wise's Post Office Directory 1894-1949
	Australian Electoral Rolls, 1903-1980
	Aerial Photographs, Landgate 1948-2020.
	MWSSⅅ Plans, State Records Office of WA, Retro Maps <u>http://au-wa-sro-</u>
	metromaps-uat.s3-website-ap-southeast-2.amazonaws.com/#/

	 Historical Notes for the Triangle Precinct prepared by Annette Green April 2020, held by the City of Subiaco. Who Built Subiaco? The builders who lived and/or worked in Subiaco in the period c1895-1940, Annette Green, Greenward Consulting, January 2015. H. J. Gibbney, 'Bath, Thomas Henry (1875–1956)', Australian Dictionary of Biography, National Centre of Biography, Australian National University, http://adb.anu.edu.au/biography/bath-thomas-henry-5154/text8647, published first in hardcopy 1979, accessed online 2 December 2020.
Archival Site Plan Courtesy SROWA	134 134 102:50 W 102:50 W 10:30 10:30
Additional Photograph	

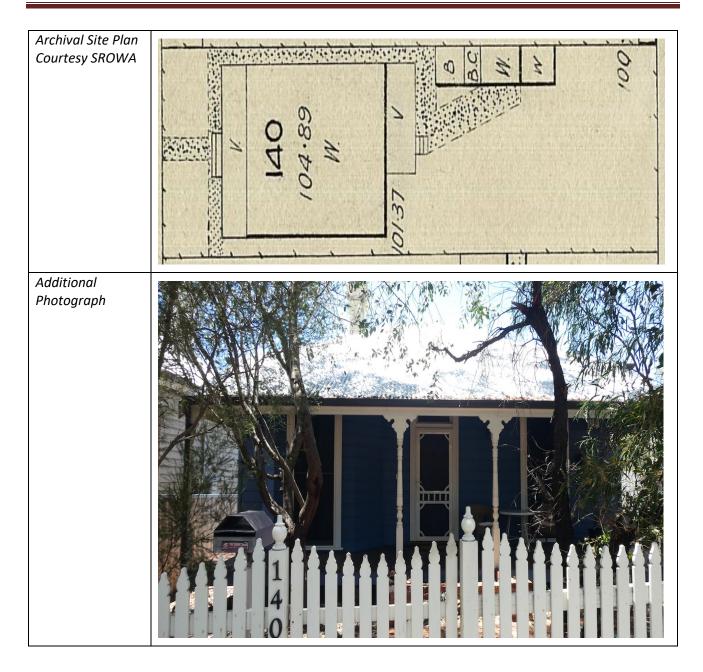
LOCATION INFORMATION				
Name	House, 137 Townshend Road			
Place No.				
Address	137 Townshend Road (Lot 33, DP1535) Subiaco			
Other names		, ,		
Place Type	Individual Building or Group)		
Heritage Area	No			
ASSESSMENT OF S	GNIFICANCE			
Photo (December 2020)				
Construction Date	c1905	Architectural Style	Federation Bungalow	
Construction	Walls	Roof	Other	
Materials	Painted Brick	Corrugated Metal Sheeting		
Use	Current	Original	Other	
036	Residential: Single storey	Residential: Single storey	Other	
	residence	residence		
Historic Theme(s)	Demographic settlement an			
		-		
Historical Notes	Occupations: Domestic activities Subiaco's population increased significantly in the 1890s due to an economic depression in the eastern states and the discovery of gold in Western Australia. In the late 1890s, property developers bought large landholdings for subdivision in the Perth metropolitan area. The subdivisions were generally simple grid pattern developments with small lots for occupancy by working families. Subiaco was a popular and logical location for development and the increase in population and demand for services led to the proclamation of Subiaco as a municipality in 1897. The area that is now known as the 'Subiaco Triangle Precinct' attracted the construction of a range of dwellings, including timber cottages, semi-detached houses, two to three bedroom free-standing brick dwellings and substantial villas. The subdivision plan for this portion of Barker Road and Townshend Road was approved in 1896 but development did not accelerate until the 1900s. From the readily available information this cottage was built c1905 although further research may provide further details of occupancy and construction. In 1906 the residence was occupied by Mary Mansfield, the wife of grocer Philip Mansfield. The couple			

	lived there for only one year and in the subsequent years there was a rapid turnover of occupants. No details of the builder of this place have been found. A plan of the site prepared in the 1920s and reviewed in 1954 for the purpose of planning sewerage and water supply services shows that the footprint of the original residence has been extended to double the original size. Aerial photographs of the place since the mid 20th century indicate that additions were constructed at the rear of the place in c1980. Since then no major alterations were identified and the extent and form of the original residence are still clearly evident.
Physical	Asymmetric Federation Bungalow.
Description	 Brick construction which has been rendered over.
2000.10000	 Boxed bay to the projecting wing containing casement windows and top-
	lights with hipped roof to the bay and projecting gable to the wing with
	roughcast render finish and timber detail.
	 Hipped and gable roof clad with corrugated metal sheeting, tall painted
	corbelled brick chimney.
	 Bullnose verandah extending across the recessed section of the elevation
	supported on turned timber posts with a timber frieze incorporating a cross
	pattern to reflect the pattern to the balustrade.
	• Four casement windows to the recessed facade, the main entrance with
	fanlight abutting the north wall of the projecting wing. The north wall of the
	projecting wing and the recessed elevation also contain arched niches with
	moulded sills.
	The garden is enclosed with a timber picket fence.
Condition	Based on a streetscape inspection the building appears to be in good condition.
Integrity	High: The place continues to be used as a private residence.
Authenticity	Moderate - High: The original external form is largely intact although the rendered
	brickwork which is likely a later alteration has diminished the original detail.
Statement of	The place has cultural heritage significance:
Significance	• As a good representative example of the many 4-5 room brick homes which
	were built in Subiaco during the early twentieth century to meet the needs
	and aspirations of middle-class residents such as public servants, senior office
	workers, small business owners, skilled tradesmen and single/widowed
	women of private means.
	 As a good representative example of the application of materials and detailing which were derived from the Federation Queen Anne style, but
	which were applied in a more restrained manner that suited the budgets and
	expectations of the middle classes in Subiaco during the early twentieth
	century.
	 For its aesthetic contribution to a largely intact group of early twentieth
	century houses.
	• For its association with the rapid development of Subiaco in the early 20th
	century and the small scale development by local builders of many residential
	properties.
Level of	Some significance (Level 3)
Significance	Contributes to the heritage of the City of Subiaco.
Heritage Listings	Local Heritage Survey - Adopted 22/06/2021
and Status	
Key References	Wise's Post Office Directory 1894-1949
	Australian Electoral Rolls, 1903-1980
	Aerial Photographs, Landgate 1948-2020.



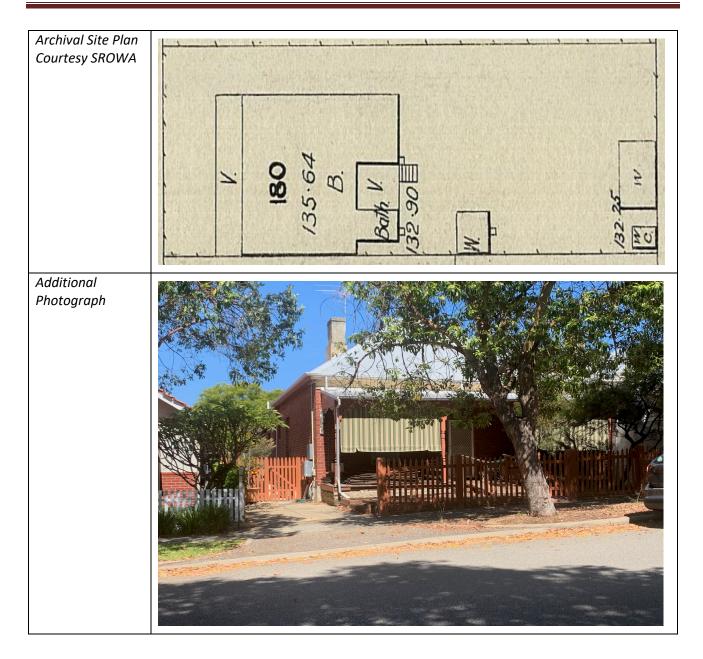
LOCATION INFORMATION					
Name	House, 140 Townshend Road				
Place No.	24306				
Address	140 Townshend Road (Lot 31, DP1552) Subiaco				
Other names		,,			
Place Type	Individual Building or Group				
Heritage Area	No				
ASSESSMENT OF SI					
Photo					
(December 2020)					
Construction Date	c1902	Architectural Style	Victorian Georgian		
Construction	Walls	Roof	Other		
Materials	Painted weatherboard	Corrugated metal sheeting			
Use	Current	Original	Other		
	Residential: Single storey	Residential: Single storey			
	residence	residence			
Historic Theme(s)	Demographic settlement an				
	Occupations: Domestic activ	•			
Historical Notes	Subiaco's population increased significantly in the 1890s due to an economic depression in the eastern states and the discovery of gold in Western Australia. In the late 1890s, property developers bought large landholdings for subdivision in the Perth metropolitan area. The subdivisions were generally simple grid pattern developments with small lots for occupancy by working families. Subiaco was a popular and logical location for development and the increase in population and demand for services led to the proclamation of Subiaco as a municipality in 1897. The area that is now known as the 'Subiaco Triangle Precinct' attracted the construction of a range of dwellings, including timber cottages, semi-detached houses, two to three bedroom free-standing brick dwellings and substantial villas. The subdivision plan for this portion of Townshend Road was approved in 1896 but development did not accelerate until the 1900s. From the readily available information this cottage was built c1902 for moulder Edward Herron and his wife Emily Louisa. The couple lived at this house until c1920 and were replaced by the Babb family consisting of labourer Henry Alfred Babb, his wife Sarah, and their son				

	Alfred William Babb who designated his occupation as a brass moulder. The Babb family lived here until the late 1930s. Other short term tenants occupied the place until 1940 when George Arthur Cochrane, a painter, and his wife Emily lived there until the late 1950s. A plan of the site prepared in the 1920s and reviewed in 1954 for the purpose of planning sewerage and water supply services shows that the footprint of the original residence has been extended to double the original size. Aerial photographs of the place since the mid 20th century indicate that additions were constructed at the rear of the place in 2008. These additions removed all former structures across the rear of the building. Since then no major alterations were identified and the extent and form of the original residence are still clearly evident.
Physical	
Description	 Traditional symmetrical weatherboard house of simple presentation. Hipped roof which continues down to form the verandah canopy supported on turned timber posts and extends across the full width of the façade. The roof is clad with corrugated metal sheeting. Tall rendered chimney to the rear of the roof. The central entrance consists of a door with fanlight above. Full height sash windows flank the entrance. The garden is enclosed with timber picket fence.
Condition	Based on a streetscape inspection the building appears to be in good condition.
Integrity	High: The place continues to be used as a private residence.
Authenticity	High: The original external detailing of the building is largely intact and/or sympathetically restored/extended, and the place has been well maintained.
Statement of	The place has cultural heritage significance:
Significance	 As a good representative example of the standard of modest rental accommodation built for people such as tradesmen, junior employees, labourers and single women/widows in Subiaco during the early twentieth century. As a good representative example of the application of materials and detailing which were common in the early 20th century, but which were applied in a more restrained manner for investment properties. For its association with the rapid development of Subiaco in the early 20th century.
Level of	Some significance (Level 3)
Significance Heritage Listings and Status	Contributes to the heritage of the City of Subiaco. Local Heritage Survey - Adopted 4/02/2003
Key References	 Wise's Post Office Directory 1894-1949 Australian Electoral Rolls, 1903-1980 Aerial Photographs, Landgate 1948-2020. MWSSⅅ Plans, State Records Office of WA, Retro Maps http://au-wa-sro-metromaps-uat.s3-website-ap-southeast-2.amazonaws.com/#/ Historical Notes for the Triangle Precinct prepared by Annette Green April 2020, held by the City of Subiaco. Who Built Subiaco? The builders who lived and/or worked in Subiaco in the period c1895-1940, Annette Green, Greenward Consulting, January 2015.



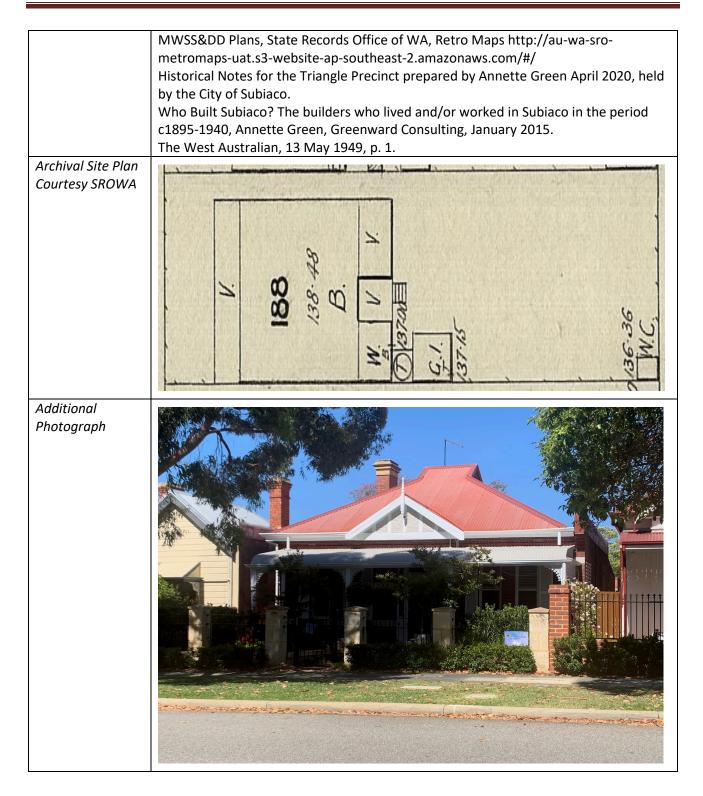
LOCATION INFORMATION					
Name	House, 180 Townshend Road				
Place No.	,				
Address	180 Townshend Road (Lot 15, DP352) Subiaco				
Other names					
Place Type	Individual Building or Group				
Heritage Area	No				
ASSESSMENT OF S	GNIFICANCE				
Photo					
(December 2020)					
Construction Date	c1904	Architectural Style	Federation Queen Anne		
Construction	Walls	Roof	Other		
Materials	Tuckpointed brick	Corrugated metal sheeting			
Use					
			Other		
	Current	Original	Other		
	Current Residential: Single storey	Original Residential: Single storey	Other		
	Current Residential: Single storey residence	Original Residential: Single storey residence	Other		
Historic Theme(s)	Current Residential: Single storey	Original Residential: Single storey residence d mobility: Settlements	Other		

	the adjacent property at 182 suggests a small scale development by one of the many local builders working in Subiaco at this time.
	Throughout the first half of the 20th century the place had a high turnover of
	occupants suggesting it was an investment property used for rental.
	A plan of the site prepared in the 1920s and reviewed in 1954 for the purpose of
	planning sewerage and water supply services shows additions to the rear which
	almost doubled the size of the original footprint.
	Aerial photographs of the place since the mid 20th century indicate that the additions
	were constructed in the 1970s and the original portion of the cottage was reroofed in
	the early 1990s. Since then no major alterations were identified and the extent and
	form of the original residence are still clearly evident.
Physical	Symmetrical brick Federation Bungalow.
Description	 Brick construction with tuckpoint finish.
/	 Hipped roof with gablets to the ridge line, tall rendered chimneys.
	 Skillion verandah across the full extent of the façade, supported on turned
	timber posts.
	 Timber framed sash windows flank the main entrance which consist of door,
	singe side panel and fanlight.
	 Garden enclosed by timber picket fence.
Condition	Based on a streetscape inspection the building appears to be in fair condition.
Integrity	High: The place continues to be used as a private residence.
Authenticity	High: The original external form and detailing of the original building is largely intact
Statement of	The place has cultural heritage significance:
Significance	 As a good representative example of the many 4-5 room brick homes which
	were built in Subjaco during the early twentieth century to meet the needs
	and aspirations of middle-class residents such as public servants, senior office
	workers, small business owners, skilled tradesmen and single/widowed
	women of private means.
	• As a good representative example of the application of materials and
	detailing which were derived from the Federation Queen Anne style, but
	which were applied in a more restrained manner that suited the budgets and
	expectations of the middle classes in Subiaco during the early twentieth
	century.
	• For its aesthetic contribution to a largely intact group of early twentieth
	century houses.
	• For its association with the rapid development of Subiaco in the early 20th
	century and the small scale development by local builders of many residential
	properties.
Level of	Some significance (Level 3)
Significance	Contributes to the heritage of the City of Subiaco.
Heritage Listings	Local Heritage Survey - Adopted 22/06/2021
and Status	
Key References	Wise's Post Office Directory 1894-1949
	Australian Electoral Rolls, 1903-1980
	Aerial Photographs, Landgate 1948-2020.
	MWSSⅅ Plans, State Records Office of WA, Retro Maps <u>http://au-wa-sro-</u>
	metromaps-uat.s3-website-ap-southeast-2.amazonaws.com/#/
	Historical Notes for the Triangle Precinct prepared by Annette Green April 2020, held
	by the City of Subiaco.
	Who Built Subiaco? The builders who lived and/or worked in Subiaco in the period
	c1895-1940, Annette Green, Greenward Consulting, January 2015.



LOCATION INFORMATION					
Name	House, 188 Townshend Roa	d			
Place No.	24308				
Address	188 Townshend Road (Lot 18, DP352) Subiaco				
Other names					
Place Type	Individual Building or Group				
Heritage Area	No				
ASSESSMENT OF S					
Photo					
(December 2020)					
Construction Date	c1907	Architectural Style	Federation Bungalow		
Construction	Walls	Roof	Other		
Materials	Tuckpointed brick	Coloured corrugated			
		metal sheeting			
Use					
050	Current		Other		
	Current Residential: Single storey	Original	Other		
	Residential: Single storey	Original Residential: Single storey	Other		
Historic Thema(s)	Residential: Single storey residence	Original Residential: Single storey residence	Other		
Historic Theme(s)	Residential: Single storey	Original Residential: Single storey residence ad mobility: Settlements	Other		

	occupant in 1909 and 1910. Mary Malmberg was the wife of builder Johan (Charles) Edward Agaton Malmberg so it is likely this residence was built by Malmberg as an investment property which the family used for a few years. In c1915, the place was transferred to Michael Brosnan, a railway employee. Brosnan lived in this house until his death in 1945 and his widow Mary continued living there until her death in 1963. During the Brosnan occupancy it seems they took in boarders as entries in the Post Office Directories have additional names for this address. A plan of the site prepared in the 1920s and reviewed in 1954 for the purpose of planning sewerage and water supply services shows that the original footprint of the residence has significantly changed through a large addition which occupies the majority of the lot. Aerial photographs of the place since the mid 20th century indicate that the additions to the rear of the residence occurred in stages, first in c1999 then in 2004. These additions replaced the red corrugated iron roof cladding with a contemporary coloured corrugated sheeting. Since that time there have been no significant alterations and the extent and form of the original residence are still clearly evident.
Physical	Traditional brick and iron Federation house with tuckpoint and rendered
Description	 bands. Hipped roof with roughcast gable feature above the entrance, red corrugated metal cladding to the main roof. Brick construction with tuckpoint finish with two rendered bands. Paired 1-over-1 sash windows with shutters flanking the central entrance. Bullnose verandah canopy across the full façade supported on turned timber posts, with lace brackets. Canopy clad with zincalume.
	Garden enclosed with palisade fencing on a low stone wall with stone piers.
Condition	Based on a streetscape inspection the building appears to be in excellent condition.
Integrity	High: The place continues to be used as a private residence.
Authenticity	High: The original external form and detailing of the original building is largely intact
Statement of	The place has cultural heritage significance:
Significance	 As a good representative example of the many 4-5 room brick homes which were built in Subiaco during the early twentieth century to meet the needs and aspirations of middle-class residents such as public servants, senior office workers, small business owners, skilled tradesmen and single/widowed women of private means. As a good representative example of the application of materials and detailing which were derived from the Federation Bungalow style, but which were applied in a more restrained manner that suited the budgets and expectations of the middle classes in Subiaco during the early twentieth century. For its aesthetic contribution to a largely intact group of early twentieth century houses. For its association with the rapid development of Subiaco in the early 20th century and the small scale development by local builders of many residential properties, in this instance John Malmberg.
Level of	Some significance (Level 3)
Significance	Contributes to the heritage of the City of Subiaco.
Heritage Listings and Status	Local Heritage Survey - Adopted 4/02/2003
Key References	Wise's Post Office Directory 1894-1949
	Australian Electoral Rolls, 1903-1980
	Aerial Photographs, Landgate 1948-2020.



LOCATION INFORMATION					
Name	House, 211 Townshend Road				
Place No.	24309				
Address	211 Townshend Road (Lot 193, 317, DP504, DP27938) Subiaco				
Other names					
Place Type	Individual Building or Group				
Heritage Area	Chesters' Subdivision Heritage Area				
ASSESSMENT OF SI					
Photo					
(December 2020)					
Construction Date	c1913	Architectural Style	Federation Queen Anne		
Construction	Walls	Roof	Other		
Materials	Painted and rendered brick	Corrugated metal sheeting			
Use	Current	Original	Other		
	Residential: Single storey residence	Residential: Single storey residence			
Historic Theme(s)	Demographic Settlements a People: Famous and infamo	•	·		
Historical Notes	The following extract has been taken from the Heritage Assessment of Chesters' Subdivision Conservation Area, prepared by Greenward Consulting, August 2013. James Chesters, an investor from Melbourne, purchased Perth Suburban Lots 249 to 252 in October 1891. In the following year he commenced selling residential lots in a newly subdivided estate laid out as Deposited Plan 504 (extending across Perth Suburban Lots 249 and 250). However, it was over twenty years before any development took place at this address. A house was built at 211 Townshend Road in 1913 and offered for sale at the beginning of 1914: Beautiful Home, 6-roomed new Brick Villa, conveniences. 211 Townshend-road, £850; deposit £150 terms. Chesters, 176 Rokeby-				
	Townshend-road, :	£850; deposit £150 terms. Cho road, Subiaco	esters, 176 Rokeby-		

	As this is similar to the house built by Chesters on the adjacent site in c.1913 (211 Townshend Road) it seems possible that this was another of his speculative building developments.			
	According to City of Subiaco Rate Book information (1913/14) the first owner of the			
	new house was Roy Bevan (plasterer). However, Bevan only lived here for about t years and there were a further three relatively short occupancies through to 1926 211 Townshend Road then became the long-term family home of brothers, Sydne and Wilfred Gorton, who settled there with their mother, Sidney Constance Hoop (whose first husband, Robert Gorton, had died in 1901). Wilfred died in 1938 and			
	Sidney in 1944, but the younger brother, Sydney Maurice Gorton, remained at this address until at least the late 1970s. A plan of the site prepared in the 1920s and reviewed in 1954 for the purpose of			
	planning sewerage and water supply services shows that the original footprint of the residence has doubled.			
	Aerial photographs of the place since the mid 20th century indicate that the additions			
	to the rear of the residence occurred in stages. In the early 1990s a small addition was undertaken which was enlarged in 2000. Since that time there have been no			
	significant alterations and the extent and form of the original residence are still			
	clearly evident.			
Physical	Single storey Federation Queen Anne style house.			
Description	Asymmetric planform with projecting wing.			
	Hipped and gabled roof, clad with corrugated metal sheeting, brick chimney.			
	Brick construction which has been rendered and painted.			
	Projecting wing contains gable with roughcast render detail, eaves brackets,			
	cornice and triple casements with top-lights. A bullnose awning covers the			
	window supported on timber brackets.			
	 Bullnose verandah across the remainder of the façade supported on turned timber pacts 			
	timber posts.			
	 A further triple casement arrangement to the recessed section of the façade that projects slightly in the form of a bay with a smaller roughcast rendered gable above. 			
	 The main entrance abuts the projecting wing and consists of timber and 			
	glazed panelled door, timber and glazed side panels and fanlight.			
	 The garden is enclosed by timber picket fence. 			
Condition	Based on a streetscape inspection the building appears to be in excellent condition.			
Integrity	High: the place remains in its original function as a residential dwelling.			
Authenticity	Moderate - High: The original external form is largely intact but the details have been			
/	changed, the render may be non original.			
Statement of	The place has cultural heritage significance:			
Significance	 As a good representative example of a well designed and detailed 			
	"gentleman's villa" of Subiaco dating from the early 20th century.			
	• For its aesthetic value as a good representative example of a well-designed			
	Federation Queen Anne villa of the early 20th century, designed to a style			
	and scale suited to the professional/business classes.			
	For its aesthetic contribution to a largely intact group of early twentieth			
	century houses.			
	• For its association with the ongoing development of Subiaco in the early 20th			
	century and prominent property developers, in this instance James Chesters			
	who was very important to the development of this area of Subiaco.			
Level of Significance	Some significance (Level 3) Contributes to the heritage of the City of Subiaco.			

Horitago Listings	Charters' Subdivision Heritage Area adopted 25/02/2014		
Heritage Listings and Status	Chesters' Subdivision Heritage Area - adopted 25/03/2014 Local Heritage Survey - Adopted 4/02/2003		
Key References	Wise's Post Office Directory 1894-1949		
Rey Rejerences			
	Australian Electoral Rolls, 1903-1980		
	Aerial Photographs, Landgate 1948-2020.		
	MWSSⅅ Plans, State Records Office of WA, Retro Maps <u>http://au-wa-sro-</u>		
	metromaps-uat.s3-website-ap-southeast-2.amazonaws.com/#/		
	Historical Notes for the Triangle Precinct prepared by Annette Green April 2020, held		
	by the City of Subiaco.		
	Heritage Assessment of the Chester's Subdivision Heritage Area, prepared by Annette		
	Green, Greenward Consulting, August 2013.		
Archival Site Plan Courtesy SROWA	0.147.88		
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Additional Photograph			

LOCATION INFORM	NATION			
Name	Cannberra			
Place No.	24310			
Address	217 Townshend Road (Lot 1	217 Townshend Road (Lot 189, 311, 313, DP504, DP27198) Subiaco		
Other names	House, 217 Townshend Roa	d	-	
Place Type	Individual Building or Group			
Heritage Area	Chesters' Subdivision Herita			
ASSESSMENT OF S		-		
Photo (December 2020)				
	Contract and the second			
Construction Date	c1913	Architectural Style	Federation Queen Anne	
Construction	Walls	Roof	Other	
Materials	Tuckpointed brick	Terracotta Tile		
Use	Current	Original	Other	
	Residential: Single storey	Residential: Single storey		
	residence	residence		
Historic Theme(s)	Demographic Settlements and Mobility: Settlements			
Historical Notes	People: Famous and infamous people The following extract has been taken from the Heritage Assessment of Chesters' Subdivision Conservation Area, prepared by Greenward Consulting, August 2013. James Chesters, an investor from Melbourne, purchased Perth Suburban Lots 249 to 252 in October 1891. In the following year he commenced selling residential lots in a newly subdivided estate laid out as Deposited Plan 504 (extending across Perth Suburban Lots 249 and 250). Lots 188 to 192 were eventually acquired by a local builder, Thomas Green, who built his own home on Lot 189 and Part Lots 188 & 190 (217 Townshend Road) in c.1913 (entered in the Rates Book under the name of Thomas' wife, Sophia). The Green family moved here from their previous home at 31 Townshend Road, and stayed until 1921, after which they relocated to another new home at 98 Heytesbury Road. From 1922, the house was occupied by Evan and Maud Thomas and it remained the Thomas family home until at least 1953. In a family notice dated 1928, the Thomas' house was referred to as 'Canberra' (spelt 'Cannberra' on the original moulded name- plate to the house).			

	 Occupants of the property from its time of construction until 1953 included: 1914-1921 Thomas James Roberts Green (Building Contractor) 			
	 1922-1953 Evan Thomas (Industrial Agent/Employers Advocate, Railways Department) 			
	When Thomas retired in 1946 the following outline of his career was published in the newspaper:			
	Mr Thomas has been connected with industrial and arbitration work in this State for many years. He came to W.A. from South Wales in 1895, joined the Railway Department. He held many positions, ranging from goods clerk to chief staff clerk, finally was appointed industrial agent for the department. In that capacity he represented the department in the Industrial and Arbitration Courts. He also did a lot of industrial work for other Government departments. In 1940, when Colonel Lamb went into the Army, Mr Thomas was appointed to the vacancy on the Arbitration Court Bench.			
Physical	Federation Queen Anne style villa.			
Description	 Brick construction with tuckpoint finish and two rendered bands at sill level and door head height. Asymmetric planning with a projecting wing to the street frontage and a 			
	further gable on an angle to the south east corner of the façade.Complex hipped and gabled roof with a classically inspired parapet wall			
	around a flat section of roof above the entry with "Canberra" on the east side of the feature. The roof is clad with terracotta tiles.			
	 The projecting wing to Townshend Road has a roughcast render finish with plaster motif in the centre, a large sash window flanked by fixed pane sidelight with moulded sill 			
	 sidelight with moulded sill. The angled gable to the south east corner is smaller with a roughcast finish and larger moulded plaster motif. The gable is above. Three section window similar to the main window. 			
	• A faceted hipped verandah canopy extends around the full extent of the façade, clad with terracotta tile and supported on turned timber posts with a timber balustrade around the deck.			
	 The entrance is located to the south of the main projecting wing and faces south with a timber panelled door, side panel and fanlights. The garden is enclosed by timber picket faces 			
Condition	 The garden is enclosed by timber picket fence. Based on a streetscape inspection the building appears to be in excellent condition. 			
Integrity	High: the place remains in its original function as a residential dwelling.			
Authenticity	High: The original external form and detailing of the building is largely intact			
Statement of	The place has cultural heritage significance:			
Significance	 As a good representative example of a well designed and detailed 			
- <u>-</u>	"gentleman's villa" of Subiaco dating from the early 20th century.			
	• For its aesthetic value as a good representative example of a well-designed			
	Federation Queen Anne villa of the early 20th century, designed to a style and scale suited to the professional/business classes.			
	 For its aesthetic contribution to a largely intact group of early twentieth century houses. 			
	 For its association with the ongoing development of Subiaco in the early 20th century and the small scale development by local builders of many residential 			

properties, in this instance Thomas Green who built this residence as his				
family home.				
Some significance (Level 3)				
Contributes to the heritage of the City of Subiaco.				
Chesters' Subdivision Heritage Area - adopted 25/03/2014				
Local Heritage Survey - Adopted 4/02/2003				
Wise's Post Office Directory 1894-1949				
Australian Electoral Rolls, 1903-1980				
Aerial Photographs, Landgate 1948-2020.				
MWSSⅅ Plans, State Records Office of WA, Retro Maps <u>http://au-wa-sro-</u>				
metromaps-uat.s3-website-ap-southeast-2.amazonaws.com/#/				
Historical Notes for the Triangle Precinct prepared by Annette Green April 2020, held				
by the City of Subiaco.				
Heritage Assessment of the Chester's Subdivision Heritage Area, prepared by Annette				
Green, Greenward Consulting, August 2013				
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LOCATION INFO	RMATION												
Name	Chesters' Subdivision Heritage Area												
Place Number	26001												
Location	203-221 Townse 105 Hamersley I Heytesbury Roa numbers) - 41 -	Roac d <i>,</i> Sı	l, Subiac ubiaco -	:0 - 7 -	6, 8, 26 Cl	10, 1 neste	8, 20, r Stre	22, et, S	24, 28, ubiaco	30, 38 (odd 8	, 40 k ev), 42	
Place Type	Precinct or Stree	etsca	аре										
	F SIGNIFICANCE												
Map of Area	42 42 1-4/104	102	2 100 9	98	94 94	90 90	84 84	ו St	30				31
	1-4/104				94	90	84		42	2			33
							Han	ners	ley Rd				
	3/113 109 107 105		40 97	97	91	87 87	,	81	79 73	373 69	67	67	
	41		42			7	7		8		7	_	
	45		44			7	-		8		9	_	
	49		50			9	-		10 10		- 11	_	
	51		52			11	-		14		11		
	55	t	54			13	1		14		15		-
	57	Salisbury St	56			15	Che		16		15		Kershaw
	61	sbui	58			15 17	Chester St		16 18		15		shav
	63	Salis	60			17	_ rst		18		17		∧ St
	65	0,	62			21	_		18		17		~
	67		64 64			21	_		18		17	_	
	67		68			23 23	-		18		25 25	_	
	69		68			25	=		24 		29	=	
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	51 39 39 35	35	1-	2/33	31	27 2	7 25	23	2	2-2/21	17	17	
	Key Existing	heri	itage are	ea b	oun	dary							

Listanical	Federation & Late Cold Deem Daried (1990s 1910s), Land elle setter 8
Historical Themes	Federation & Late Gold Boom Period (1890s-1910s): Land allocation & subdivision; depression & boom; consolidation; local famous and infamous
Historical Notes	people. The following history has been taken from the Heritage assessment of the Chesters' Subdivision Conservation Area report prepared by Annette Green, Greenward Consulting, for the City of Subiaco, August 2013.
	During the early years of settlement most of the Subiaco area formed part of the Perth Commonage. The original Perth Suburban Lots were surveyed for Subiaco in 1883, but no development took place in the study area until after its purchase by James Chesters in October 1891, as part of a 20 acre (8ha) block of land comprising Perth Suburban Lots 249, 250, 251 and 252 (bounded by Hamersley, Townsend, Heytesbury and Rokeby Roads).
	Following the purchase of the Subiaco land in 1891, Chesters subdivided it into residential lots, including the area shown on Deposited Plan 366 (extending across Perth Suburban Lots 251 and 252) and Deposited Plan 504 (extending across Perth Suburban Lots 249 and 250). This is the combined area referred to in this report as James Chesters' residential subdivision.
	Residential lots from these subdivisions were sold from October 1891. However, these early land purchases were held as investments and, while there had been some development along this section of Rokeby Road by the late 1890s, the first house was not built to the east of Rokeby Road until about 1900. In that year Nicholas Wells was listed in the Post Office Directory as a resident of Hamersley Road and the historical evidence suggests that his house was located on Lots 81 to 83 of DP366 (in the area now occupied by 97 and 101 Hamersley Road). Wells built a new house at 97 Hamersley Road in c.1902 and the original house had been demolished by the early 1920s.
	The next house known to have been constructed in this area was a weatherboard cottage at 49 Salisbury Road, which was built in c.1901 and demolished in c.1945.
	The oldest surviving houses within the Chesters' Subdivision Conservation Area are therefore the Wells' Queen Anne Villa at 97 Hamersley Road, a modest weatherboard house at 51 Salisbury Street and a modest brick house at 55 Salisbury Street – all of which were constructed in 1902-03.
	In 1891, and again in 1901, Chesters' place of residence was given as 7 Little Bank Street, St Kilda Road, Melbourne and it was not until 1905 that he moved to Western Australia. By December of that year he was working as a real estate agent with offices in Rokeby Road and, from 1907 until 1921, he lived with his wife, Sith Annie Chesters, in properties he had built in Hamersley Road.

It was from around this time that residential development began to escalate
in Chesters' residential subdivision and, by 1910, approximately one third of
the existing houses in the western portion of this area (Salisbury Street to
Townshend Road) had already been built. During this time James Chesters
had also commenced speculative residential development, building houses
on some of the allotments still in his ownership. Houses known to have
been built by Chesters in the period 1907 to 1915 include 8 and 10 Chester
Street; 59 and 65 Hamersley Road; 6, 8, 18 and 20 Heytesbury Road; 42, 44
and 68 Salisbury Street; and 209 Townshend Road. It is also likely that there
were others that have not been identified by the research undertaken for
this report.

Amalgamation of the original lots to create larger building blocks was common, and some large Federation Queen Anne villas and Federation Bungalows were built on the more elevated sites, particularly around Chester and Kershaw streets, but also closer to Kings Park, in Townshend Road. However, on the lower ground towards Rokeby Road (along both Salisbury and Rupert Streets), the original narrow allotments were generally retained and developed with comparatively modest suburban houses. With the exception of Rupert Street, all but one of the houses (51 Salisbury Street) are of masonry construction and this may, in part, reflect the efforts of Chesters to protect the value of his investment. In January 1906, as a recently elected local councillor, he moved that a by-law preventing the erection of wooden structures within thirty feet of Hay Street and Rokeby Road be extended to include a number of residential streets, including Townshend, Chester, Kershaw, Salisbury (south of Hamersley), Hamersley (east of Hensman Road) and Heytesbury (east of Hensman Road).

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

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

The original (c.1902-1927) housing stock has remained largely intact, with only seven of the original houses between Salisbury Street and Townshend Road being fully redeveloped (two with houses dating from the midtwentieth century and the others with houses from the late twentieth/early twenty-first centuries).

Physical Description	The Chesters' subdivision heritage area consists of intimate north-south residential streets together with the wider east-west roads of Heytesbury Road and Hamersley Road. The intimate charm of Salisbury, Chester and Kershaw Streets demonstrate the quintessential character of Subiaco: narrow street lined roads with smaller scale housing, well planted gardens and coherency in architectural form. Although Heytesbury and Hamersley Roads are both residential streets they are wider and do not demonstrate the same sense of enclosure or intimacy as the north-south roads.
	The heritage area is characterised by a significant amount of Federation Queen Anne style houses. Whilst many display individual design elements, the fundamentals of the style creates a strong sense of coherency throughout the area sharing a limited palette of materials including red brick with tuckpoint finish, rendered stringcourse bands, corrugated metal or terracotta tiled roofs, roughcast rendered gables with timbered details.
	The predominant design of the houses included an asymmetric planform with a gabled wing forming the principal relationship with the streets. Roofs are hipped with vented gablets at the ridge line, together with dominant gables to the projecting wings. The majority of tall brick and corbelled chimneys have been retained albeit the roof cladding to many of the houses has been changed to zincalume or colorbond.
	Verandahs are an essential aspect of the design, either being formed by the continuation of the main roof at the same pitch or with a slight break of pitch or positioned below the eaves lines and are separate roof forms. Canopies are bullnose verandahs or skillion roofs generally supported on turned timber posts.
	Front gardens are enclosed with a range of boundary styles including timber picket style fences, tall brick and rendered walls, contemporary style fencing and planting.
	Hamersley Road and Heytesbury Road consists of similar style housing although some are much larger examples of the style. The palette of materials are the same but incorporated more ornate detailing in the form of plaster mouldings, eaves brackets, finials and decorative ridge tiles.
	Townshend Road forming the eastern boundary of the heritage area is one of the main north-south roads and does not benefit from the same enclosed feel of the other north-south streets in the heritage area. The road displays similar architectural characteristics and includes a number of larger houses in the Federation Bungalow style. The houses are of brick construction with tuckpointed finish which has been rendered and painted and in some instances. Roofs are hipped and clad predominantly with corrugated metal sheeting.

	Of all the roads in the heritage area Townshend Road presents with a more
	mixed character. Only the western side of the street is in the heritage area
	which presents with a more coherent form, the eastern side is not in the
	heritage area and the large aged care home that dominates the eastern side
	of the road impacts on the overall character and aesthetic of the street.
Condition	Good: Based on a street assessment only.
Integrity	High: The area was constructed as a predominantly residential area and the
incegney	place has retained that use. Although a number of original houses have
	been redeveloped, the replacement buildings continue the residential use
	and have had minimal impact on the integrity of the area.
Authenticity	Moderate to High: Much of the original housing stock remains extant within
	the area. Where original houses have been retained, some have
	experienced change in terms of finishes to the façade and change of
	materials to the roofs. Despite the changes the original design intent
	remains clearly discernible.
Statement of	The Chesters' Subdivision Heritage Area is of cultural heritage significance
Significance	for the following reasons:
Significance	
	• As a collection of aesthetically pleasing streetscapes with a strong
	heritage character.
	• For its retention of many good, representative, suburban examples
	of Federation Queen Anne houses and Federation Bungalows
	(which collectively illustrate a gradual evolution in architectural
	detailing of these places between 1904 and the early Inter-War
	years).
	• For the cohesive streetscapes created by a limited palette of
	materials and styles.
	• For the narrow avenues of mature street trees, which frame views
	of largely intact Federation and early Inter-War houses along the
	north-south streets.
	Horth-south streets.
	• For the evidence it provides about the manner in which the family
	residences of senior professional men and business owners (such as
	merchants, bankers, and civil servants) existed side by side with the
	smaller residences of more junior employees and tradesmen (such
	as clerks, railway employees, salesmen, gardeners and saddlers) in
	early twentieth century Subiaco.
	• As a representative collection of houses that illustrate the scale and
	standard of housing considered appropriate for these families in
	the early twentieth century.
	• For its association with the subdivision of this area by James
	Chesters, an investor from Melbourne, in 1892. In this context it

	 also represents the status of Western Australia as a place of opportunity during the goldrush era of the late nineteenth century – attracting significant initial investment from the eastern states. For its association with the efforts of James Chesters as a local land agent and property developer, following his move to Western Australia in 1905. For its association with a number of other people who were prominent in the local business community or were otherwise public identities of the early to mid-twentieth century.
Levels of Contribution	Rupert St Hamersley Rd
	Hamersley Road 10 10 10 10 10 10 10 10 10 10
	Considerable Contribution : places that have generally retained clear evidence of their traditional external detailing/character and/or have important historical associations.
	Some Contribution : 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.
	No Contribution : 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.

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</i>
	2015.
Кеу	City of Subiaco Thematic History and Framework, prepared for the City of
References	Subiaco by Kristy Bizzaca, February 2014.
	Heritage Assessment of the Chesters' Subdivision Conservation Area,
	Prepared by Annette Green, Greenward Consulting, for the City of Subiaco,
	August 2013.
	Local Planning Policy 3.10 Chesters' Subdivision Heritage Area

LOCATION INFO	RMATION					
Name	Kershaw Street Heritage Area					
Place Number	26002					
Location	65 & 67 Hamersley Road, Subiaco - 14 & 16 Heytesbury Road, Subiaco - 7- 29 Kershaw Street, Subiaco					
Place Type	Precinct or Streetscape					
ASSESSMENT O						
Map of Area	4 42 33 34-38					
	Hamersley Rd					
	Crester St 22 22 20 18 18 16 16 15 14 14 14 10 8 8 6 6					
	Heytesbury Rd					
	Key Existing heritage area boundary					
Historical Themes	Federation & Late Gold Boom Period (1890s-1910s): Land allocation & subdivision; depression & boom; consolidation; local famous and infamous people.					
Historical Notes	The following history has been taken from the Assessment of the Kershaw Street Heritage Area, prepared by Annette Green, Greenward Consulting, for the City of Subiaco, September 2012.					
	During the early years of settlement most of the Subiaco area formed part of the Perth Commonage. The original Perth Suburban Lots were surveyed for Subiaco in 1883, but no development took place in the study area until					

after its purchase by James Chesters in 1891, as part of a 20 acre (8ha) block
of land comprising Perth Suburban Lots 249, 250, 251 and 252 (bounded by
Hamersley, Townsend, Heytesbury and Rokeby Roads). Following the
purchase of the Subiaco land in 1891, Chesters subdivided it into residential
lots, including the area shown on Deposited Plan 504, which created
Chester and Kershaw Streets. Residential lots on Suburban Lots 249 and 251
(Deposited Plan 504) were sold from April 1892. However, these early land
purchases were held as investments and the first house in Kershaw Street
was not built until c.1904.

In 1891, and again in 1901, Chesters' place of residence was given as 7 Little Bank Street, St Kilda Road, Melbourne and it was not until 1905 that he moved to Western Australia. By 1907 he was working as a 'House & Land Agent' with offices in Rokeby Road, and he lived with his wife, Sith Annie Chesters, in properties he had built in Heytesbury Road from 1907 until 1921.

During this time James Chesters also undertook speculative residential development, building houses on some of the allotments still in his ownership, and offering them for sale. For example, research into Federation houses by the Australian Heritage Council, refers to this type of development in nearby Chester Street:

In 1907 Chesters created lots 126 and 127 (part), 498 square metres in total, as a separate title, and also lots 128 and 127 (part). On these he had two identical houses built, federation-style of course, probably constructed by Joe Totterdell, a builder-developer active in Subiaco.

Amalgamation of the original lots to create larger building blocks was common, and from the 26 lots originally facing Kershaw Street, this eventually resulted in 17 houses, 10 on the east side and 7 on the west (only 5 houses being built on the original narrow allotments). The area was gradually developed between 1904 and 1926 (James Chesters sold his last block in Kershaw Street in 1917).

Based on information in the Western Australian Post Office Directories and the Electoral Rolls, the settlement of the street in the first half of the twentieth century generally attracted the middle classes, including civil servants, senior retail managers, businessmen, bank managers and clerks. Throughout this period, ownership remained spit between owner-occupiers and investors, the latter renting their houses to a quite mobile population of tenants.

The original (c.1904-1926) housing stock has remained largely intact, with only one property, Lot 177 (#24) developed with a modern dwelling.

Physical Description	Kershaw Street extends between Hamersley Road and Heytesbury Road on a north-south axis and is a narrow intimate street with a strong sense of enclosure formed by the width of the street, the street trees and the scale of housing. Laneways extend to the rear of the houses on Hamersley and Heytesbury Road which have little impact on the aesthetics of the street. There is no consistent width size to the lots with a number of them being double or triple lots with large houses. Widths vary from 10m to approximately 30m. The built form dates mainly from the early 20 th century and contribute to
	the Federation Queen Anne building stock that characterises much of Subiaco. The houses are single storey to the street and set back approximately 5-6m from the street boundary behind well planted gardens.
	The material palette consists of brick with tuckpoint finish which has been painted or rendered over in some instances, rendered and painted stringcourses, moulded rendered sills, hipped roofs.
	The roofs are clad predominantly with corrugated metal sheeting although a number of terracotta tile roofs remain extant. The majority of roofing materials have been replaced. Chimneys have been retained in most instances.
	The houses are mainly asymmetric in plan form with projecting wings with gables. Verandahs wrap around the facades either as a continuation of the main roof at the same pitch or slight break of pitch or as a separate bullnose of skillion canopy positioned approximately 3 brick courses below the eaves. Canopies are largely supported on turned timber posts.
	Windows are a combination of timber framed sash windows and casement openings.
	All the houses have front gardens, most of which are well planted and enclosed by boundary treatments of varying styles. The majority of original timber picket fences have been replaced with newer picket fences, brick walls and palisade style fencing.
	Parking is mainly on the street although a number of garages have been constructed.
Condition	Good: Based on a street assessment only.
Integrity	High: Kershaw Street was constructed as a residential street and the place has retained that use.

Authenticity	Moderate to High: Much of the original housing stock remains extant within Kershaw Street. Where original houses have been retained, some have experienced change in terms of finishes to the façade and change of materials to the roofs. Despite the changes the original design intent remains clearly discernible.
Statement of Significance	The Kershaw Street Heritage Area is of cultural heritage significance within the City of Subiaco for the following reasons:
	 As an aesthetically pleasing streetscape with a strong heritage character, featuring a narrow avenue of mature street trees, which frame views of the largely intact Federation and early Inter-War vials.
	• For its retention of many good, representative examples of Federation Queen Anne villas (which collectively illustrate a gradual evolution in architectural detailing between 1904 and c.1918).
	 For the cohesive streetscape created by a limited palette of materials and styles.
	• As a representative collection of houses that illustrate the scale and standard of housing considered appropriate for the families of professional men, such as merchants, bankers and civil servants in the early twentieth century.
	• For the evidence it provides about the manner in which the residences of senior professional men and business owners existed side by side with the smaller residences of more junior employees in early twentieth century Subiaco.
	 For its association with the subdivision of this area by James Chesters, an investor from Melbourne, in 1892. In this context it also represents the status of Western Australia as a place of opportunity during the gold rush era of the late nineteenth century – attracting significant investment from the eastern states.
	• For its association with the efforts of James Chesters as a local land agent and property developer, following his move to Western Australia in 1905.
	 For its association with Joseph (Joe) Totterdell, who was responsible for the construction of many Subiaco houses (including some in Kershaw Street), and who, for a brief period (1916-17), lived at 25 Kershaw Street (one of his development properties).

Kershaw Street – Heritage Area

Levels of	
Contribution	
	ersley Rd Hamersley
	67 65 Key Considerable Contribution Some Contribution
	7 8 9 10 No Contribution
	15 Kershaw St 20 Date Rd Rd Date Participant
	17 × 18 20 end Rd end Rd (100 - 100
	29 24 26 Thom?
	16 14
	Heytesbury Rd
	Considerable Contribution : places that have generally retained clear evidence of their traditional external detailing/character and/or have important historical associations.
	Some Contribution : 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.
	No Contribution : 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.
Other listings and status	Heritage Area designated under part 3 clause 9 of the Deemed Provisions of the Planning and Development (Local Planning Schemes) Regulations 2015.
-	City of Subiaco Thematic History and Framework, prepared for the City of Subiaco by Kristy Bizzaca, February 2014.

Assessment of the Kershaw Street Heritage Area, prepared by Annette
Green, Greenward Consulting, for the City of Subiaco, September 2012.
Local Planning Policy 3.6 Kershaw Street Heritage Area

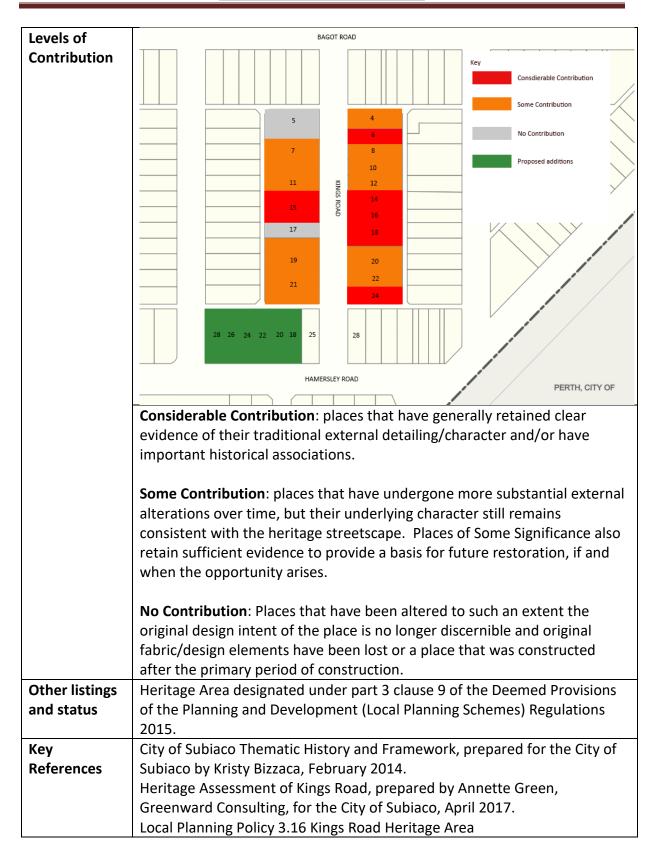
LOCATION INFO	RMATION
Name	Kings Road Heritage Area
Place Number	25912
Location	4-24 Kings Road, Subiaco.
	Potentially 18-28 Hamersley Road
Place Type	Precinct or Streetscape
ASSESSMENT O	F SIGNIFICANCE
Map of Area	102 94 90 90 95 96 80 60 58 46 42 102 92 90 90 95 96 82 80 58 46 42
	93 85 85 83 81 77 3 65 61 59 57 55 38 47
	$\frac{1}{8}$
	T 10 11 X 12 49 d
	10 11 Kings 12 49 A 12 15 16 14 51 1.4/50 14 15 Rd 16 55 16 17 18 55
	G 14 15 G 16 55
	9 16 17 6 18 55
	18 19 20 57 11
	20 19 20 59 1-5/52
	22 21 22 61
	24 21 24 63
	28 26 24 22 20 18 25 28 10 8 8 88 123
	Кеу
	Existing heritage area boundary
	Potential additions to heritage area
Historical Themes	Federation & Late Gold Boom Period (1890s-1910s): Land allocation & subdivision; depression & boom; consolidation; local famous and infamous people.

Historical Notes	The following history has been taken from the Heritage Assessment of Kings Road, prepared by Annette Green, Greenward Consulting, for the City of Subiaco, April 2017.
	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. The Study Area subsequently formed part of Perth Suburban Lots 244 to 246.
	Perth Suburban Lots 243 to 246, bounded by Townshend Road, Bagot Road, Thomas Street and Hamersley Road, were purchased by James Mackray of Perth in November 1888. This land parcel was transferred to James Fleming of North Carlton, Melbourne, in September 1891, and lots in Deposited Plan 352 began to be sold from that time. This subdivision had created 141 residential allotments with frontages to the southern side of Bagot Road, eastern side of Townsend Road, north-western side of Thomas Street, northern side of Hamersley Road, and to both sides of Francis Street, Park Street (now Kings Road) and Market Street (now part Bedford Avenue). The Study Area for this report includes the area laid out as Lots 45, 64-77 and 84-96 of DP 352.
	After selling approximately half of the lots within the first year, Fleming sold the remainder of the subdivision to Patrick Callaghan of Melbourne, agent, in October 1892, who in turn continued to market the subdivision. While the sale of land proceeded rapidly, these blocks were typically purchased for investment purposes (with a significant proportion of the purchasers being Victorian based) and development did not proceed to any significant extent prior to 1900.
	By the early twentieth century, private subdivisions had created a number of duplications of street names across Subiaco, including three named Park Street. To resolve this, the Subiaco Council officially changed the names of several streets in late 1901:
	The general purposes committee submitted a report on the nomenclature of streets in the suburb, and it was resolved that the names should be as follows Park-street, in the North Ward, to be known as King's road; Park-street, in the South Ward, to be called Austin-street; Park-street in the Central Ward, to retain its name
	Early development (c.1901-1920s) The first two houses were constructed in the Study Area in c.1901, being 5 Kings Road (since demolished) and 28 Kings Road. These were followed by 4 more houses in 1904-1905, being nos 3, 15, 19 and 21. By 1906, measures were being taken to ensure that Kings Road (together with adjacent streets) was developed with good quality housing:

A special committee of the Council recommended that the following thoroughfares should be added to the list of streets in which the erection of brick and stone buildings alone was permitted, subject to the proviso that the Town Clerk should have power to issue building permits to those desirous of building weatherboard houses of approved design, of the value of not less than £250 in any of the streets in question:- Barker-road, Mueller-road, King's-road, Coghlan- road, Bedford-avenue, Hersham-street, Heytesbury-road (from the Park to Hensman-road), Bagot-road, Thomas-street, Francis-street, Townshend-road, Chester-street, and Hamersley-road. An amendment to the effect that the erection of weatherboard houses of the value of not less than £150 should he permitted, was carried.
Public works undertaken during that year also supported "good quality" development. In January it was reported that Kings Road was one of several local streets where preparations were in place for providing a permanent water supply via extensions to the water mains; while in September, it was reported that it was one of several streets that had been topped with limestone ballast.
Development then progressed rapidly with a further 8 houses being built in 1906-1908: nos 6, 7, 8, 11, 12, 14, 16 & 25.
The remainder of the street was gradually developed over an 11 year period, as follows:-
1911-1912: nos 4 & 10 1914: noss 18 & 20 1918 the shop and residence at no. 65 Bagot Rod 1922 nos. 22 and 24
Public works continued to upgrade the street in the mid-late 1920s. In 1925 it was reported that Kings Road had been "tar-topped", while in 1927 plans were in place for street planting:
The council recently intimated its willingness to plant the space between the footpaths and metalled roadway in residential streets with grass and palms, provided the ratepayers interested paid the bare cost. Among the requests for the formation of plantations were several from residents in Francis-street and King's-road, and it has been decided that the necessary work will be performed by the council at a cost 22/- per chain and to advise all residents in those thorough-fares accordingly.
Additional development at no. 5 and 17 Kings Road has occurred in 2006 and 1985 respectively.

Physical Description	Kings Road is a short narrow road lined with grassy verges and street trees. Lots along the eastern side of the street show a greater degree of uniformity in terms of width whereas the western side of the street demonstrates a higher level of diversity in the size of the lots due to a number of lots having been amalgamated over the years. There is a consistent setback pattern along the street although there is
	some small variations but these do not have a negative impact on the overall presentation of the street. Setback depths vary from approx 2.5m to 6m with the majority being approx 5.5m from the street boundary to the front of the house.
	All the properties have a front boundary treatment, the majority of which are timber picket style fences. Parking is either on site or on the road.
	The built form is predominantly single storey Federation Queen Anne style houses demonstrating a range of ornamental details and slight differences in expression. Due to a predominant architectural form along the road, Kings Road presents with a strongly cohesive character and aesthetic. Variances to the style include a Californian style bungalow at no. 22, a contemporary house at no. 5 and an infill house at no. 17 constructed in 1985 and a substantial rear two storey addition at no. 28 Hamersley Road that impacts on the streetscape of Kings Road.
	Building materials are predominantly brick with tile and corrugated metal roofs. Roofs are hipped with gables. All houses have verandahs either with bullnose canopies or skillion canopies. The original finish to the houses was tuckpoint with a number of places having retained the original finish whilst others have either rendered or painted over the brickwork, most have retained the rendered stringcourse bands.
	Windows are either timber framed double hung 1-over-1 windows or timber framed casement openings.
Condition	Good: Based on a street assessment only
Integrity	High: The road was constructed as a residential street and the place has retained that use. All buildings along Kings Road are in residential use. No.65 Bagot Road was constructed as a shop and residence of which only the residence remains.
Authenticity	Moderate to High: Much of the original housing stock remains extant along the road. Where original houses have been retained, some have experienced change in terms of finishes to the façade and change of materials to the roofs. Despite the changes the original design intent remains clearly discernible.
Statement of Significance	Kings Road Heritage Area has cultural heritage significance for the following reasons:

• The existing development along Kings Road continues to represent the rapid development of the higher parts of Subiaco (near Kings Park) with good quality Federation Queen Anne houses during the early the twentieth century (with a particular focus on the c.1901-
1914 period).
 The defined period and nature of development along Kings Road resulted in a complementary palette of materials and design idioms, enlivened by a diversity of individual details. Unlike many other local streets, the majority of the properties have retained a medium to high level of authenticity. Collectively they provide a good representative collection of middle-class Subiaco houses dating from the early twentieth century (extending from c.1901- 1923).
• The character of the Kings Road streetscape epitomizes the general character of what is now known as the City of Subiaco's Triangle Precinct.
• The history of the houses along Kings Road helps to demonstrate the original settlement of this part of Subiaco as a solid middle class area, in which the family residences of more senior white-collar workers existed side by side with the smaller, but still well-built, houses of more junior white-collar workers, retail employees and tradespeople.
• The history of the subdivision and early sale of residential lots along Kings Road 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.



LOCATION INFO	DRMATION
Name	Salisbury and Rupert Street Heritage Area
Place Number	
Location	89-123 Rupert Street, 84-106 Salisbury Street, 17-59 Heytesbury Street and
	2-12 Nicholson Road, Subiaco
Place Type	Precinct or Streetscape
ASSESSMENT O	FSIGNIFICANCE
Map of Area	334 66 64 62 60 58 56 55 52 48 48 44 44 55 56 56 52 52 48 48 44 44 55 56 56 52 52 48 48 44 44 55 56 56 52 52 48 48 44 44 55 56 56 52 52 48 48 44 44 55 56 56 52 52 48 48 44 44 55 56 56 52 52 48 48 44 44 55 56 56 52 52 48 48 44 44 55 56 56 52 52 48 48 44 44 55 56 56 52 52 48 48 44 44 55 56 56 52 52 48 48 44 44 55 56 56 52 52 48 48 44 44 55 56 56 52 52 48 48 44 44 55 56 56 52 52 48 48 44 44 55 56 56 52 52 52 48 48 44 44 55 56 56 52 52 52 48 48 44 44 55 56 56 52 52 52 48 48 44 44 55 56 56 52 52 52 48 48 44 44 55 56 56 52 52 52 56 56 52 52 52 48 56 56 52 52 52 56 56 52 52 52 56 56 52 52 52 56 56 52 52 52 56 56 52 52 52 56 56 52 52 52 56 56 56 56 52 52 52 56 56 56 56 56 56 56 56 56 56 56 56 56
	Heytesbury Rd -4/356-356A 1-1/57 55 53 51 39 39 36 1-1/57 55 53 51 39 36 1-2/33 31 3127 27 25 23 1-1/12 100 91 366 5 7 Figure 100 368 68 68 68 68 7 Figure 100 90 7 Figure 100 11 368 68 68 68 68 11 388 100 99 7 Figure 100 11 388 11 10 11 10 11 11 10
	Nicholson Rd
	Кеу
	Existing heritage area boundaryPotential additions to heritage area
Historical Themes	Demographic settlement and mobility Federation & Late Gold Boom Period (1890s-1910s): First estates and suburbs: Land allocation & subdivision; rapid expansion. A Time of Uncertainty(1910s – 1940s): Steady growth
Historical Notes	The following history has been taken from the Heritage Assessment of the Southern End of Subiaco's Triangle Precinct prepared by Greenward Consulting, for the City of Subiaco, August 2018
	Subdivision and street names 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.

In 1889 a new Certificate of Title was issued to James Mackey of Perth, Stationer, for 36 acres 2 roods and 32 perches (14.85ha), which had been laid out as Perth Suburban Lots 249, 250, 251 and 252 (bounded by Hamersley, Townshend, Heytesbury and Rokeby Roads) and Perth Suburban Lots 278, 279, 280 and 281 (bounded by Heytesbury Road, Thomas Street and Nicholson Road). The northern portion of Mackey's land was purchased by James Chesters of Melbourne in late 1891 and subdivided into 198 residential lots, including the area shown on Deposited Plan 366 (extending across PSL 251 and 252) and Deposited Plan 504 (extending across PSL 249 and 250). A subdivision plan for the southern portion of Mackey's land (PSL 278 to 281) was lodged in September 1891. Deposited Plan 353 (later known as DP 2808) included 138 building lots, with frontages to Heytesbury Road, Thomas Street, Nicholson Road, Rokeby Road, Mackay Street (aka, Mackie Street, later renamed as part of Rupert Street), Paterson Street (aka Patterson Street, later renamed as part of Salisbury Street), and Finlayson Street. The study area for this report includes the central portion of this subdivision, comprising lots 5 to 7; 27 to 101 and 114 to 117. By the early twentieth century, private subdivisions had created a number of duplications of street names across Subiaco, as well as the use of different names along streets that extended across separate subdivisions. In the first few years of the twentieth century, the Subiaco Municipal Council amended several street names to address this problem, and in the Post Office Directory of 1904, it was noted that Mackay Street had been <i>"incorporated with Rupert street"</i> .
James Mackey
James Mackey (c.1855-1892) had moved to Western Australia from Melbourne in 18847 and remained here until the time of his death in August 1892 (when he drowned while swimming near Cottesloe Beach). At that time it was reported:
Mr. Mackey was familiarly known to a large circle of friends, chiefly through his connection with Messrs. Sands & McDougall, of whose West Australian business he was in charge for six years. From that position he retired about two years since, after a lengthy service in the firm for a period extending over fourteen years. Mr. Mackey was a native of Victoria, where he has a married sister — his only surviving relative.
Mackey had invested significantly in Subiaco and, while he had sold the land referred to above by the time of his death, his deceased estate still included part PSL 284 to 287 (in the area bounded by Rokeby, Keightley, Hensman and Nicholson Roads); part PSL 308 to 310 (in the area bounded by Park Street, Onslow, Hensman and Keightley Roads); and part PSL 315 &

320 (in the area bounded by Murchison Street, Onslow, Herbert and Aberdare Roads).
Early development (c.1891-1915) The area comprising PSL 278 to 281 was sold to James Fleming of Melbourne in December 1891. The lots in the residential subdivision were progressively sold from December 1891 (many to eastern states investors), but construction on these sites was initially slow. A part plan of Subiaco dated c.1902 shows that less than 18% of the blocks in the subdivision had buildings erected on them by that time. This early development had been focussed on Rokeby Road, and only about 15 buildings had been erected along the other frontages (some of which may have been temporary structures or outbuildings, such as stables).
The following summary further illustrates the earliest development within the study area.
Heytesbury Street 1901 & 1902: Three primary residents identified in the PO Directories to the east of Rokeby Road in 1901 (not shown if these were on the north or south side of the street), increasing to 4 in 1902.
Note: the c.1902 plan showed 5 buildings on the southern side of the street (to either side of Rupert/Mackay) and 1 on the northern side of the street. This plan suggests that 51, 55 and 57 Heytesbury Road were amongst the houses constructed by that time (although the original building at no. 51 appears to have been demolished by c.1910). The other 2 houses on the southern side (also now demolished) were closer to Rokeby Road.
Nicholson Road 1901-1905: No residents identified in the PO Directories for this part of Nicholson Road.
Despite this slow start, the turn of the century was a period when both infrastructure and services were significantly improved in Subiaco, which supported steady development over the coming years:
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
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

Concerns about the conditions of the area stemming from the early gold rush period continued and there was an escalating awareness of the need for urban improvement and the provision of utilities and services. Not entirely altruistic, this approach was seen by Council as a way to encourage settlement and increase land values. Loans made available through the granting of municipal status allowed the funding of road construction and the laying of footpaths, which by 1903 comprised about 20 kilometres. From here, street improvements like tree plantings and parks occurred under Rankin's influence.

Negotiations with the Metropolitan Water Works Board eventuated in the extension of the service to Subiaco in 1898/1899. At the same time, discussions led to the Perth Electric Tramways Company's line being built to the Subiaco Hotel at the corner of Rokeby and Broome Roads in 1899 and up Rokeby Road to Kings Park by January 1900.

Rupert Street (originally named Mackay Street)

1901 & 1902: Three primary residents identified in the PO Directories.

Note: the c.1902 plan shows what appear to be 8 buildings along Rupert/Mackey Street. One of these is still extant (121 Rupert Street) while the other 7 have been demolished (1 which was replaced in c.1916, while the other sites have been redeveloped since 1970). Salisbury Street (originally named Paterson Street)

1901 and 1902 one primary resident identified in the PO Directories

Note: the c.1902 plan shows 1 house on this street, later known as 117 then 105 Salisbury Street.

A major impetus for development in the study area was the construction of the tramway within a few minutes walk of all the of the blocks, and proximity to both the tram and Kings Park became major advertising features for the sale of land and houses in this area. As Subiaco was steadily developed in the years leading up to World War One, 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.

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.
Of the 66 residential sites developed in the study area during the first half of the twentieth century, 54 had been constructed by 1915. Of the early twentieth century houses that are still standing, 7 had been constructed by c.1905; 10 were built in the period c.1906-1910; and 24 were built in the period c.1911-1915.
Inter-War development (c.1915-1936)
The central part of Subiaco was largely developed by the early 1920s, and this was reflected in the study area where all of the available lots had been developed by 1923 - with ten houses built in c.1916-1920 and three in c.1921-1923. In c.1922, one of the houses (2 Nicholson Road) was adapted as a private hospital, but the area otherwise remained residential (with some commercial development along nearby Rokeby Road).
The only additional development in the latter part of the Inter-War period was the replacement of the c.1907 house at 12 Nicholson Road with a block of 2 flats (Shirley Court) and the construction of an additional hospital building at 2 Nicholson Road.
In the late 1920s the character of this part of Subiaco was further enhanced by the development of the Nicholson Road Reserve (immediately south of the study area). In February 1926, tenders were called for "clearing, levelling and grading Nicholson-road reserve" and later in that year a portion of the reserve was set aside for a playground. In February 1928 it was reported that work on the "fencing of the tennis courts" was nearing completion. By late 1928 plans were also in progress for the relocation of the Subiaco Croquet Club and the Subiaco Bowling Club to this site.
These works had all combined to significantly improve the amenity and desirability of this area by 1933:
Eight years ago the triangular block of land bounded by Thomas- street, Nicholson-road and Rokeby-road was nothing but an eyesore. To the great credit of the municipal council, this has been turned into a most attractive public reserve, and is justly claimed to be one of the best small parks in the metropolitan area. At this reserve are the grounds of the Subiaco Bowling Club and the Subiaco Croquet Club, together with the Subiaco municipal tennis courts, the whole surrounded by pretty gardens.

	Modern development (1970s-2018)
	No further houses were constructed in the Study Area until the 1970s. Since that time the original houses at 105, 112, 116, 120, 122, 123 & 124 Rupert Street, 84 and 90 Salisbury Street and 33 and 53 Heytesbury Road have been demolished and these sites have been redeveloped.
	The new development has included the replacement of 5 houses at 112- 124 Rupert Street with a group of 10 units; the replacement of the house at 105 Rupert Street with a block of 5 flats; and the replacement of the house at 33 Heytesbury Road with a pair of dwellings.
	The original houses at 53 Heytesbury Road, 123 Rupert Street, 84 Salisbury Street and 90 Salisbury Street have been replaced by single dwellings, and another single dwelling has been constructed in what was originally the rear yard of 57 Heytesbury Road (now 87 Rupert Street).
Physical Description	Heytesbury Road and Nicholson Road are main east-west routes through the area, predominantly with residential use. Rupert Street and Salisbury Streets are north-south residential streets that extend further north than the boundary of the heritage area. Again these streets are residential in character.
	The eastern section of Nicholson Road that forms part of the southern boundary of the heritage area has a mixed character. Kings Park forms the eastern view from the intersection of Nicholson Road and Thomas Street, the southern side of Nicholson Road is green open space forming part of the Palms Community Centre and no. 2 Nicholson Road is hidden from clear view due to the mature trees in front of the place.
	Nicholson Road itself is a wide road with a median strip to part. The public realm is further characterised by grassed verges to the northern side of the road and small street trees.
	Heytesbury Road is a more traditional Subiaco Road, lined either side with residential development, green verges and street trees. Although wider than the north-south roads, Heytesbury Road still resembles a quiet residential road rather than a main through road.
	Rupert Street and Salisbury Street are both narrow streets with a strong sense of enclosure. Parking is only possible on the western side of Rupert Street due to the narrow width of the road, enhanced by mature trees and the houses being quite close to the boundary lines.
	Salisbury Road also only has single sided parking along the eastern side of the road, with green verges and street trees creating the sense of enclosure.

The residential built form throughout the area is similar tying the area together. Although there are some larger lots that were either large from the time of the original subdivision or have been amalgamated, the lot size is fairly standard throughout the area.
The predominant architectural style is Federation Queen Anne with single storey brick houses, originally with tuckpoint finish though many have been rendered and/or painted. Decorative rendered string course bands and ornate apron sills were further key elements of the presentation.
The majority of the houses were asymmetric in plan form with a dominant projecting wing with strong gable contributing to the aesthetics and character of the streets.
Roofs were hipped with gables, clad originally in short sheet corrugated galvanised iron or terracotta tiles. Modern roof claddings include zincalume and colorbond that create a similar aesthetic. Despite the change in roof cladding many of the houses have retained their distinctive tall brick chimneys.
Windows are timber framed double hung 1-over-1 sash windows, sometimes in pairs or in a three-section arrangement. Timber framed casements with highlight windows are also a common form of openings.
Verandahs wrap around the recessed section of the facades, occasionally with a return to a side elevation. Canopies are generally of the same cladding material as the main roof, and are bullnose or skillion in form supported on turned timber posts.
The majority of houses have front gardens, enclosed with a range of boundary treatments including high masonry walls, timber picket style fences and dwarf walls with tall piers and metal palisade style fencing panels.
Whilst most of the built form is of small scale domestic scale there are some important anomalies in the area including the apartment block at 12 Nicholson Road, an inter-war brick two-storey apartment block. The façade faces Nicholson Road but has a secondary elevation that extends along Rupert Street.
No. 2 Nicholson Road is known as 'Avro' was a substantial Gentleman's Residence that was also used as a children's hospital. The original section of the house/hospital was constructed in the Federation Queen Anne style, with Avro demonstrating elements of the Inter-War bungalow with a further hospital building constructed in 1936. Despite the differences in architectural styles the buildings are seen as a group.

Condition	Good: Based on a street assessment only
Integrity	High: The area was constructed as a predominantly residential area and
0,	the place has retained that use.
Authenticity	Moderate to High: Much of the original housing stock remains extant within the area. Where original houses have been retained, some have experienced change in terms of finishes to the façade and change of materials to the roofs. Despite the changes the original design intent remains clearly discernible.
Statement of	The Salisbury and Rupert Street Heritage Area demonstrates cultural
Significance	heritage significance for the following reasons:
	• The defined period and nature of development in the Study Area resulted in a complementary palette of materials and design idioms, enlivened by a diversity of individual details. The majority of the properties have retained a medium to high level of authenticity, and collectively they provide a good representative collection of middle-class Subiaco houses dating from the early twentieth century (extending from c.1899-1923).
	• Together with the adjacent Chester Estate, the study area provides a comprehensive collection of places that epitomize the physical and traditional social character of what is now known as the City of Subiaco's Triangle Precinct. As part of this larger collection of places the Study Area makes an important contribution to the sense of place and local identity of Subiaco.
	• The history of the houses in the Study Area helps to demonstrate the original settlement of this part of Subiaco as a solid middle class area, in which the family residences of more senior white-collar workers existed side by side with the smaller, but still well-built, houses of more junior white-collar workers, retail employees and skilled tradespeople.
	• The development of several houses by known builder/developers of the period helps to illustrate the important role of speculative developers in the rapid residential development of Subiaco in the early twentieth century.
	 The history of the subdivision and early sale of residential lots within the study area helps to illustrate the status of Western Australia as a place of opportunity during the gold rush era of the late nineteenth century – attracting significant interest and investment from the eastern states.

Levels of	
Contribution	66 64 62 60 58
	Heytesbury Rd
	Signed Projectority Rd 55 57 55 53 51 39 35 33 31 27 25 23 21 17 93 95 96 85 88 90 92 94 95 97 100 91 92 94 95 97 100 91 92 94 90 92 94 96 97 100 91 92 94 97 100 91 92 94 96 97 100 91 92 94 96 97 97 100 101 101 102 93 92 94 90 95 97 100 101 100 102 101 100 102 100 102 100 102 100 102 100 102 100 102 100 10
	Considerable Contribution : places that have generally retained clear evidence of their traditional external detailing/character and/or have important historical associations.
	Some Contribution : 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.
	No Contribution : 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.
Other listings and status	Heritage Area designated under part 3 clause 9 of the Deemed Provisions of the Planning and Development (Local Planning Schemes) Regulations 2015.
Кеу	City of Subiaco Thematic History and Framework, prepared for the City of
References	Subiaco by Kristy Bizzaca, February 2014.
	Heritage Assessment of the Southern End of Subiaco's Triangle Precinct
	prepared by Greenward Consulting, for the City of Subiaco, August 2018.
	Local Planning Policy 3.17 Salisbury and Rupert Street Heritage Area.



APPENDIX – TRIANGLE PRECINCT THEMATIC HISTORY

Triangle Precinct - Local Heritage Survey



Thematic History and Framework Prepared in 2014 by Kristy Bizzaca

Amended for the Triangle Precinct Local Heritage Survey 2020/2021

Adopted 22 June 2021

1.0 Contents

1.0	Contents
2.0	Introduction
2.1	Background3
2.2	Methodology and consultation4
2.3	Acknowledgements4
3.0	Thematic History4
3.1	Aboriginal Histories – Pre and Post European History Period5
3.2	The Swan River Colony and New Subiaco Colonial Period 1829 - 1870s
3.3	Surveys and Boundaries Gold Boom Period 1880s – 189710
3.4	Shaping a Suburb Federation and Late Gold Boom period 1890s – 1910s15
3.5	A Time of Uncertainty WW1, Inter-war and WW2 Period 1910s – 1940s22
3.6	Recovery Post WW2 Period 1940s – 1950s29
3.7	A 'Modern' Community Redevelopment Period 1950s – 1980s
3.8	Looking Forward Urban Village Period 1980s – 2020s
4.0	Thematic Framework
5.0	Bibliography

2.0 Introduction

2.1 Background

In recent years, the City of Subiaco has committed to reviewing and updating the Local Heritage Survey of Heritage Places, formerly the Local Government Inventory. This process has been undertaken in a staged and methodical manner to ensure consistency across the City.

In 2020, the City resolved to review the 'Triangle Precinct' a portion of Subiaco bound by Thomas Street, Churchill Avenue and Rokeby Road. Consultants were engaged to undertake the review alongside a Heritage Reference Group.

A Thematic History provides an historical context for the Local Heritage Survey focusing on the growth of the area for the purposes of creating an overview of the main periods of development as well as identifying any key factors, stories, themes and characteristics. This is crucial to understanding and appreciating the Triangle Precinct's distinct heritage and to produce a Thematic Framework by which the cultural heritage significance of places in the Triangle Precinct can be recognised and, as a result, be represented on the Local Heritage Survey.



2.2 Methodology and consultation

This document and the Local Heritage Survey were prepared following the guidelines of the State Heritage Office of WA. These guidelines were developed with reference to the new *Heritage Act* (2018) which stresses the importance of community engagement in the preparation of Local Heritage Surveys.

The Local Heritage Survey of the Triangle Precinct has been undertaken with the support and contribution of a Heritage Reference Group of 10 community members.

2.3 Acknowledgements

- Sofia Boranga, Coordinator Heritage Projects, City of Subiaco
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 - Linda Rogers
 - o Jackie Greenshields
 - o Richard Mills
 - o Gabrielle Bouffler
 - o Cameron Roebuck
 - o Carolena Boyd
 - o Avianne Bredmeyer
 - Thomas Murrell
 - o (James) Bruce Mackintosh
 - o Rebecca Morgan

3.0 Thematic History

This document is an adapted version of the Thematic History prepared for the City of Subiaco in 2014 by Kristy Bizzaca. Acknowledgment is extended to that author, and to Annette Green who prepared historical notes for the Triangle Precinct in April 2020.

To provide consistency with the comprehensive 2014 document, the same periods and themes have been allocated. Specific references to the Triangle Precinct have been highlighted.

This document looks at the establishment and growth of the Triangle Precinct within the City of Subiaco from Aboriginal histories, pre-European history up to the present day (2020). Its purpose is not to provide a traditional social or local history of the area. Rather, it is to write a broad overview of the evolution of the City of Subiaco and its impact on the Triangle Precinct. The purpose of the document is to identify turning points in history, the main periods of development, and key stories, themes and influential factors that have all shaped this areas distinctive visual and physical character.

3.1 Aboriginal Histories – Pre and Post European History Period¹

The Perth region is the country of the Whadjuk Noongar.² Much of what is known about Aboriginal histories of places like Subiaco come from Whadjuk Noongar knowledge and stories as well as archival documents and sources. The histories of Aboriginal people in what is now the local government area of the City of Subiaco cannot be defined as neatly and easily as boundaries and streets. Instead, as stated in 'Aboriginal Histories in the City of Subiaco', the histories refer to 'local Aboriginal people's social organisation and land relationships, individual names, events and experiences in the areas of the Swan River, Mount Eliza, Monger's Lake, Butler's Bay [known as Butler's Swamp now Lake Claremont], Crawley Bay and Perth areas that either include the Subiaco area, abut or surround it.'³

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

The interlinking lakes and wetlands in Perth's north and west, as well as the freshwater springs and sites along the foreshore to Crawley, play an immensely significant role in Whadjuk Noongar creation stories of the Waakarl or Waugal.

In addition to this, the waterways were essential to people's survival; providing freshwater, plenty of crabs, shell fish, frogs, turtle and fowl in the lakes and swamps, bush food such as wild roots and fruits, and edible gum and animals like lizards and snakes. Crawley Bay (Matilda Bay), Dyson's Swamp (Shenton Park Lake, now Lake Jualbup) and Jolimont Swamp (now Mabel Talbot Park) were all hunting and gathering places and some remained camps well into the twentieth century.

The material collected from the stories of local Aboriginal people and from early European accounts revealed many of Whadjuk Noongar names for places such as 'Jualbup'. In one of her articles in 1909, Daisy Bates not only wrote of 'Joo'albub', but also described part of Subiaco as being known as 'Wandaraguttagurrup'. Later research suggests Wandaraguttagurrup was a Noongar camping place located in the vicinity of Hamersley Road. The meaning of this name is 'where there were holes towards the ocean'.⁴

¹ The information in this section is based: Allbrook Jebb and Associates (Jebb, M. & Stella, L.), 'Aboriginal Histories in the City of Subiaco', prepared for the City of Subiaco, 2008.

² In the 2014 Thematic Framework the spelling 'Nyungar' is used for the Aboriginal people of the Perth region. In recent years there has been an acceptance of the spelling 'Noongar' for the people of the south west of the state and more specifically 'Whadjuk Noongar' for those of the Perth region.

³ 'Aboriginal Histories in the City of Subiaco', op.cit., p.5.

⁴ Hughes-Hallett, Debra *Indigenous history of the Swan and Canning rivers; A project with the Swan River Trust,* Student Work Placement, 2010, p. 42.

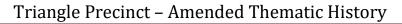




Figure 1 Portion of plan of Perth showing Noongar place names.

Courtesy of Indigenous History of the Swan and Canning Rivers, 2010, p. 40.

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

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

By the mid twentieth century, many Aboriginal people had been removed from the metropolitan area, including from Subiaco to New Norcia and the 1918 Moore River Native Settlement (later

Mogumber Native Mission). They were also pressured into settling in areas such as East Perth and rural reserves and missions. The Whadjuk Noongar who remained on the fringes of suburbs are believed to have only been able to do so by building relationships with European settlers. They often worked for these families as servants and manual labourers whilst being 'permitted' to live on what remained of earlier camping places and food sources at the edges of lakes and swamps.

As a result of the Depression in the 1920s and 1930s, fringecamps increased with Aboriginal people returning to Perth in order to try and find work to support their families. The high visibility of these camps led to their surveillance by government officials and, in 1937, the Department of Native Affairs carried out an inspection of these places. As a consequence, people were removed back to Moore River and to the country. Although it's not known what occurred in Subiaco, the 1937 report recommended the 'complete disbandment' of the fringecamps at West Subiaco and Jolimont. At Jolimont Swamp (Mabel Talbot Park), a freshwater spring located to the south-west of the lake was the permanent camp of Mrs Clara Layland, known to Noongars as 'Daglish Granny', a Noongar elder and custodian of knowledge. Up to the mid twentieth century, other Aboriginal people also stayed in this area because of the close proximity of a water and food supply.

The concluding paragraph of the overview 'Aboriginal Histories in the City of Subiaco' summarises the Whadjuk Noongar continuous connections to and understanding of the Subiaco country today:

For contemporary Whadjuk Noongar people Subiaco is Whadjuk Noongar land. Despite radical changes to the landscape, connections to Subiaco are kept alive by an oral tradition, some of which was recorded by Robert Bropho in his biography and contained in ethnographic reports on Underwood Avenue, the camps at Swanbourne and Jolimont and in the Crawley Bay area. Other Noongar and wider Aboriginal community stories are likely to be created around visits to Subiaco by workers, artists, footballers, hospital patients and visitors, and students.⁵

A guide to Aboriginal Histories (Pre & Post European History Period):				
Historic themes	Aboriginal people; Aboriginal occupation; Noongar stories, knowledge &			
	connections; government policies & legislation			
Major influences	Pre-history; European colonisation, settlement & suburbanisation;			
	government policies; changing landscapes, dispossession & removal;			
	assimilation & institutionalisation; reconciliation.			
Development	Waterway systems (lakes, swamps & freshwater springs); tracks; bush huts			
characteristics	& camps; fringe camps			
Representative	Wandaraguttagurrup – in the vicinity of Hamersley Road. The name has			
places	been adopted by the City of Subiaco as a general name for the city.			
	There are no places identified in the Aboriginal Heritage Inquiry System			
	within the Triangle Precinct.			

⁵ 'Aboriginal Histories in the City of Subiaco', op.cit., p.8.

3.2 The Swan River Colony and New Subiaco Colonial Period 1829 -1870s

Though the Swan River Colony was officially founded on 18 June 1829, it would be many years before European settlement took on any sort of permanent appearance despite the high hopes of all those involved. Ill-equipped and ill-prepared, the British settlers caught up in 'Swan River Mania' struggled in the unfamiliar conditions. Progress of the colony was slow; assisted mainly by the discovery of fertile land in the Avon Valley in the 1830s, the transportation of convicts beginning in 1850, and later the discovery of gold in the 1880s and 1890s. While the majority of Subiaco remained the wetland and bushland landscape known to the Whadjuk Noongar, some development did occur during this colonial period. In what became the southern extension of the municipality (the 'Corridor'), the land grant system resulted in the subdivision of 'ribbon' shaped, long narrow strips of land along the banks of the Swan River. In 1837, one of these grants, Swan Location 87, was purchased by government official Henry Sutherland. Sutherland named the place 'Crawley' after which the local vicinity became known. He went on to construct the first house in the Subiaco area and what was described as a 'gentleman's residence' (Shenton House, University of Western Australia) by the 1850s. This, together with its proximity to the Perth capital, saw 'Crawley' eventually become one of the more prestigious areas of the Colony in which to own land and live.

At the same time, Crawley was gaining its reputation and the townsite of Perth was coming to be more 'village-like' in settlement and appearance, land was being taken up around Monger's and Herdsman's lakes to the north. This included Swan Locations Ag and Ah acquired by the Catholic Church in 1846/1847. In January 1846, a group of missionaries led by the first Catholic Bishop of Perth, John Brady, disembarked at Fremantle. Among them were seven Sisters of Mercy led by Ursula Frayne, who settled eventually at Victoria Square, Perth, and two Spanish Benedictine Monks, Joseph Benedict Serra and Rosendo Salvado.

With the aim of bringing Christianity to the Aboriginal people, Bishop Brady decided to establish missions in three regional areas. The Benedictines were appointed to the Central Mission under the leadership of Serra and by 1847 the monastery at New Norcia, which was a considerable influence on post-European Aboriginal histories, had been constructed. When Serra replaced Brady in 1849, he was determined to build a centre in the Perth area and selected Swan Locations Ag and Ah at Herdsman's Lake.

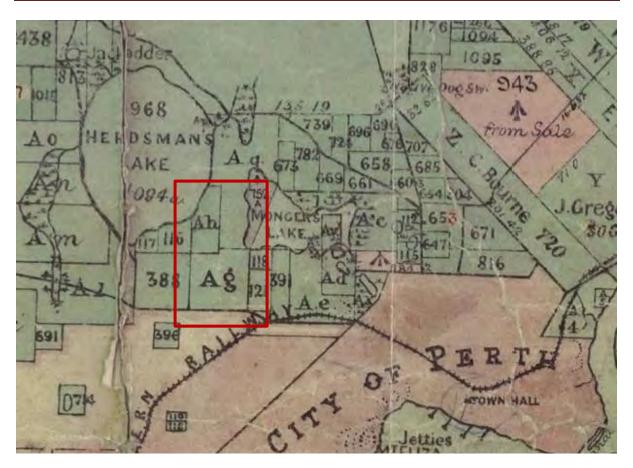


Figure 2 Plan of Perth Area showing Swan Locations Ag and Ah, purchased by the Benedictine Monks, n.d.

The community of Benedictine Monks; strengthened by European recruits in 1849 and then in 1853, set to work on clearing the land to erect temporary shelters and plant olive trees, a vineyard and an orchard. Named after Subiaco, Italy where the Benedictine order was established, permanent buildings at 'New Subiaco' were completed in the late 1850s on a site chosen by Serra on Swan Location Ag.

Following a Vatican decision that saw Salavado's return to New Norcia in 1857 and subsequently Serra's resignation as Bishop of Perth in 1862, work at New Subiaco slowed and then ceased altogether. The last of the Benedictines left for New Norcia in 1864 and it was not until the early 1870s, when it became St Vincent's Boy's Orphanage, that the buildings at Subiaco were again occupied.

While Serra's vision for New Subiaco did not see fruition, the Benedictines left a lasting mark with the area becoming known as 'Subiaco' and by other place names such as Salvado Road.

As was the case with the sale of locations at the larger lakes to the north, land opened up at a few of the smaller wetlands in the central part of Subiaco. The completion of the Perth-Fremantle Road in the early 1860s not only provided better access between Perth and Fremantle, but was also an excellent investment opportunity. In the 1860s and 1870s, this land speculation was driven by proposals for the construction of a railway linking Fremantle to Perth and beyond and by the potential for suburban development along the railway route. In 1877, an investor of particular note, Perth Councillor and Legislative Council Member George Shenton, purchased the land known as Dyson's Swamp (now Lake Jualbup) with this in mind.

With much public support and the success of the Sydney and Melbourne railway services, the possibility of constructing a similar line in Perth was raised in 1871. Two alternative routes for the Perth railway were put forward in 1874, one to the north of the Swan River and the other to the south. The issue was the subject of much public debate and eventually, in July 1878, the northern route was adopted with plans for a crossing at North Fremantle considered the best option. The final survey took the railway closer to what had been the Benedictine's New Subiaco (Swan Location Ag) rather than Shenton's Dyson's Swamp as was originally proposed.

Land was set aside for the Fremantle to Guildford Railway in 1879 and, in this same year, John Robb of Adelaide was awarded the contract for its construction at a cost of £74,591/19/5. On 1 March 1881, Governor Robinson officially opened the railway line to traffic.

The first Subiaco station established in 1883 was no more than a siding and was located to the east of the present site, near Salvado Road. In addition to the transportation of goods, the station mainly serviced the nearby St Vincent's Orphanage. Only when the line became more popular due to people living in its vicinity did trains stop to let passengers on and off (as required) at the Subiaco platform.

By 1883, six trains travelled from Fremantle to Guildford per day and by 1891, this had increased to nine trains between Perth and Fremantle. This frequency signaled the railway as one of the main catalysts for suburban growth in the Perth area. The land speculation of investors like Shenton was transformed into a reality.

A guide to the Colon	A guide to the Colonial Period (1829 – 1870s):				
Historic themes	Aboriginal people; Aboriginal occupation; early settlers & settlements; land				
	allocation & subdivision; road & rail transport; religious activities				
Major influences	European colonisation, settlement; government & church policies;				
	institutionalisation; construction of major communication & transportation				
	routes; changing landscapes				
Development	Waterways & transport routes; clearing the land for settlement, farming &				
characteristics	infrastructure; utilitarian shelters and structures; stone & timber				
	construction materials; Victorian Georgian & vernacular style architecture.				
Representative	Shenton House, Crawley				
places	Perth-Fremantle railway line & first Subiaco station				

3.3 Surveys and Boundaries Gold Boom Period 1880s – 1897

Although George Shenton and his family at Crawley (Swan Location 87) are said to have been the only Europeans living in the area for much of the 1880s, it was during the early Gold Boom period that the settlement of Subiaco took off.

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. The land in question incorporated the majority of Subiaco and part of Shenton Park (originally West Subiaco).

Triangle Precinct – Amended Thematic History



Figure 3 Portion of 1883 survey with amendments dating from c1896. Plan of 139 Perth Suburban Lots. Courtesy SROWA Cons 3868 item 337.

Surveyed by Gilbert H. Rotton, the area between Thomas Street, the future King's Park, and the railway was laid out in a traditional grid pattern. The primary streets, which were named at this time and ran on north-south and east-west directions, formed the lots and these increased in size from the railway line south.

The subdivision not only allowed for the growth of Perth to the west, it provided the Western Australian government with an opportunity to raise money. The government anticipated the proximity of the railway line and of Perth as well as the size of the blocks would make the land attractive to investors even though it could be years before any return would be seen.

LAND SALES.

CROWN LANDS OFFICE,

THE undermentioned Allotments of Land will be offered for SALE AT PUBLIC AUCTION, on the dates and at the places specified in the Schedule below, at 11 o'clock a.m. SCHEDULE.

DATES OF SALE.	PLACES OF SALE.	DESCRIPTION OF LOTS.	NO. OF LOTS.	QUANTITIES.	UPSET PRICE
1888. November 7. Do.	Newcastle. Perth. Do.	Bijoording, Suburban Broome, Town. Do.	33 33 32 31	a. r. p. 5 0 0 0 2 0 0 2 0	£2 per sore.
Do. Do. Do.	Do. Do.	Do. Do.	34	0 2 0	\$ £20 each.
Do. Do.	Busselton. Perth.	Busselton, Town. Perth, Suburban.	192 249	500	£20.
Do. Do.	Do. Do. Do.	Do. Do. Do.	250 251 252	500 500 500	£10 per
Do. Do. Do.	Do. Do.	Do. Do.	278 279	$5 0 0 \\ 5 0 0$	acre cach.
Do. Do.	Do. Do,	Do. Do.	280 281	$ \begin{array}{ccccccccccccccccccccccccccccccccc$)
Do. Do. Do.	Do. Do. Do.	Clarence, Suburban. Do. Do.	44 45 46	4 1 11 4 2 21	Le por Jacro esoli.
Do. Do.	Do.	Perth, Suburban, Darlington, Suburban.	239	5 0 0 14 8 20	£10 per acre.

Figure 4 Advertisement for sale of lots in the future Subiaco Triangle Precinct. The Western Mail, 20 October 1888, p. 34.

The government was proved right with most of the land purchased in the two years following the first auction in November 1883. 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 1880s saw a number of the Perth Suburban Lots change hands as a result of the gold finds and it was during this period the first residential blocks were created. The first brick residence is also understood to have been built in Subiaco proper during this period by reporter and editor John Rowland Jones. Referred to as 'Jones' Folly' because of its isolation and the time and effort it took to construct, work commenced on the residence in Mueller Road (now Roberts Road) near Rokeby Road in 1886.⁶

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. Among the more well-known of those who had considerable influence on the

⁶ Information from the City of Subiaco Heritage Reference Group is that this house was the first brick house in Subiaco.

development of Subiaco; not only in terms of the physical environment, but also its community, were Victorians John Maddock, who developed the 'Jolimont Estate' and James Chesters.

James Chesters was one of the shrewd businessmen who came from the eastern states and had a role in shaping the cultural landscape of Subiaco. Prior to permanently settling in Subiaco in 1905, Chesters, who went on to become a Subiaco Councillor and Mayor,⁷ purchased Perth Suburban Lots 249, 250, 251 and 252 (bounded by Hamersley, Townsend, Heytesbury and Rokeby Roads within the future Triangle Precinct) in 1891. Soon after, these were surveyed into residential blocks and offered for sale. These lots were offered for £10 each but it is not known if that was the sold price.

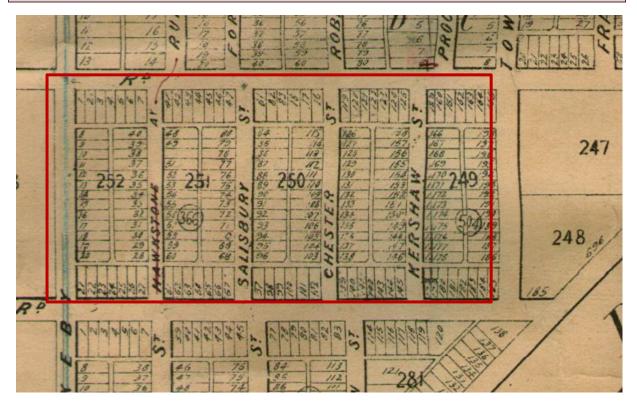


Figure 5 Plan showing lots purchased by James Chester c1888.

Although the majority of the lots were not built upon until the early twentieth century, Chesters' Estate represented other subdivisions in the area whereby new streets and lanes were created to serve the smaller lots. In what had been a very traditional planning scheme, secondary roads like Chester and Kershaw Streets were later recognised as forming part of and contributing to Subiaco's character. So too were those which presented more unique streetscapes due to narrow lot sizes and askew alignments; for example, Rowland and Axon Streets.

It was the discovery of gold in Coolgardie and Kalgoorlie in 1892 and 1893 respectively, which provided the most significant impetus to the transformation of the area. The gold boom resulted in a huge influx of people coming to Western Australia. A large number of migrants stayed on in the metropolitan region with many forced to find shelter in make-shift structures. Canvas towns sprang up in various locations including on the Commonage.

⁷ The Daily News 27 June 1929, p. 3.

The frantic rush of immigrants continues, and recently the average of arrivals for a month was 1000 per week. Think of that influx —and no provision made for their reception. The accommodation of Perth is being taxed to its utmost, and in some allegedly respectable boarding houses no less than five lodgers are being jammed into one room. House rents are jumping almost daily, and bonuses have to be paid to secure a residence.⁸

... the immediate result of the existing state of things is that many persons of small means are compelled to rent rooms where they should rent houses, while others, either unable or unwilling to pay the rents demanded, are driven to take shelter in tents and similar improvised dwellings.⁹

Among the arrivals were those who found a permanent home in Subiaco. They bought land from the speculators and developers, who took advantage of the boom by selling residential lots at affordable prices, albeit still to considerable profit.

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. Spillman described part of this new demographic as 'A typical Subiaco family during this period, therefore, probably hailed from Victoria and very likely consisted of a youngish couple and several small children.¹⁰ Many were also 'working class' - a characterisation that emerged at the turn of the twentieth century and formed part of Subiaco's identity for much of its history.

Expansion made it necessary to provide public facilities and places to serve the needs of the community, ranging from churches through to local businesses. The year 1896 saw two government services open on a reserve located at the corner of Rokeby and Bagot Roads; being the first school and first post office. These were situated in the section of the town where a number of commercial properties had been established; due in part to the macadamisation of Rokeby Road in 1895. The school and the post office played important roles in their own right by symbolising a permanence and confidence in Subiaco's future.

A group determined to further enable this was the Subiaco Progress Association. The group was formed in 1896, with the purpose of improving public amenity as well as promoting Subiaco's development as a self-sufficient location in its own right rather than being just another part of Perth. In 1896, the Subiaco Progress Association agreed to form a Road Board and the first elections were held that same year. Charles Hart, who had been the Secretary of the Subiaco Progress Association, became Chairman. The creation of a Road Board meant government grants could be applied for and the subsequent works determined by the community. One of the first projects undertaken by the new Road Board was the surfacing of roads.

A Local Board of Health was also established. As was the case for most local boards during the gold rush period, Subiaco's was particularly concerned with the unsanitary conditions of the district and the threat of disease. A hospital for cases of infectious diseases in Perth, Victoria Hospital, and its cemetery had been built beyond Nicholson Road on the western side of the railway in the early

⁸ The Armadale Chronicle, 1 January 1896, p. 4.

⁹ *The West Australian,* 11 September 1896, p.4.

¹⁰ Spillman, K. *Identity Prized: A History of Subiaco* UWA Press for the City of Subiaco, 1985, p. 87.

1890s. This, together with the canvas towns, the keeping of animals, and the dumping of night soil on the future site of the Hollywood High School, were perceived to be a danger to development and remained on the local agenda until well into the twentieth century.

Towards the end of 1896, the population had increased to over 2000 people, which meant the status of a municipality - and corresponding powers such as the striking of annual rates - could be achieved. Deputations to the government resulted in the gazettal of the municipality on 26 March 1897 and Henry Doyle, who had been the chair of the Local Board of Health, was elected the first Mayor.

This also marked the official recognition of the name 'Subiaco' for the area, comprising the whole of the land surveyed in 1883, Maddock's Jolimont Estate as well as an adjoining section of the Commonage.

A guide to the Gold	A guide to the Gold Boom Period (1880s – 1890s):				
Historic themes	Settlements; land allocation & subdivision; depression & boom; road & rail				
	transport; government policy; government & politics, education & science;				
	early settlers				
Major influences	Settlement & suburbanisation; government & church policies; construction				
	of major communication & transportation routes; changing landscapes;				
	formation of local government; gold rushes; population boom				
Development	Traditional urban planning; primary road construction; subdivision creating				
characteristics	secondary roads & residential lots; clearing the land for settlement &				
	infrastructure; temporary accommodation; timber & brick construction				
	materials; single storey structures; workers' cottages; public buildings;				
	Federation style architecture				
Representative	Perth Commonage Subdivision & laying out of central Subiaco area on				
places	traditional grid pattern				
	Rokeby Road				
	Chesters' Estate				
	Reserves				

3.4 Shaping a Suburb Federation and Late Gold Boom period 1890s – 1910s

'Where there had been bush, there was now a stable and respectable suburb.' 11

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

¹¹ Spillman, *Identity Prized,* op.cit. p. 109.

construction of social, cultural and recreational spaces and local infrastructure. As reported in March 1896,

Twelve months ago the suburb could boast of no railway station buildings and no station master, and was sans schools, sans churches, sans everything ...However, with the discovery of gold a change came o'er the scene. Land for building purposes within the city boundaries gradually approximated boom values, and, not slow to take advantage of the occasion, the holders of Subiaco suburban areas lost no time in subdividing their properties and in placing them in the market on cheap and easy terms. The result was that hundreds of those small lots were eagerly grabbed up, mostly by working men, and men of small means and provident habits, desirous of making homes for themselves and of saving rent. The results of these operations have been simply marvellous, the population of Subiaco, which in growing daily being just now from 800 to 1,000 persons.¹²

Of considerable influence to the expansion of the Subiaco 'townsite' was the relocation of the railway station from Salvado Road to the northern end of Rokeby Road in c. 1897. The new station entrenched Rokeby and Broome (renamed Hay Street in 1903) Roads as the main spines of the municipality, effectively securing Rokeby Road's position as Subiaco's main street. (The station at West Subiaco was opened in 1908 and the Axon Street crossing built in 1914, thereby creating the first safe and permanent link to Jolimont.)

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.

¹² *The Daily News,* 10 March 1896, p. 2.

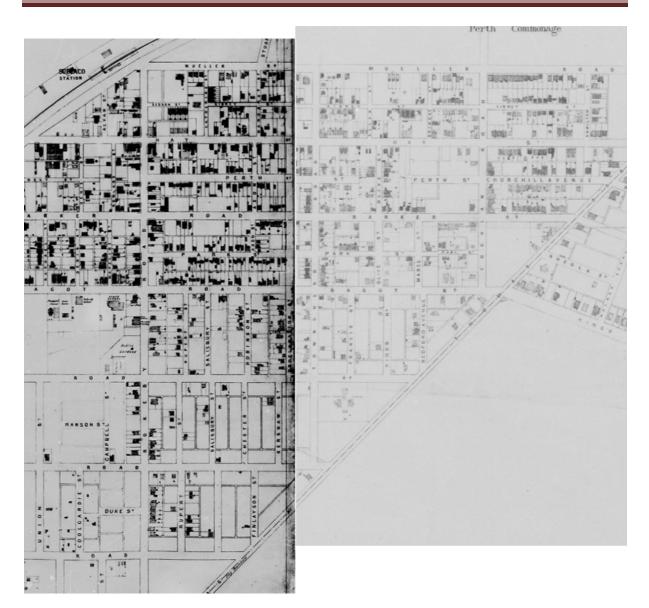


Figure 6 Portion of 1897 Sewerage Plan showing location of buildings in Subiaco. Courtesy SROWA PWD 5647.

As mentioned, 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. This perception was not only encouraged by the physical appearance - the size, style and materials - of workers' cottages, but also by local circumstances with homes being owner built or erected by smaller contractors restricted by lot sizes and limited budgets. In the early 1900s, the well-known Whittaker Brothers took advantage of demand by branching out from selling timber and other construction materials to providing estimates for timber-framed houses. In the 1910s, the firm even went a step further by designing and making available prefabricated cottages at a cost of £27/10/00.

That the area was a place where workers with low incomes could provide homes for themselves and their families at reasonable prices was reinforced in the 1910s. The Worker's Home Board Act was proclaimed on 9 January 1912 with this undertaking in mind and land was obtained in various metropolitan areas, including Subiaco, for this purpose. At a ceremony on 29 August 1912 Premier J. Scaddan laid the first brick for a house in Subiaco to be built under the auspices of the Act. Soon

after, the Hensman Road property was joined by a number of residences constructed in the block bounded by Nicholson, Herbert and Waylen Roads in Shenton Park, which led the way for the growth of this part of the municipality.

Spillman suggests this idea of working class Subiaco was associated with a sense that residents could work hard to have a future and good life in the area; an aspect seen in the upward mobility of people moving from what was often their first house to another in a 'better' part of Subiaco.

One of the better parts of Subiaco was the area now known as the Subiaco Triangle Precinct. From the early twentieth century business and professional men, civil servants, and others had created a demand for larger housing lots, particularly in the elevated areas near Kings Park. This area was well served by the tram services, but was separated from the established 'working class' areas near the railway line. It suited the increasing demand for well-built brick houses for those such as artisans and clerks, and larger villas for senior professional men and business owners. The area that is now known as the 'Subiaco Triangle Precinct' attracted the construction of a range of dwellings, including timber cottages, semi-detached houses, two to three bedroom free-standing brick dwellings and substantial villas.

While many of the houses built in this area were occupied as long-term family homes, others were investment properties, many of which attracted a revolving door of tenants.¹³

The commercial centre of Subiaco steadily grew in response to the growing population. In 1896, there were 50 shops situated in the municipality all of which provided goods and services to the community. These ranged from food delivered by travelling bakers and fishmongers, to Whittaker Brothers, through to the refreshments and atmosphere offered by the 1898 Subiaco Hotel.

Development carried out to the government reserve at the corner of Rokeby and Bagot Roads reflected the progress of the municipality. The first to join the existing school and post office was the permanent home of the Subiaco Council. Built in 1899 to the design of Alexander Rankin, who was the first Town Clerk and Engineer, its use as a Council Chambers was short lived. Although it remained on the reserve site, it was replaced in 1909 by a larger structure incorporating a town hall. The 1899 chambers were subsequently taken over by the local Mechanic's Institute. About Rankin Spillman notes

It was the first manifestation of Rankin's near obsession with beautifying the municipality by developing European-style parks and gardens, and by improving streetscapes with the planting of thousands of trees. His indefatigable advocacy of such causes, spanning many changes of mayors and councillors, left to Subiaco people a leafy legacy of his employment and contributed in a lasting way to the district's immense civic pride.

It was Rankin who was responsible for encouraging the planting of street trees; 4500 of which were reportedly planted by 1906. This practice continues today representing a fundamental part of its streetscape character. Rankin was also behind the creation of a municipal garden located at the Rokeby and Hamersley Roads corner of the square. Later renamed Rankin Gardens, the landscaped

¹³ Wise's Post Office Directories, 1894-1910.

space was officially opened by Sir John Forrest on 3 November 1900 and led the way for many more formal parks and gardens throughout Subiaco.

With the completion of a fire station on the site in 1901, this cluster of facilities became a centre of public activity in Subiaco. This was reinforced in subsequent years and led to it being known as Civic Square.

Concerns about the conditions of the area stemming from the early gold rush period continued and there was an escalating awareness of the need for urban improvement and the provision of utilities and services. Not entirely altruistic, this approach was seen by Council as a way to encourage settlement and increase land values.

Loans made available through the granting of municipal status allowed the funding of road construction and the laying of footpaths, which by 1903 comprised about 20 kilometres. From here, street improvements like tree plantings and parks occurred under Rankin's influence.

Negotiations with the Metropolitan Water Works Board eventuated in the extension of the service to Subiaco in 1898/1899. At the same time, discussions led to the Perth Electric Tramways Company's line being built to the Subiaco Hotel at the corner of Rokeby and Broome Roads in 1899 and up Rokeby Road to Kings Park by January 1900.

An early Council decision saw kerosene lamps installed on Subiaco streets. These proved inadequate and it was determined a municipal-based power plant would be established to provide street lighting and to sell power on to ratepayers. The state government took over the supply of electricity to the area in 1923, but until then the 1903 plant produced relatively cheap electricity for Subiaco homes. All adding to its sense of independence.

The majority of these improvements however, were located north of Hamersley Road. Despite new schools in 1906 showing a growing need for facilities, residents in Jolimont and Rosalie¹⁴ felt Council was neglecting the progress of their areas. Such was the extent of their feeling of isolation that Progress Associations were formed in both Rosalie (later Shenton Park) and Jolimont at this time.

In c. 1905, the Subiaco Municipality was granted its own endowment land, originally a part of the Commonage. This comprised 98 acres and was located to the north of the railway line between Jolimont and Salvado Road. The land immediately north of the railway line thus became Subiaco's main industrial area up to the turn of the twentieth century. It was an integral part of the landscape and of the community during this time being the location for many prominent factories in the state's history including timber and construction materials manufacturer Whittaker Brothers from 1911 to 1972 and the foundry and ironworks of Metters Limited from 1911 to 1986.

Subiaco's religious and recreational life also took shape in the 1890s and 1900s through the foundation of congregations and sporting groups. This social interaction served to strengthen the feeling of a Subiaco community.

¹⁴ Rosalie named after Lady Rosa Roberta Onslow, the mother of Sir Alexander Onslow, Chief Justice of the Colony, 1895-1901. Jolimont was named after the Melbourne suburb which was named after the residence of Governor Latrobe.

In November 1896, a weatherboard structure was erected in Broome Road for the first Methodist Church. A Presbyterian Church was established the next year in 1897, then an Anglican Church in 1898 and a Church of Christ building in c. 1900. Those of the Catholic faith attended St Joseph's Church, which, although built for use by the Sisters of St John of God who had established the adjoining hospital in 1898, initially served as the Parish Church.

Following the formation of the Subiaco Football Club and Cricket Club in 1897, the Council leased four acres of Commonage between Townshend and Railway Roads for use by local residents; however, it was to be some years before it was suitable for a sporting ground. Dyson's Swamp in Shenton Park was also a centre for recreational activities.

Mueller Park; being Perth Suburban Lots 406 and 446, was vested in the Municipality of Subiaco in 1904. It was named after well-known German botanist Ferdinand Von Mueller in 1906. The Subiaco Football Club played its first league match on what was to become Subiaco Oval in May 1908. By the end of 1909, a pavillion/grandstand had been erected and a proper oval levelled and grassed. This was followed by landscaping and by the creation of more facilities, including tennis and croquet lawns, bowling greens and associated structures.

Leisure too was an important aspect of the community. Enjoyed at this time were literary events, dances, musical concerts and performances, sporting club functions, travelling entertainers and picture show screenings like those at West's Pictures in c. 1906 and later at the Coliseum Picture Theatre and Gardens (now the Regal Theatre) in 1916. Outdoor activities were a particular favourite of the local community, especially families. Natural bushland in Shenton Park and Jolimont were favoured for picnics and walks while Dyson's Swamp and Crawley were destinations for swimming, crabbing and boating. All of which contributed to building a sense of place and identity.

It was under Mayor Shirley White's leadership from 1908 to 1910 that money was set aside for the creation of an esplanade at Crawley as well as the laying of roads through the 'Subiaco Corridor', including a 'broad way' in 1909. White is also said to have been responsible for lobbying the state government to ensure George Shenton's property remained in public hands. Thus securing the area's future with the government permitting the newly established University of Western Australia to open an engineering school in Shenton's 1850s residence in 1914, followed by the granting of a permanent site for the university at Crawley by means of a 999-year lease in 1921.

Other public and private institutions established in Subiaco during this period took advantage of areas of the Commonage and other government reserves that had yet to be vested. Perth Modern School was opened as a result of the Education Department's new progressive education system from infants' schools through to university in 1911. The first stage of the Princess Margaret Hospital for Children was completed in 1909 in response to growing public awareness to the health and care of sick children due to the gold rushes. The campaign for a children's hospital highlighted the need for other facilities including for the elderly and for those suffering from chronic illness and disabilities. This led to increasing non-sectarian facilities being formed including a number in Subiaco like the Home of Peace on Hamersley Road in 1902.

Following the opening of the children's hospital, women's organisations soon began working towards a public maternity hospital. Widespread support brought about the establishment of the King Edward Memorial Hospital for Women in 1916 in the 1895/1896 government industrial school

at the western end of Bagot Road. Being the 'home of the hospitals'¹⁵ lent Subiaco a certain respectability. This, together with the consolidation and permanence of the area and a growing sense of community and identity, can be seen during the public debate associated with the Perth City Council's 'Greater Perth Scheme'. The proposal had the Subiaco Council refusing to be part of the amalgamation maintaining that it should be solely focused on its own progress and independence. This reaffirmed the earlier goal set out by the Subiaco Progress Association in 1897 and reflected the confidence it was now 'a stable and respectable suburb'.

A guide to the Feder	ration & Late Gold Boom Period (1890s – 1910s):
Historic themes	Consolidation; land allocation & subdivision; depression & boom; road & rail
	transport; government policy; workers; commercial & service industries;
	manufacturing & processing; government & politics; education & science;
	community services & utilities; sport, recreation & entertainment; religion;
	cultural activities; institutions; early settlers; local heroes & battlers; famous
	& infamous people
Major influences	Settlement & suburbanisation; government & church policies; construction
	of major communication & transportation routes; changing landscapes;
	formation of local government; gold rushes; population boom; public
	services, utilities & institutions; Worker's Homes Board; sport, social,
	cultural & religious activities; building a community & a sense of place
Development	Traditional urban planning; construction of roads & footpaths;
characteristics	beautification & planting of street trees; development of public &
	recreational spaces; residential subdivision; clearing the land for settlement
	& infrastructure; temporary accommodation; timber & brick construction
	materials; single storey structures; workers' and prefabricated cottages;
	Workers' Homes Board houses; brick residences; public buildings;
	Federation style architecture
Representative	Relocation & new Subiaco Railway Station
places	Rokeby Road, Bagot Road
	Civic Square - Subiaco Library
	Rosalie/Shenton Park, Jolimont
	Residential development
	State government services - Perth Modern School, Jolimont & Rosalie
	Schools, Princess Margaret Hospital for Children, King Edward Memorial
	Hospital for Women
	Post Office
	Parks & Reserves – Subiaco Oval, Dyson's Swamp
	Endowment lands - establishment of Subiaco's light industrial area

¹⁵ Spillman, *Identity Prized,* op.cit., p. 160.

3.5 A Time of Uncertainty WW1, Inter-war and WW2 Period 1910s – 1940s

Over the next forty to fifty years, the development of Subiaco, like the rest of the metropolitan region and the state was impacted by world and local events. The first of these was the entry of Australia into the hostilities of World War One after pledging its support to Britain.

The people of Subiaco were swept up in patriotic fervour. There was a surge in charity work with the aim of raising money for programs such as the Local Unemployed and Distress Relief Fund. Many activities were held at Subiaco Oval, including outdoor film screenings organised by the Council's Subiaco Continental Picture Show Committee. Others involved in fundraising work were the Red Cross and the Ugly Men's Association with local residents rallying to contribute whatever money they could spare.

In 1916/1917, this heightened level of patriotism was evidenced on the one side by the proud unveiling of a Roll of Honour wall plaque of Subiaco's heroic soldiers in December 1917, and on the other by anti-German sentiment. Attitudes were such that the Council undertook a review of its municipal area in 1916 with a view to assessing anything which could be perceived to be offensive in light of the hostilities. This eventuated in the replacement of German place names with those of prominent British heroes and locals. Ferdinand Street was changed to Winthrop Avenue, Mueller Road became Roberts Road, and Mueller Park was renamed Kitchener Park.

Despite the uncertain times, Subiaco experienced slow, steady growth during this period, primarily with regard to residential development. Homes were built for individual families and a few businessmen were still involved in real estate development. A portion of a 1915 plan for Perth shows the portions of the Triangle Precinct owned by James Chester had been offered for sale under the names 'Park View Estate No. 1 and No.2.

Triangle Precinct – Amended Thematic History

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Figure 7 Portion of Plan 139 showing the Triangle Precinct, 1888 Courtesy SROWA series 235 Cons 3868 item 337

The signing of the Armistice on 11 November 1918 was greeted with much celebration by the community and with relief as 264 local men had died in the hostilities. However, behind the scenes, the Council was aware of potential problems associated with unpaid rates and increasing unemployment.

In common with all communities, the men and women who returned home from war often had physical and mental injuries that they and their families had to manage. One family that took a leading role in developing understanding of mental health in returned servicemen were the Jacoby family who lived at a home on the corner of Thomas Street and Nicholson Road. In 1918, a new home was built on the large landholding and it was named AVRO in recognition of the aeroplanes flown by Wilson Jacoby for the RAAF. However when Wilson returned he was unwell and in 1922 was hospitalised at Claremont Asylum. His suffering and the lack of facilities motivated Fred Jacoby to lobby for the a dedicated facility for returned servicemen. He was instrumental in the foundation of 'Lemnos' hospital in Shenton Park for returned servicemen. The Jacoby family left their home in Subiaco and by 1922 it was converted to a private hospital. New buildings were added to the site and it was ultimately transferred to government ownership and became a community health centre and outpatient psychiatric clinic.

Hopes for an upturn in its financial position following the war were not realised and by 1921, the situation had considerably worsened. The result of this was the increase of rates and sanitary charges in order to assist Council operations. Unfortunately, this had a detrimental effect on ratepayers who were already struggling. This was further impacted by an influenza epidemic that swept through Western Australia leaving 20 people from Subiaco dead and many more ill.

In the midst of this, planning began for the erection of a commemorative memorial in Subiaco and the Subiaco Fallen Soldiers' Memorial Committee was established to oversee the project. Designed by E. H. Hamilton and constructed by F. E. Sedgley, the foundation stone for the clock tower memorial was laid in November 1922. Progress was slow with fundraising efforts impacted by the financial situations felt by the community. This meant Council ended up paying the bulk of the building costs despite its own strained circumstances. The Subiaco Fallen Soldiers' Memorial was officially opened on 25 November 1923 and, since this time, has been a significant landmark and place of commemorative ceremonies and memory.

Whereas prior to World War One Subiaco had been one of Perth's rapidly expanding residential suburbs, the municipality now experienced a period of rather slow growth. A few advancements such as the telephone and the motor car left some physical traces; however, it was the development of the Council's endowment land and the area to the west of the railway line that left the most important mark on the landscape.

In the 1920s, in the industrial part of the endowment land, factories that became household names were established such as the Westralian Chemicals Limited (later CIG, BOC), Calyx Porcelain Company (Brisbane & Wunderlich, then Australian Fine China), and concrete and steel pipe manufacturer Humes Ltd. To the immediate north of the railway, Elder Smith set up a major livestock sales yard in 1922. In parts, the built fabric of Subiaco itself was also changing with the housing stock once dominated by weatherboard in the early 1900s now being mainly of brick construction. By 1921, 60% of Subiaco was made up of brick homes.

Beautification was again a feature of the Council's agenda. A revival of Rankin's street planting scheme saw the enhancement of the streetscapes of timber cottages and more substantial brick houses. Under Mayor Berryman's influence, the commitment to this project was reinforced when a Council nursery was established at Kitchener Park in 1921.

The importance of street planting to the physical appearance of Subiaco and its visual identity is reflected in a speech made by Mayor Richardson a year later:

It is necessary now... not only to properly maintain the trees we have already in our streets, and which are one of Subiaco's greatest assets, but to continue the policy of tree planting in new streets.¹⁶

Improvements in public utilities eventuated in the long awaited and much debated sewerage disposal for the area. By March 1922, a sanitary depot had been located to the west of the railway

¹⁶ Mayor's Report 1922, cited in Spillman, *Identity Prized*, op.cit., p. 220.

beyond the Victoria Hospital for infectious diseases. This was followed by the installation of deep sewerage, which started with the breaking of ground at the corner of Hensman and Barker Roads (Civic Square) by the Minister for Works W. J. George on 1 February 1924. While the first houses were not connected to the line until 1927, over 2000 homes were done within the next few years, thus beginning the transition from a separate water closet in the backyard to an attached (and then incorporated) toilet and modifying the original use of the area's rear lanes from providing a route for changing pans to one of residential access.

Subiaco's lighting scheme was also upgraded. The much-needed modernisation and increased capacity of the 1903 power station resulted in Council's decision to arrange for power to be provided via Perth rather than directly from its own facilities. The change over from its plant to several newly erected substations took place in 1923. The original station, once the source of much pride for the community, was closed on 4 August 1923.

The colocation of the fire stations at McCourt Street, Leederville in 1926 and a larger post office building at the corner of Rokeby Road and Park Street in 1927 meant Council was able to acquire the whole of the Rokeby Road side of Civic Square for its own use. One of its first actions was to allocate the use of the former post office for the Subiaco Public Library.

The 1920s brought a renewed interest in and energy to local football, which had fallen away during World War One. Community support led to a referendum seeking ratepayers' approval for the raising of a loan of £5000 for a grandstand at Subiaco Oval. This easily succeeded. The completion of the structure in 1923 was seen to be prophetic when the Subiaco Football Club won the premiership the very next year after an 8-year drought.

By the end of the decade, not much had changed in the municipality, nor would it until the post World War Two period. The Subiaco Council and residents settled back into their pre-World War One lifestyles; returning and rebuilding their comfortable lives with only a few actually leaving the suburb. At least, this was the case for its main core. In contrast, Subiaco's outer areas were still forced to campaign for the same amount of Council-driven works as that received by the wellestablished centre.

This is illustrated by the issue of flooding, which dominated the concerns of the residents of Shenton Park and Jolimont. The latter was by far the worst affected with more than 2 hectares under lake water by 1917, including Rosebery and Lansdowne Streets. What had originally been a seasonal pond had become an ever-increasing lake, something much enjoyed by local children.

The still-functioning Jolimont Progress Association raised funds for court action against the state government for the storm drainage system they argued was the main cause of the problem. It was not until 1929 that a pump house was erected on the site and, in 1934, a proper drainage system and street drains installed. Following this, the Council carried out landscaping around the lake.

In Shenton Park and Jolimont, buses began to be a more common sight, serving those residents in places where the railway and tram did not go. Still, the railway continued to be the most popular form of public transport and, in response to the needs of the growing municipality, calls were made for a new station to be added. This was officially opened in 1924/1925 and named 'Daglish' in

honour of the former Mayor of Subiaco and Premier of Western Australia, who had died in 1920 after living in Subiaco for 22 years.

It was at this time the Council acquired additional property to the west of the railway line for the purposes of making another housing suburb; to be known as Daglish, available to potential residents. This resulted in the extension of its municipal boundary. It also highlighted the perception - at least on Council's part - that such estates were to be distinct but reliant on the central area, essentially being suburbs encircling the heart of Subiaco.

As in Subiaco's early housing boom, residential lots were taken up by young couples and families eager to own their first home. Land in Daglish was said to be particularly attractive due to its proximity to the railway, the central civic and commercial area and King Edward Memorial Hospital. In addition to this, its blocks were larger than those otherwise available in the municipality.

Bushland was cleared to make way for substantial brick houses with carefully maintained lawns and private back gardens. By late 1928, at which time the new suburb was formally opened, about 12 houses had been constructed.

In 1933, the Worker's Home Board announced it would utilise the new subdivision for its program. This gave impetus to the development of Daglish as it had for Shenton Park in the 1910s. In fact, this coincided with the news another section of Shenton Park; between Smyth and Railway Roads, was to be taken up for more workers' homes. This activity reflected the initial growth of the state's economy following World War One brought on by the expansion of the agricultural industry. However, Subiaco and its progress, as was the case for many places, were significantly impacted by the international economic crisis leading to the Great Depression of the late 1920s and early 1930s.

Within a year of celebrations for the centenary of the foundation of the Swan River Colony, it was obvious working families in Subiaco would be considerably affected by the world event. Indeed, by late 1930, over 600 married men had registered at the Subiaco Employment Bureau. Families were by far the worst hit with nearly all of their savings tied up in their house and land. As a result, many were unable to leave the area to try and find work elsewhere, thus facing bankruptcy and poverty.

Unemployment relief became the Council's primary concern during this period. Besides hiring hundreds of people on a part time basis and via its own sustenance projects like road and footpath improvements, it implemented policies to reduce the financial burden on ratepayers. A local relief committee was created to raise money to assist those in need. The committee also started a campaign to encourage residents to 'Be Local Minded' by buying products and services in Subiaco itself.

This, together with the support of various local businesses like Whittaker's and with Council's own efforts, had the effect of a surge in community spirit and solidarity. The idea of a unified Subiaco battling against hard times meant that in 1935 when an amalgamation with Perth was again proposed it was immediately refused.

Subiaco's slow recovery from the Depression was evident by 1935. There was renewed confidence in business, an increase in the building industry, and higher employment rates and wages. In 1935, the population of the area was 18,000; showing it was still attractive to those wanting their own homes.

The Council's interest in public utilities and amenities was likewise revived. A household garbage collection was established, parks and gardens maintained, and improvements made to street infrastructure as necessary. It was due to the latter as well as Mayor Richardson's instigation that a concrete plant was built in 1935 for the production of concrete slabs for the laying of footpaths.

At Subiaco Oval, which had been a focus of community spirit and hope during the Depression, new entrance gates were completed to mark the jubilee of His Majesty George V. The next year, in 1936, the oval became the headquarters for the Western Australian Football League. This led to the erection of a grandstand and offices to house this sporting body. Optimism about the future, as indicated by Council's aspirations for a new town hall and the beautification of Shenton Park Lake, ended with the outbreak of World War Two. The war's impact on shipping supply lines saw municipal works and other private and public projects curtailed.

Shortages and rationing became a way of life for residents and, as was the case during World War One, efforts turned towards supporting the troops overseas. Women in the area dedicated many hours doing voluntary work for groups like the Red Cross and the RSL.

Subsequent to the entry of Japan in the war in late 1941 and the bombing of Darwin in February 1942, air raid precautions were made part of local routines. Drills were carried out, trenches and shelters dug at schools and in some back yards, and regulations had Council adding metal shutters to all street lights in case of a night-time air raid.

At Crawley, Qantas Empire Airways set up a Catalina flying aircraft base. The planes supplemented communications between Australia and Britain; the route from Perth to Ceylon (now Sri Lanka) said to have been one of the most dangerous of the war. A US Navy Catalina base was located further along, on the Nedlands foreshore.

For the Subiaco community, relief from World War Two came mainly in the form of entertainment. Sport and radio broadcasts were welcome distractions as was attending movie screenings. It was in this social context, and in spite of building activity in general being quiet, that one of Subiaco's most well known landmarks was constructed. This was the Regal Theatre, which 'replaced' the Coliseum Picture Theatre and Gardens. Opened in April 1937, the Regal was not only representative of the popularity of cinema culture in Western Australia during this period, but also of Art Deco architecture.

Two years later, in 1939, a second building was opened in this style in Bagot Road and became a feature in the urban landscape. Designed by the Chief Architect of the Public Works Department A. E. Clare, the Main Entrance block at King Edward Memorial Hospital formed part of a campaign to provide much needed accommodation at the hospital in the 1920s and 1930s. It changed the entry of the place from the 1895/1896 government industrial and reform school at Barker Road/Railway Road to Bagot Road and received a Royal Australian Institute of Architects bronze medal for its design.



Figure 8 King Edward Memorial Hospital, 1946 Courtesy SLWA 816B/C/1317A

World War Two ended with the surrender of Japan in August 1945. As had happened in the wake of World War one, however, the celebrations of the Allies victory soon made way for concerns about managing its aftermath.

A guide to the World War One, Inter-war & World War Two Period (1910s – 1940s):							
Historic themes	Progress; depression & boom; World Wars & other wars; land allocation &						
	subdivision; road & rail transport; government policy; workers; commercial						
	& service industries; manufacturing & processing; air transport; government						
	& politics; community services & utilities; sport, recreation &						
	entertainment; religion; cultural activities; local heroes & battlers; famous &						
	infamous people						
Major influences	World War One and Two; Great Depression; local government; settlement						
	& suburbanisation; public services, utilities & institutions; Worker's Homes						
	Board; sport, social, cultural & religious activities; lakes & flooding;						
	consolidating a sense of place, community & identity						
Development	Construction of & improvements to roads & footpaths; beautification &						
characteristics	planting of street trees; development of public & recreational spaces;						
	residential subdivision; clearing the land for settlement & infrastructure;						
	timber & brick construction materials; single storey structures; Workers'						
	Homes Board houses; brick residences; Federation style architecture; Inter-						
	war bungalow & vernacular architecture; Inter-war & Art Deco style						
	architecture						
Representative	Rokeby Road - Regal Theatre						
places	Civic Square - Subiaco Fallen Soldiers Memorial, Electricity Substations						
	Daglish						
	Residential development - Workers Home Board housing						
	State government services - King Edward Memorial Hospital for Women						

	Parks & Reserves - Subiaco Oval Gates, Subiaco Oval, Shenton Park Lake
	Expansion of Subiaco's light industrial area

3.6 Recovery Post WW2 Period 1940s – 1950s

The post World War Two period brought about the most significant changes to Western Australia since the gold rush period of the turn of the twentieth century. These came as a result of the rapid expansion of the metropolitan region due to post World War Two reconstruction and mass immigration, and the state's industrial and mineral booms of the 1950s to the 1970s.

While development had all but ground to a halt in Subiaco during World War Two, its population continued to grow at a considerable rate. In 1944, Mayor Bathgate reported:

Because of the influx of extra population and the restrictions on the building of new homes, the accommodation of the existing houses became seriously over-taxed, and many people are forced to live under circumstances that are not in conformity with a good standard of hygiene.¹⁷

In the mid 1940s, the need for residential accommodation together with the resumption of construction work resulted in many hundreds of homes being erected throughout the municipality, especially in the suburbs of Daglish and Shenton Park.

The Triangle Precinct was largely established by this period with few opportunities for new buildings apart from the demolition of existing buildings and the construction of new houses. However, like many Subiaco ratepayers, some took on smaller projects of their own to provide for this demand. As a result, a large number of additions were made to existing structures in the form of verandah enclosures and building extensions so as to provide sleeping and living areas for new residents and their families.

Massive post war immigration also exacerbated the shortage. Overcrowding and issues like sanitation and pest control remained major Council concerns well into the 1950s. By the late 1940s a second problem had arisen in relation to Subiaco's housing stock. Deterioration and lack of maintenance over time was now evidenced in the aged and rundown appearance of a number of residences. None more so than the timber workers' cottages in the central and north wards that had been part of Subiaco's initial phase of subdivision and residential development.

The state of these homes was interestingly reflected in the demographic make-up of the municipality. In Daglish and parts of Shenton Park, the vast majority of the newer properties were recorded as being owner occupied. In contrast to this, the much earlier buildings located in the central area were used primarily for rental purposes. These aspects influenced the increasing general perception of Subiaco as being one of Perth's 'older' suburbs.

The Council attempted to promote renovations in order to counteract this image. It pointed out that regular maintenance would retain real estate values and, at the same time, began to issue works notices to try to discourage neglect. Unfortunately, these actions had little effect and only minimum

¹⁷ Mayor's Report 1944, cited in Spillman, *Identity Prozed*, op. cit., p. 270.

repairs were carried out to meet Council's requirements. The problem was further exacerbated by an escalating turnover in property ownership from this period on. Indeed, it was during the second half of the twentieth century that demolition was increasingly considered to be the main solution to dealing with the poor physical condition of some buildings throughout Subiaco and Perth in general.

It was perhaps in an effort to challenge the notion of this 'old' Subiaco the Council sought to modernise public and civic amenities. The municipal buildings at Civic Square were refurbished and improvements made to the main commercial section of Rokeby Road. Rosalie Park was also levelled and planted and further work was done to Shenton Park Lake. Not all things went in Council's favour however, with the news the state government would be taking over the distribution and sale of electricity to individual households and businesses. Council's protests were heard to no avail; the formal announcement of the State Electricity Commission's acquisition of the system occurred in August 1951.

Despite this, parts of the municipality did in fact flourish in the immediate post World War Two period, particularly its industrial area. This was associated with the federal and state governments' post war recovery policies that promoted the manufacture of building supplies and construction work throughout WA, including large public projects.

From the late 1940s through to the 1960s, this government-driven approach saw existing businesses in Subiaco's industrial area make substantial additions to their premises so as to accommodate this demand. The majority of such works had left the industrial area by the 1970s/1980s and their properties sold off.

Subiaco celebrated its 50th anniversary as a municipality in 1947. This event saw renewed calls for a modern town hall and civic centre. The Council's plans were again thwarted when it was determined the cost of such a project was far too high.

In the midst of these mixed fortunes the opportunity arose to encourage community pride and to promote the place in a positive way. In the late 1940s, it was discovered Subiaco was eligible for city status under the Municipal Corporations Act of 1906. This was primarily as a result of the rapid increase in population, which, ironically, was the cause for Council's concerns about overcrowding, sanitation and ageing housing stock.

On 8 February 1952, the City of Subiaco was officially gazetted.

The extent of the development of the area in the first half of the twentieth century was highlighted in a newspaper article from this year, which compared statistics from 1902 and from 1952. These were recorded as follows.¹⁸

	1902	1952
Population	3,542	20,100
Tenements	779	6,000
Annual Value	£26,816	£250,000

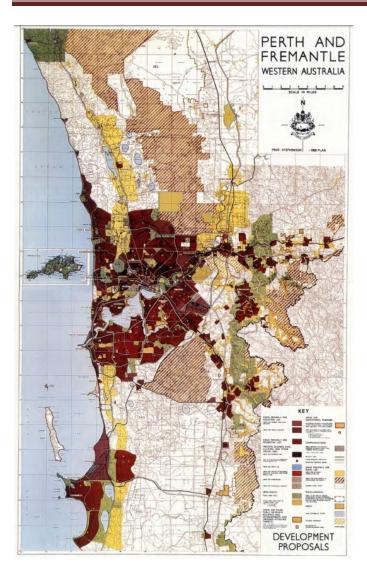
¹⁸ The West Australian, 19 September 1952, p. 2.

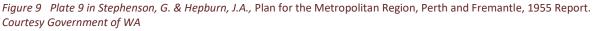
In September, a number of activities were held in the City to mark the occasion. The most significant of these was a large street parade, which was said to have attracted thousands of locals as well as others from around Perth and the state.

Depression & boom; World Wars & other wars; government policy; workers; commercial & service industries; manufacturing & processing;			
government & politics; community services & utilities			
World War Two; post war recovery & boom; local government; settlement			
& suburbanisation; public services, utilities & institutions; industry; ageing			
houses & infrastructure; civic aspirations			
Maintenance of public & recreational spaces; residential development;			
timber & brick construction materials; single storey structures; brick			
residences; housing alterations & additions; modest, vernacular			
architecture; Post War International style architecture			
Council services - Civic Square & Rokeby Road refurbishment			
Residential development - Shenton Park, Daglish			
State government services –			
King Edward Memorial Hospital for Women Parks & Reserves –			
Shenton Park Lake (Lake Jualbup)			
Expansion of Subiaco's light industrial area			

3.7 A 'Modern' Community Redevelopment Period 1950s – 1980s

The rapid expansion immediately following World War Two continued throughout the 1950s up to the 1970s. Concurrent to this was the formulation of a plan laying out a coordinated approach to the growth of the metropolitan region. Implemented in the late 1950s and 1960s, the 1955 'Plan for the Metropolitan Region, Perth and Fremantle' eventuated in the creation of a Metropolitan Region Planning Authority in 1959, which in turn produced two major schemes that were to significantly influence Perth's future landscape.





In this planning context, Subiaco was identified as being mainly residential with some light industry. At the same time, it provided an opportunity for the area to develop as a commercial, workplace and industrial centre that would 'service' the immediate district. This potential became reality largely due to its siting along a major public transport route and having one of the larger railway stations in the metropolitan region.

Arguably, the most significant influence on Subiaco's development in this period was its vicinity to Perth. The new planning schemes resulted in the decentralisation of Perth to the new suburban centres, including its retail role and residential function. Subiaco's proximity to Perth as well as a local desire for it to be seen as a modern, up-to-date municipality effectively saw it become an inner city suburb and business hub.

The City Council began its plans for modernisation by establishing the long-awaited Civic Centre. Incorporating a town hall and other facilities, the Hamersley Road building was opened by Premier Bert Hawke on 30 November 1957. The venue proved extremely popular: 'In the first ten months of operation, twenty-five balls, forty-five dances and twenty nine other functions were held.'¹⁹

Over the next few years, Council carried out further work to the site. A nursery was established, a well sunk to assist with the maintenance of the newly created Civic Hall gardens, a fountain was donated by the local Rotary and Apex organisations, and a car park was constructed linking Hamersley and Bagot Roads.

Subiaco's ageing building stock led some people to believe it was an old and out-dated area in which to live. Although the Council continued to encourage the maintenance of buildings, the results remained mixed. A number of owners ignored work orders as they saw their residence in Subiaco as a temporary one before moving on to better homes in the more contemporary outer metropolitan region. Others stuck to undertaking only the minimum requirements. While this was seen as meeting the needs of both Council and ratepayers, these alterations and additions were to cause problems in the long run. Not only in terms of the inability of City officers to ensure the quality of what were often do-it-yourself creations, but also of the aesthetic impact these had to the streetscape.

As was the case in other locations throughout Australia such as Fremantle and Paddington, Sydney, one of the primary responses to being an older suburb was to focus on redevelopment. The costs associated with upgrading early structures were generally seen to far out-weigh the benefits of their removal for brand new premises. This type of project was considered to be quick, cost effective and profitable, therefore highly attractive to potential property owners.

From the 1950s and 1960s, demolition of earlier residences became more and more accepted in Subiaco, and similarly in the Triangle Precinct. These houses often made way for buildings of different height, size and scale, thus having a considerable effect on the City's physical character.

This was represented in other construction trends in Perth, in particular high-density housing and commercial projects. Western Australia's first major apartment complex was located in Subiaco. This was the State Housing Commission's Wandana Flats. Comprising 242 units, this was erected in 1954/1955 for the purpose of providing low cost public housing for a range of individual and family situations and migrants. Such was the extent of the interest in apartments that between 1962 and 1967 Council approved the construction of over 100 blocks of flats.

Concurrent to this boom was an increase in commercial activity in Subiaco. Its proximity to Perth, location on a major public transport route and opportunities for redevelopment made it ideal for modern business and retail premises. New shops, offices, banks, supermarkets and petrol or service stations began to appear, especially along the main spines of Rokeby Road and Hay Street. As early as 1954, Mayor Abrahams commented "within the period of one year the appearance of both Hay Street and Rokeby Road has altered considerably", and adding his personal opinion it was all "for the better". ²⁰

These new structures were usually very functional in style with minimal detailing and utilised contemporary materials and techniques. The marked visual contrast between these and the original

¹⁹ Spillman, *Identity Prized,* op.cit., pp284-285.

²⁰ Spillman, *Identity prized*, op. cit., p. 287.

red brick buildings with rendered and timber features was never more evident than in the heart of Subiaco in Rokeby Road.

It was also at this time cantilevered awnings replaced the traditional timber verandahs to shops. In a similar state of disrepair, the old verandahs were generally considered to be an eyesore as well as potentially dangerous to pedestrians and vehicular traffic.

Traffic and transport were highly influential in the planning of Subiaco from the 1950s on. The modernisation of the motor industry as a whole had seen upgrades to the public transport system in the metropolitan region. This resulted in the gradual closure of the City of Subiaco's tramways. This 'end of an era' was marked by much fanfare when the last tram travelled down Rokeby Road on 19 April 1958.

Increased competition from suburban supermarket complexes, like that completed on the site of the former Shenton Park Picture Theatre, and its growing use as a commercial hub meant the lack of facilities for cars became a major concern to Council and business owners. With street parking restricted by the need for bus bays and later by the introduction of time limits, Council was forced to purchase property in the town centre specifically for the purpose of providing off-street car parks.

In the early 1960s, the City acquired adjoining properties in Barker Road, to the rear of Rokeby Road. The turn of the twentieth century houses there were demolished and the site levelled and graded. This was the first Council car park to be opened and was done so at an official ceremony in April 1962. Later, two more car parks were created by the removal of early housing stock on Bagot Road and Park Street, and on Barker Road and Churchill Avenue to allow for thoroughfares.

Changing traffic patterns resulted in works elsewhere in the municipality. Traffic lights were installed on Rokeby Road and Hay Streets, a new Axon Street bridge was finished in 1960 and a program of improvements to roads and footpaths was implemented. In fact, the latter was cause for such concern Council's budget to manage this matter increased from £3000 in 1953 to £15,000 in 1960. However, this campaign proved more difficult than expected with timber kerbs still being replaced with concrete well into the late 1960s.

This focus on becoming a modern city essentially led Subiaco to take on the semblance of being just another 'typical' suburb of Perth. Redevelopment, higher density and large scale projects, a different public transport system, the increasing number of privately owned vehicles and a move away from the small grocery store to the one-stop supermarket contributed to a transformation of the City's character and landscape.

The traditional Subiaco with its small town feel where everyone knew each other, locally owned businesses well patronised by residents, and many people working within the municipal boundaries was disappearing. Its population shifted on a day-to-day basis. Employees now travelled to and from their work places in the central district; tenants of houses and flats came and went; and, people took advantage of having a family car to visit the area for a change of scene.

Technological advances both in and out of the home and the markedly different lifestyles and attitudes of the post World War Two baby boomers contributed to a sense that the very nature of Subiaco's identity was under threat. Yet with this came a growing social and political awareness reflected in an increase to community and welfare services. These issues found strong proponents

amongst several City councillors. Among these were: Rose Fuhrmann, who was WA's first female municipal councillor in 1945 and after whom the 1969 infant health centre and kindergarten was named because of her leadership in the area; Eileen Kerman, who was instrumental in the establishment of Subiaco's children's library in 1951; and, Evelyn Parker, who became the state's first ratepayer elected, female mayor in 1974 and was heavily involved in the highly successful Senior Citizens Centre officially opened on 7 October 1967.

Other Council activities saw a gradual reduction in rubbish and vermin problems, an immunisation program for children started to assist health problems, a surge in support for local organisations such as the Subiaco Police and Citizen's Youth Club whose 1972 headquarters received aid from the City, and considerable works to Subiaco's recreation spaces.

Throughout the 1950s to the 1970s beautification and upgrades to sporting grounds were undertaken at Kitchener Park, the Onslow Road reserve (Rosalie Park), Jolimont Lake (Mabel Talbot Park), and to the newly created Daglish Park (later Cliff Sadlier VC Reserve). The projects at Shenton Park Lake and Subiaco Oval, however, resulted in controversy. Shenton Park Lake for the environmental impact and, Subiaco Oval for the costs involved in the construction of a new grandstand.

In this period, Council also approved a substantial development in the heart of Subiaco, at the intersection of Rokeby and Bagot Roads. This was the large scale, two-storey Crossways shopping centre. Costing \$1.5million, the complex incorporated a supermarket, specialty shops, a restaurant, a tavern, a liquor store, and, more importantly from a Council perspective, its own car park. On the opposite side of Rokeby Road, major changes were underway at Civic Square where the City's public buildings had been subject to deterioration themselves.

To Council, the 1899 Council Chambers was badly outdated and presented a poor image of what it strived to be. In 1967, it was announced that new offices and chambers were to be erected in the grounds of Rankin Gardens. Subiaco's older residents greeted this with dismay and were only partly appeased when Council reported a deal had been struck with the Minister for Lands whereby the 1899 building would make way for the new accommodation. Set back from Rokeby Road and surrounded by pine trees, the modest, single-storey structure was opened on 10 September 1968. The next year the 1969 Rose Fuhrmann Infant Health Centre and Kindergarten was completed at Civic Square. All of which reaffirmed its role as the heart of the City.

On 1 September 1968, just a few days prior to the official ceremony for the new City offices, the Subiaco Literary Institute was changed to a free library. This service was funded entirely by Council until 1969 when it joined the State Library of WA's public library system. In 1971, a purpose built library was completed on the site of the former post office/literary institute and in a style in keeping with the nearby Council offices and chambers. With its modern construction materials and Post War International design, the two-storey structure had a dominant presence at the intersection of Rokeby and Bagot Roads. This was made even more evident after the removal of the old Council Chambers and the planting of a lawn.

In the midst of this, discussion had been sparked beyond the City's borders about the possibility of an altered local government boundary. This was due to the City of Nedlands persistent approaches

to take back the Nedlands Corridor and, significantly, to absorb Subiaco into another municipality altogether.

This notion came from the state government's Local Government Assessment Committee. Its 1968 recommendations proposed a decrease in the number of local governments, including splitting up Subiaco, with portions going to the City of Nedlands and to the City of Perth. The Subiaco Council immediately protested, calling on ratepayers and residents to remember Subiaco's 'distinguished history', not to mention its lower rates.

Together with other small municipalities under threat, deputations were made to all levels of government and repeated requests were made for a referendum to be set to allow the local communities to decide their own fates.

The 1973 release of a second report with similar findings saw Subiaco Council implement an aggressive campaign to rally locals. Through letters to householders, the City highlighted the unique heritage and identity of the area, the difference in rates and the resulting savings, and the number and variety of public services that were offered to the Subiaco community.

On 12 February 1973, more than 1500 people attended a meeting held at the town hall. This had two major outcomes: the first being a demand for a Royal Commission (to which the City made a submission when it sat in late 1973); and, the second was for a local vote to be held on the matter. The response to the question 'Are you in favour of the City of Subiaco retaining its present boundaries and identity and opposing being taken over by any Local Authority' was overwhelming, with 98.4% of voters answering in the affirmative.

While this demonstrated beyond a doubt the incredible amount of support for the retention of a Subiaco in its own right, Council was still subject to the Royal Commission's recommendations. These were received in 1974 and, although the City was to remain an independent municipality, the report proposed a change to its boundaries by excising the much-contested Corridor to the City of Nedlands. Nedlands acted swiftly by petitioning the Minister for Local Government to implement the finding. However, and despite being directed to participate in negotiations, Subiaco rejected all approaches. The matter was not resolved until 1975 at which time an amendment to the Local Government Act allowed a council to hold a poll in the event of a takeover bid and at the request of 50 or more ratepayers.²¹ When Nedlands made a second bid for the Corridor in October 1975, owners had 30 days to respond and 300 letters were received. A date of 6 March 1976 was subsequently set for the referendum.

Subiaco Council launched into its well-rehearsed campaign mode, albeit on an even larger scale. Rates again played a major role in its arguments against the removal of the Corridor from the municipality. So too did emotive appeals to protect the City's independence - now and inevitably in the future - by defending its borders. The result of the vote was staggering; Subiaco's Town Clerk James McGeough writing

In the case of the Subiaco corridor the public have participated and exercised their democratic rights by voting to remain in Subiaco. This is clearly the will of the

²¹ This significant amendment is often referred to as the 'Dadour Amendment'. It was introduced and campaigned for by local Member Tom Dadour, a long time Subiaco resident and doctor.

people and we asked that whatever issues are raised elsewhere it should be raised without reference to the Subiaco referendum which is clear cut and a separate issue. Where 60% of all potential voters in a non compulsory election vote so overwhelmingly (94.4%) to remain part of Subiaco, it would be a foolhardy politician who took part in a proposition to amend the legislation.²²

While the battle to keep the municipality intact did not focus inward in terms of protecting its integral character from redevelopment, it was within this context that Council's determination to retain its independence and a commitment to public services coincided with an increasing number of young couples and families purchasing and restoring older homes. Demolition to make way for new development fostered an awareness of heritage issues within the community as a whole and recognition of the need to preserve historical sites. This, in particular the removal of buildings in Rokeby Road, was one of the major interests leading to the formation of the Subiaco Historical Society in 1973.

Like residents' action groups such as the Fremantle Society, the Subiaco Historical Society 'aimed from the outset to crusade for preservation and restoration, and to monitor new development in relation to its effect on residents and upon the general quality of life Subiaco offered them.²³ The Society's committee included inaugural President Richard Diggins, highly respected historian and long-time resident Dr Tom Stannage, City Librarian Barbara Ewing and Councillors Ken Bowen and Evelyn Parker.

This connection to the City is said to have been instrumental in allowing the Society to take over the former No 2 Substation (1923) at Civic Square for the purposes of a museum. The museum was officially opened on 2 November 1975 and featured the facade of 210 Park Street, which had been saved when the house had been knocked down.

The Subiaco Historical Society's President Richard Diggins was a relative newcomer to the area, but demonstrated a commitment to preservation and local issues such as planning with the conviction to see changes through. In 1974 he was elected to Council and in 1978 became Subiaco's Mayor.

Diggins represented a 'change of guard' at the City from an older generation of locals to new. One of the ways this was illustrated was by the gazettal of the first Town Planning Scheme on 28 January 1976; a step not supported in the past. This was followed in 1978 by the establishment of a Town Planning Advisory Committee and in 1980 by guidelines for developers; however, it would be some years before the intended impact of these policies would take place.

A guide to the Redevelopment Period (1950s – 1980s):				
Historic themes	Depression & boom; road transport; government policy; workers;			
	ommercial & service industries; government & politics; community			
	ervices & utilities; sport, recreation & entertainment; cultural activities;			
	environmental awareness; local heroes & battlers			

²² Quotation from Letter from J. McGeough to D. Taylor, 9/3/1976, City of Subiaco files, cited in Spillman, *Identity Prized*, op. cit., p. 335.

²³ Spillman *Identity Prized,* op. cit., p. 339.

Major influences	Post war recovery & boom; modernisation; redevelopment & demolition; growth as a business hub; changing transport & traffic patterns; supermarkets, service stations & car parks; community services, utilities & institutions; industry; ageing houses & infrastructure; civic aspirations; heritage awareness; gentrification; a sense of place, community & identity; town planning			
Development	Maintenance of public & recreational spaces; contemporary construction			
characteristics	materials and techniques (for eg, salmon brick and concrete); multi-storey			
	structures; large scale buildings; housing alterations & additions; demolition			
	of ageing building stock; apartment blocks; Post War architecture			
Representative	Civic Square & Subiaco Museum, Senior Citizen's Centre			
places	Crossways			
	Residential development			
	State government services - Wandana Flats			
	Parks & Reserves - Shenton Park Lake (Lake Jualbup)			
	Expansion of Subiaco's light industrial area			

3.8 Looking Forward Urban Village Period 1980s – 2020s

As was the case from the 1950s to 1970s, development and planning continued to be the main influences on Subiaco's urban landscape during this period.

The Town Planning Committee and the 1980 guidelines, which had been established with the aim of protecting the City's character initially had minimal success. Indeed, these were considered to be of such little consequence that the then Local Government Minister upheld approximately 80% of the appeals against Council's decisions from June 1981 to June 1982.

The City recognised more vigorous measures were needed and it began working towards a new town planning scheme in keeping with its goals to maintain its residential nature, to increase population and to attract families to the area. About this, Mayor Richard Diggins states in his 1980 annual report

Council is keen to see careful development controls implemented to ensure that a "good neighbour" policy is followed to prevent ultimately self defeating development where each site developer seeks to maximise his return without regard to the effect that particular development will have on adjacent properties. I believe Council will need to pay continuing attention to the details of urban design so the Subiaco's built environment does not deteriorate as the City develops over time but that it actually improves. The creation and maintenance of a fine environment is Council's prime objective. A substantial part of any City's character comes from its old buildings, especially where they form part of an identifiable precinct, as with the terrace houses in Catherine Street. The history of Subiaco should be important to us as residents, and it is of great concern to me that the present rate of demolition if maintained, and the continuing momentum of redevelopment is going to ultimately destroy Subiaco and we shall become another "faceless" and "characterless" City because many of the new buildings that are replacing the old ones, are out of context with the majority of existing housing stock. The basic problem to be overcome is that economic pressure for redevelopment is strong and economic incentives for preservation are weak. Many distinctive buildings are being razed often because it is claimed that they are "too old" or "impossible to restore" which to some means they no longer meet a useful need.²⁴

This Town Planning Scheme was made law on 30 March 1984 and granted Council officers and elected members a legislative basis upon which to preserve Subiaco's built heritage and character, albeit in a limited way.

Concurrent to the drafting of the scheme, the City commissioned a number of reports whose purpose was to provide a framework for future growth. These included: a transport analysis in 1978; a town centre study in 1981; a residential precincts policy in 1982; a demographic profile so as to inform services in 1983; and, under the auspices of the Australian Government's National Estate Grants Program, a survey of Subiaco's important historic buildings and sites in 1985. As a tool for the preparation of a preservation policy, the latter work by Ian Molyneux was considered to be integral to Council's vision for Subiaco.

The make-up of the population continued to change from the 1970s into the 1980s and beyond. These were the young, professional couples and families, who were attracted to the area because of its character and settled in family-orientated inner city suburbs like Shenton Park. They signified an active, environmentally aware community and marked a shift in local politics from long-term Council members to 'newcomers' like the Subiaco Historical Society's Richard Diggins.

Such residents led to a 'gentrification' of the City. With them, they brought a desire - and the funds - to commit to the restoration of Subiaco's early houses. Indeed, being a 'renovator' became the trend as it had in Fremantle and older suburbs around Australia.

At the same time, applications for battleaxe and other subdivisions put increasing pressure on the City's few officers. As was the case in earlier periods of residential growth, houses were the subjects of extensions. From the 1980s/1990s on, these ranged from the relatively minor addition through to substantial alterations resulting in the partial demolition of the rear of buildings.

The fashion for swimming pools led to more and more installations resulting in mature plantings making way for them. High, density front fences were built for privacy and security, effectively closing off street views. As occupants started to own more than one vehicle and street parking became limited, carport structures were erected, which also impacted the streetscape.

In contrast, other Subiaco homes presented a frontage showing they were 'done up'. Verandahs were restored, facades cleaned and painted, roofs replaced, roses and garden beds planted, lawns carefully maintained and 'traditional' picket fences constructed. Leadlights to windows and doors too became a conservation feature of these houses with their heritage value recognised in activities such as Subiaco's Leadlight Festival.

²⁴ Mayor's Report 1980, cited in Spillman, *Identity Prized*, op.cit., pp. 343-344.

Demolition was no longer the only 'acceptable' option. For a growing number of residents and ratepayers it was considered to be the last and less favoured outcome. By the early 1980s, some developers had even begun to be influenced by these views.

Adaptive reuse was seen as a possible alternative, if it proved feasible. Examples of this were in 1982 the former Zimpel's furniture showroom was refurbished for use as the Subiaco Pavilion Market (now demolished) and in 1993 the Subiaco Hotel was extensively altered into a modern restaurant and bar venue. Developers also took a more considered approach to their projects by looking at the way new structures 'blended' with the old.

When its Shenton Park Community Centre opened on 8 October 1983, the City of Subiaco demonstrated it too was taking this course. Designed by local architect and Historical Society member Colin Moore, the complex was praised for being a sympathetic contribution on the prominent corner of Herbert and Onslow Roads. Indeed, Moore, together with Brian Klopper and other contemporaries, led the way in this field.

The transformation of the c. 1907 Shenton Park Hotel in 2002 also demonstrated a successful mix of the old and the new with the conversion of the original building with infill residential accommodation; in this case social housing.

Other Council-driven pursuits brought attention to Subiaco's character. Some, like its brick paving program, deliberately tried to enhance the idea of a village. Others made a particular effort to emphasise Subiaco's long history by recognising its past. J. H. Abrahams, the municipality's longest-serving mayor, had a reserve at Crawley named after him, the title Rankin Gardens was given to the space created by Alexander Rankin in c. 1900, part of Kitchener Park again became Mueller Park, in 1985 the City unveiled its own coat of arms, and in 1983 Council and residents alike celebrated the return of the Perth-Fremantle passenger service after a 4-year campaign. The latter was perceived to be an integral part of the area - its past, present and future.

Concurrent to this was a deepening interest in the arts. This appears to have emanated from the young professional demographic and was augmented by the conversion of the Regal Theatre as a venue for live performances in the late 1970s. Seen as a benefit to the urban village concept, the City of Subiaco cultivated the increasing popularity of the arts by organising free events and in 1983 converting the 1957 Civic Centre into an arts and theatre centre.

Subiaco's character, uniqueness and identity were key messages used by the Council to instill a sense of pride and place for the City. Ironically this increased awareness resulted in a number of public debates, which were often published in the Subiaco Post. These usually arose when Council was undertaking one of its long-standing program of upgrades and maintenance. Now, however, the value placed on heritage issues and the retention of Subiaco's character led a galvanised community and newly-formed action groups like the Friends of Shenton Park and the Residents Acting Together for Equity in Streetscape (RATES) to question Council's plans.

Incidents included: the Historical Society's response to the removal of street trees by planting replacements along verges in the late 1970s; a campaign to 'keep our lanes rustic'²⁵ in 1984; a

²⁵ Spillman, *Identity Prized*, op.it., p. 347.

dispute over proposed works to Rosalie Park in 1984; the replacement of the Council-produced concrete pavers used for footpaths with 'concrete ribbons'²⁶ in the 1990s; and, RATES' raising matters of streetscape policy in the 2000s . All perceived to be spoiling the 'old Subiaco'.

Despite this kind of opposition, the winning of the America's Cup in 1983 and preparations for hosting the race in 1987 helped the City of Subiaco to work towards its urban village concept. Spillman writes: 'The people of Subiaco were frequently reminded that the Royal Perth Yacht Club [the club Australia II was registered to] was situated within the boundaries of the City of Subiaco, which was therefore "The Home of the America's Cup".'²⁷

With this opportunity to continue its 'facelift', the City embarked on a scheme of improvements to the central business and commercial area. This was aimed at encouraging residents and visitors to visit and enjoy the ever-increasing numbers of trendy entertainment venues, restaurants, cafes and specialty shops in the attractive, historic, but up-to-date, Rokeby Road.

From the 1980s well into the 2000s, Rokeby Road symbolised Council's efforts to make the heart of Subiaco a destination point and it became the subject of various streetscape projects. Brick paving to footpaths and intersections were completed, and in c. 1988 underground power was installed. In the late 1980s and early 1990s the road was resurfaced and median strips and London Plane trees introduced. Ongoing projects such as traffic calming, the minimisation of street parking, pedestrianisation, the creation of alfresco dining areas and maintenance of beautification work (for example, the fitting of rubber shoes to trees) have continued in the 2000s.

An unfortunate consequence of the changing land use patterns of Rokeby Road and some smaller centres throughout the area in places like Nicholson and Onslow Roads was the disappearance of independently owned and operated stores. The consequences of the onestop supermarket, family car ownership and modern food practices was never more evident than in the lead up to the turn of the twentieth century. The traditional corner shop all but disappeared and with it long-time businesses like the Brown and Burns Bakery, which was taken over by Tip-Top Bakery.

Along Subiaco's main spines, offices took over the upper, formerly residential floors of the majority of buildings from the 1980s. In the 1990s and 2010s, high rents, competition from nearby subcentres and the popularity of online shopping have resulted in a big turnover of tenancies in the central area leading to a sense of impermanency.

Arguably, one of the most significant events of the 1980s, because of the considerable impact it was to have on the urban landscape, was the shift in the role of the endowment lands which comprised Subiaco's light-industrial area.

As with a range of other activities, the types of works located in this area were immensely effected by the post war building boom and massive expansion of this industry from the 1960s on. This period saw the acquisition of many smaller, privately owned businesses by big companies. Such companies could operate on a much larger, economical scale and therefore more competitively.

²⁶ *Subiaco Post,* 25/10/1995.

²⁷ Spillman, *Identity Prized*, op.it., p. 355.

This, together with increasing inner city land values, led manufacturers to relocate to new, purposebuilt industrial estates like those at Kwinana and Welshpool.

This trend was felt at the City's endowment lands. Humes Ltd vacated its site after the sale of its steel and concrete divisions. From the 1970s, Arcus Metal Products, Winterbottom's service centre and yards, and CIG's gas plant left or were bought out. In 1986, within only 20 years of completing its 1966 showrooms, Metters Ltd had closed and its premises were demolished.

The last of the manufacturers to operate at the endowment lands was Australian Fine China; renown for its Wembley Ware, which ceased production in 2006. Beginning production in 1921, Australian Fine China is said to have been the longest running company in Subiaco's semi-industrial area.

The vacating of this land effectively made it available for new uses; an opportunity recognised by the City of Subiaco and the State Government. Together with Council's vision of transforming Subiaco into an urban village, the Subi Centro project became public knowledge in 1995:

The Vision

Subi Centro is an urban renewal project that will transform 80 hectares of dormant industrial land into a vibrant, inner-city community. The sinking of 800 metres of the Perth-Railway Line between Haydn Bunton Drive and Hay Street will remove a 115 year old barrier that has impeded the development of this magnificent site. Subi Centro will unite the communities of Wembley, Subiaco and Leederville, with an emphasis on pedestrian and bicycle traffic. A network of paths and bikeways will allow safe, easy movement between Subi Centro's precincts and surrounding neighbourhoods. Subi Centro will link Subiaco's existing shopping and retail precincts with pedestrians directed along stunning boulevards and greenways from the redevelopments focal point; the new Subiaco Railway Station and Station Square. Carefully and sensitively planned, Subi Centro will combine residential, commercial, retail and extensive parkland and recreational precincts to develop a community where people can live, work, relax and shop together. It will eventually be the home to over 1500 new residents. Subi Centro's commercial and business hub will develop around a plaza and will attract service and professional firms, eager to relocate their headquarters at the hub of Subiaco's new commercial and business precinct. Subi Centro will allow for mixed use development, with shop-top housing and commercial residential-retail precincts, ensuring that commercial areas remain bustling, people-filled and safe outside of business hours. The welllit, tree-lined promenades throughout the precincts will be attractive places to meet and eat; to stroll from work to home; and then perhaps on to the theatre, the movies, or sporting events. Subi Centro is a place for all.²⁸

²⁸ Subi Centro: a place for all, The Plan The Vision The Lifestyle, Subiaco Redevelopment Authority, n.d. [c1996/1997]

The Subiaco Redevelopment Authority (SRA)²⁹ was established under the auspices of the Subiaco Redevelopment Act 1994 to 'plan, manage and market' Subi Centro.³⁰ Some of the main objectives of the SRA being to facilitate opportunities for diversity and development, and to create a framework within which high quality, complementary urban planning and design were paramount.

The latter was perceived to be particularly important in order to provide engaging, aesthetically pleasing streetscapes. Emphasis was placed on high-level architecturally designed structures that would present a contemporary frontage with excellent finishes in terms of modern building materials and techniques and have 'details including facade treatments, roofs, windows and doors, balconies, verandahs and garages [that] should draw inspiration from the industrial theme in the built form'.³¹

Undoubtedly one of the most ambitious parts of the Subi Centro proposal was the sinking of 110 metres of the Perth-Fremantle railway line. In addition to the tunnel, a new, underground railway station was to be built. The complex was officially opened in December 1998 with Station (or Subiaco) Square becoming a focal point for the redevelopment project as well as a visual, cultural and physical connection to Rokeby Road, Subiaco's heart.

It is estimated approximately 86% of Subi Centro has been completed by the SRA to date. Planning authority for this area has been handed back to the City of Subiaco.³²

With this context it is not surprising therefore that the built environment was at the forefront of the public's mind throughout the 1990s to the 2020s, and events like the 1997 centenary reinforced this interest in Subiaco's identity. In 1995, as required by the Heritage of Western Australia Act 1990, the Council adopted its Municipal Inventory of historic places. This was followed in 1999 by the City's precinct policies.

Believing Subiaco's population to be largely pro-heritage as well as supportive of measures to protect its character, the City began to take steps to tighten development to historic buildings and precincts. In 2001, Town Planning Scheme (LPS) 4 was established. This was the first scheme to have heritage provisions by means of a LPS Heritage List.

Whilst the LPS was underway, work began on an obligatory review of the 1995 Municipal Inventory. In addition to serving as a tool to assist the implementation of the new heritage planning provisions, it was intended that precincts be identified within which there would be levels of managing development in order to conserve the streetscape and landscape character as a whole. However what had been successful in other local governments like the Town of Cambridge and encouraged by the Heritage Council of WA (now the State Heritage Office) caused a backlash against heritage in Subiaco.

²⁹ Now incorporated within the Metropolitan Redevelopment Authority, of Development WA.

³⁰ Quotation from Letter from J. McGeough to D. Taylor, 9/3/1976, City of Subiaco files, cited in Spillman, *Identity Prized*, op. cit., p. 335.

³¹ AFC-Design-Guidelines.pdf as quoted in 2014 Thematic History

³² SubiCentro, DevelopmentWA website, accessed August 2020, <u>https://www.mra.wa.gov.au/projects-and-places/subi-centro/maps</u>

The intensity of the public backlash and of the anti-heritage lobby appears to have been due to various factors including: the 'not in my back yard' point of view of land owners in general; the uncertainty and complexity of heritage and planning issues; real estate prices; and, in Subiaco, a high number of absentee landowners. For the latter, their properties were for investment purposes, for development potential and/or for tenancies. Further to this, the absentee landowners had no hesitation in using their resources to take local governments like the City of Subiaco to what is now the State Administrative Tribunal. This often led to decisions being over-turned or altered in their favour and at considerable cost to the municipality.

Council took notice of ratepayer concern and in 2001/2002 only 500 (Level 1) places or so were adopted as a result of this review. A decision was also made for entry on the LPS Heritage List to be voluntary only. Indeed, it was not until 2005 that the first place, 22 Townshend Road, was added to the LPS.

In 2020, there are 76 buildings on the Heritage List and eight Heritage Areas. The City of Subiaco itself decided to lead by example; not only by assessing its own heritage assets for adoption on the LPS Heritage List, but also through a series of community-driven surveys to engage residents in the identification and protection on significant places and areas.

In addition to this, the City of Subiaco has made various incentives available for owners in the hopes of achieving good heritage outcomes. Including;

- A Heritage Grants Fund that provides funding for conservation works which are in the public view and enhance and reveal the heritage significance of the property and/or urgent conservation works required in order to stabilise a building.
- A Heritage Advisory Service for property owners to obtain complimentary professional architectural and conservation advice from a local heritage architect engaged by the City as an advisor. These incentives are only available to places included on the Heritage List or in designated Heritage Areas.

Furthermore Schedule 2, Part 3 Clause 12 of the Planning and Development (Local Planning Scheme) Regulations 2015 allows Council to grant variations to any requirement of the Scheme where the proposed development facilitates the conservation of a place listed on the heritage list or located within a heritage area.

In addition where development approval is required for heritage listed places when it normally may not be the City will waiver the planning application fee.

With the 2001/2002 anti-heritage feeling a few years behind them, the community, as it had done for many issues over the years including heritage, became more active in supporting the conservation of Subiaco's character. This was particularly the case for its residential areas, especially where traffic calming, pedestrianisation and English-village style lamp posts evoked a nostalgic view of suburban life.

In 2008, 30 ratepayers attended a Council meeting to successfully protest a proposed two storey extension to a cottage at the corner of Park and Olive Streets. In Shenton Park residents expressed their concern about the removal of street trees; some of which had made way for high density

housing that dominated the streetscape. The landscape too was the subject of campaigning throughout the 1990s and 2000s, including the natural bushland at Underwood Avenue and the wetlands at Lake Jualbup.

Planning and development remain points of contention due to the competing interests of property owners/investors, business, residents and the City of Subiaco.

The opening of the new Perth Stadium in 2018 and the relocation of the West Coast Eagles from Subiaco Oval to Lathlain Park and the ageing Subiaco Oval infrastructure led to the decision to demolish the Grandstands in 2019, retaining only the State Registered Gates. Alongside the oval site the new state high school, Bob Hawke College was built to accommodate the increasing population of high school age students in the region.

The city has initiated and maintained programs of public engagement to develop a shared vision of the future of Subiaco together with strategies for making this happen. In 2011, Council launched 'Think30' Strategic Community Plan 2017-2027 'to guide the future direction of the City of Subiaco community'.³³ This guiding document has informed the City's Corporate Business Plan in 2018-2021 as well as its draft Local Planning Strategy.

The City recognises that its heritage is a valuable asset providing for a broad range of social, environmental and economic benefits to the City of Subiaco. In 2019, the council adopted the Heritage Strategy 2019-2023. This document

defines strategies and actions for the preparation of projects, policies, procedures and other initiatives that contribute to conserving, enhancing and promoting the City's local history and heritage.³⁴

A guide to the Urban Village Period (1980s – 2020s):				
Historic themes	Depression & boom; settlements; rail & light rail transport; road transport;			
	government policy; hospitality industry & tourism; commercial & service			
	industries; technology & technological change; Environmental change;			
	government & politics; community services & utilities; intellectual activities,			
	arts & crafts; sport, recreation & entertainment; cultural activities;			
	environmental awareness; tourism; local heroes & battlers			
Major influences	Late Twentieth Century growth & mining boom; modernisation; increasing			
	land prices; inner city living; modern family living; redevelopment &			
	demolition; changing land use patterns; community services, utilities &			
	institutions; industry; ageing houses & infrastructure; environmental &			
	heritage awareness, issues & adaptive reuse; gentrification, arts & coffee			
	culture; a sense of place, community & identity; urban village; urban			
	renewal; town planning & policy; strategies & visions for a sustainable			
	future; Subiaco Redevelopment Authority; Subi Centro			
Development	Maintenance of public & recreational spaces; modern construction			
characteristics	materials & techniques (for eg, concrete slab or tilt construction);			
	maximising property potential; high rise structures; large scale buildings;			

³³ City of Subiaco, 'Strategic Community Plan 2017-2027, p. 4.

³⁴ City of Subiaco, 'Heritage Strategy 2019-2023', p. 4.

	housing alterations & additions; restoration; demolition of ageing building stock; infill development; environmental & heritage issues; adaptive reuse; town planning & policy; streetscape & urban design; public art; urban renewal; urban planning; Late Twentieth Century architecture; Modern Australian architecture; energy efficient design & green architecture			
Representative	Subi Centro			
places	Sinking of part of Perth - Fremantle Railway for underground station			
	Civic Centre to Arts & Theatre Centre			
	22 Townshend Road - first on Heritage List (2005)			
	Kershaw Street - first conservation area on Heritage List (2013)			
	Residential development			

4.0 Thematic Framework

THEMES	Aboriginal Histories Pre & Post European History Period	The Swan River Colony & New Subiaco Colonial Period 1829 – 1870s	Surveys & Boundaries Gold Boom Period 1880s – 1910s	Shaping Suburb Federation & Late Gold Boom Period 1890s – 1910s	A Time of Uncertainty WW1, Inter-war & WW2 Period 1910s – 1940s	Recovery Post WW2 Period 1940s – 1950s	A 'Modern' Community Redevelopment Period 1950s – 1980s	Looking Forward Urban Village Period 1980s – 2020s
Demographic Settlement & Mobility Immigration Aboriginal histories Land allocation & subdivision Settlements Government policy Environmental change Depression & boom	Aboriginal occupation Waterways & pathways Camps & Gathering Places Fringe camps (1920s- 1950s) Swan River Colony (1829) Land grants & allocations Racial contact & interaction, dispossession	Swan River Colony (1829) Land grants &allocations Swan Location 87 (1837) - Shenton House, Crawley Swan Locations Ag & Ah - Benedictine community at 'New Subiaco' (1850s) Clearing & drainage of lake systems begins	Suburban lots surveyed for private sale (1883) Traditional grid pattern town plan -streets north- south & east-west First residential blocks First estates & suburbs - Subiaco, Shenton Park, Jolimont Massive gold rush population boom Clearing & drainage	Rapid expansion Central commercial core established Civic Square Residential development & subdivision Clearing & drainage Crawley acquired by Subiaco Municipality	Steady growth Residential development & subdivision Clearing & drainage Flooding Daglish garden suburb	Rapid development Significant population increase Ageing housing stock in central area used for rental purposes Outer suburbs owner occupied Residential boom - Shenton Park & Daglish	Expansion & modernisation Ageing building stock Demolition & redevelopment Apartment living Higher density impacts Subiaco's character Gentrification & absentee owners	Continued expansion Subiaco as urban village, inner-city living Planning & revitalisation Demolition & redevelopment Young, professional couples & families, absentee landowners Subi Centro (from late 1990s)
Transport & Communications Rail & light rail transport Road transport Technology & technological change Telecommunications	Aboriginal track ways Roads & railways	Convict-built Perth- Fremantle Road (1860s)Perth -Fremantle Railway (1881)	Perth -Fremantle Railway (1881)Suburban street layout, including secondary streets & lanes Road construction - Rokeby Rd (1895)	Station at northern end of Rokeby Rd (c. 1897)Axon St crossing (1914)Rokeby Rd & Hay St are area's central spines Rokeby Rd develops as main street Tram built to Subiaco	Bus services Telephone infrastructure Motor cars	Motor cars proliferate Service stations	Car parks Changing patterns -traffic lights, timber kerbs replaced by concrete Buses replace trams	Residential carports Railway Passenger Service reopens after 4 years (1983)Urban village -traffic calming, underground power, minimisation of street parking Sinking of part of Perth - Fremantle Railway for underground station
Occupations Rural activities Domestic activities Intellectual activities, arts & crafts Commercial Services industries Technology & Technological change Manufacturing & processing Hospitality industry & tourism	From living off the land to grazing & settlement	Grazing & droving	Grazing Domestic activities	Grazing Domestic activities Increase in commercial businesses Subiaco granted endowment land & becomes light industrial area & major local employer Whittaker Bros (1911 - 1972) Metters Ltd (1911 -1986)	Domestic activities Light industrial area continues to develop Calyx Porcelain Company (later Australian Fine China)(1920s -2006)	Domestic activities Light industrial area expands due to post WW2 activity Modern trends (eg refrigerators) evident at light industrial area	Domestic activities Modernisation of commercial industry – supermarkets Intellectual activities- library, museum	Domestic activities Modernisation of commercial industry -loss of independent stores Intellectual activities -arts & theatre centre Rokeby Road as destination point, tourism Big industry acquires small companies Loss of factories in light industrial area -last closed in 2006
Social & Civic Activities Government & politics Education & science Law & order Community services & utilities Sport, recreation & entertainment Religion	Dispossession & removal Assimilation & institutionalisation Reconciliation St Vincent's Orphanage (1870s)	Government policy Religious activities Benedictine community Catholic Church institutions	WA government policy & services Road Board (1896) Subiaco Municipality gazetted (1897)	Civic Square, municipal chambers & garden Street construction & improvements Street tree planting Parks established Subiaco-owned electricity starts Water installed Churches Sporting clubs	Subiaco Fallen Soldiers' Memorial (1923) Street planting -part of Subiaco's character Deep sewerage Upgrade of municipal electricity scheme Public utilities & amenities -Concrete Plant (1935)Public Library opens	Refurbishments & improvements -Civic Square, Rokeby Rd, Shenton Park Lake (Lake Jualbup), etc City of Subiaco gazetted (1952)	Modernisation -Civic Centre (1957), Civic Square Subiaco as business hub & inner-city suburb Growing social, political & environmental awareness Social -Children's Library (1951) & Senior Citizen's Centre	Urban village (eg brick paving) & revitalisation of central core (from 1980s) Scheme to make Rokeby Road a destination point Subiaco identity -new coat of arms, centenary celebrations (1997)Popularity of the arts - Civic Centre becomes arts & theatre centre (1983)

THEMES Cultural activities Institutions Environmental awareness	Aboriginal Histories Pre & Post European History Period	The Swan River Colony & New Subiaco Colonial Period 1829 – 1870s	Surveys & Boundaries Gold Boom Period 1880s – 1910s	Shaping Suburb Federation & Late Gold Boom Period 1890s – 1910s Outdoor picture theatres Hospitals & schools	A Time of Uncertainty WW1, Inter-war & WW2 Period 1910s – 1940s Subiaco Oval -WAFL headquarters Charitable organisations Regal Theatre (1937	Recovery Post WW2 Period 1940s – 1950s	A 'Modern' Community Redevelopment Period 1950s – 1980s (1967)Beautification etc to sport grounds & parks Environmental -Shenton Park Lake (Lake Jualbup) Threat of amalgamation & changing municipal boundaries Emphasis on preservation of Subiaco's identity First Town Planning Scheme gazetted (1976)	Looking Forward Urban Village Period 1980s – 2020s Community concern for built & natural environment Subi Centro developed Town Planning Scheme 4 established Heritage planning policies & incentives Council- driven future strategies Threat of amalgamation Subiaco Oval demolished
Outside Influences World War & other wars Refugees Natural disasters Depression & boom Markets Tourism Water, power, major transport routes	Colonial government policy, legislation& services European settlement	Colonial government policy, legislation & services Settlement Convict-built Perth-Fremantle Road (1860s) Perth -Fremantle Railway (1881)	WA government policy, legislation& services Settlement & suburbanisation Gold & population boom	Government policy, legislation& services Residential suburbanisation Worker's Home Board (1912) programs	Government policy, legislation & services World Wars One & Two Great Depression Slow growth Motor car Worker's Home Board Inter-war & Art Deco architecture	Government policy, legislation & services Post WW2 reconstruction & immigration boom Mining & mineral boom (1950s -1970s)Rapid expansion of metropolitan area & population Modern trends (eg one-stop supermarkets)Post War International architecture	Government policy, legislation & services Continued expansion & modernisation Urban & regional planning Modern trends (eg apartment living, car parks) State Housing Commission -Wandana Flats (1955) Post War International architecture	Government policy, legislation & services Local government amalgamations (2013) New stadium Expansion & revitalisation Urban & regional planning Subiaco Redevelopment Authority (1994) Modern trends (eg inner- city living, public art, privacy & security)Late Twentieth Century architecture, etc
People Aboriginal people Early settlers Local heroes & battlers nnovators	Aboriginal people Whadjuk Noongar Yellagonga Daglish Granny	Henry Sutherland Joseph Benedict Serra James Dyson George Shenton	Gilbert H.Rotton John Rowland Jones John Maddock James Chesters Henry Doyle	Alexander Rankin Whittaker Bros Metters Ltd	W.H.E. Grundmann		Evelyn Parker Richard Diggins Tom Stannage	Richard Diggins
Other	Jolimont Swamp (Mabel Talbot Park)Princess Margaret Hospital for Children (1909)King Edward Memorial Hospital for Women (1916) Subiaco Oval (from 1905) Public art work (e.g. Jualbup painting by Shane Pickett)	Shenton House (1850s) Benedictine community, now Catherine McAuley (from 1850s) St Vincent's Orphanage (1870s) First railway siding near Salvado Rd (1883) St Joseph's Girls Orphanage (c. 1901)	Shenton Park, Jolimont Civic Square Worker's cottages Timber housing Houses built in stages Subiaco Primary School (1896)	Civic Square Rokeby Rd, Bagot Rd 'Working class' suburb Modest housing with villas to south Endowment land -light industrial area Subiaco Oval (from 1905) Subiaco Railway Station (c.1897) Subiaco Hotel (1898) Perth Modern School Jolimont & Rosalie Schools	Daglish Brick construction starts to dominate Inter-war & Art Deco architecture Electric Substations (1923) Subiaco Oval Catalina Flying Aircraft Base, Crawley Regal Theatre (1937) King Edward Memorial Hospital for Women (1939 additions)	Shenton Park, Daglish Additions to houses for extra accommodation Light industrial area Post War International architecture King Edward Memorial Hospital for Women (1952 additions)	Demolition & redevelopment New buildings of contemporary construction, scale, height & size Higher density impacts traditional character Verandahs removed along Rokeby Rd & Hay St Residential renovation gains popularity Post War International architecture Civic Square Crossways (1970s) Subiaco Historical Society (1973) & Museum (1975)	Planning, revitalisation & development New infill development Modern construction materials & techniques, energy efficient design Pro-attitudes to heritage result in complementary infill, adaptive reuse, etc Subi Centro (from late 1990s) 22 Townshend Rd -first on Heritage List (2005) Kershaw St -first conservation area on Heritage List (2013)

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