

**5.7 AMENDMENT TO THE MUNICIPAL HERITAGE INVENTORY - NO. 82 (LOTS 42 & 43)
PALMERSTON STREET, PERTH**

Attachments: 1. Place Record Form - No. 82 Palmerston Street, Perth

RECOMMENDATION:

That Council:

1. **RESOLVES** that No. 82 (Lots: 42 & 43) Palmerston Street, Perth be entered in the Municipal Heritage Inventory as Management Category A – Conservation Essential without modification pursuant to Schedule 2, Part 3, Clause 8(3)(d) of the *Planning and Development (Local Planning Schemes) Regulations 2015*; and
2. **NOTES** that Administration will notify the Heritage Council of Western Australia and each owner and occupier of the place of this decision pursuant to Schedule 2, Part 3, Clause 8(4) of the *Planning and Development (Local Planning Schemes) Regulations 2015*.

PURPOSE OF REPORT:

For Council to consider a nomination for No. 82 Palmerston Street, Perth to be entered in the City's Municipal Heritage Inventory (MHI).

BACKGROUND:

The City has received a nomination to enter the home at No. 82 Palmerton Street, Perth in the City's MHI from the landowner.

The subject dwelling is a single storey rendered brick and corrugated steel residence, designed in the Federation Queen Anne style of architecture and constructed in 1901. The place is situated along Palmerston Street in the area north of Stuart Street Reserve and south-east of Robertson Park.

DETAILS:

Administration, in consultation with City's Design Review Panel heritage specialist member, assessed the nomination and prepared a Place Record Form in accordance with Local Planning Policy No. 7.6.2: Heritage Management – Assessment and the Heritage Council of Western Australia (HCWA) [Guidelines for the Assessment of Local Heritage Places](#). A summary of the Heritage Assessment is included below and the Place Record Form is contained in **Attachment 1**.

Summary of Heritage Assessment:

The place has moderate cultural heritage value to warrant entry onto the City of Vincent's MHI as Management Category A – Conservation Essential for the following reasons:

1. The place has *aesthetic value* as it maintains proportions and architectural details representative of a Federation Queen Anne residence.
2. The place has *historic value* as it is associated with Herbert Hocking, a well-known local businessman involved in Perth social welfare and benevolent activities, the place also reflects the expansion and development of residential buildings close to the City during the rapid population expansion of the 1890s gold boom and the early twentieth century.
3. The place has *social significance* being one of, if not the first, gay bed and breakfast lodging in Perth.

CONSULTATION/ADVERTISING:

Consultation was undertaken from 17 May 2023 to 9 June 2023. Advertisements were placed in Perth Now Central and Voice News, on the City's website and letters were sent to surrounding neighbours and to the Department of Planning, Lands & Heritage (DPLH)

One submission was received from the DPLH which supported the properties addition to the MHI.

LEGAL/POLICY:

- *Heritage Act 2018*;
- *Planning and Development (Local Planning Schemes) Regulations 2015*;
- City of Vincent Local Planning Scheme No. 2;
- Local Planning Policy No. 7.6.2 – Heritage Management – Assessment; and
- Local Planning Policy No. 7.6.5 – Heritage Management – Amendments to the Municipal Heritage Inventory (MHI).

RISK MANAGEMENT IMPLICATIONS

Low: It is low risk to enter a property onto the MHI.

STRATEGIC IMPLICATIONS:

This is in keeping with the City's *Strategic Community Plan 2018-2028*:

Sensitive Design

Our built form character and heritage is protected and enhanced.

COMMENTS:

It is recommended that the place be entered in the City's Municipal Heritage Inventory as Management Category A – Conservation Essential for its historic, aesthetic and social value.

As part of the forthcoming review of the City's heritage properties, the place will be recategorised as Management Category 2 – Very important to the heritage of the locality. This is in line with current HCWA guidelines.

Administration will notify the HCWA and the owner and occupier of the place of this decision pursuant to Schedule 2, Part 3, Clause 8(4) of the *Planning and Development (Local Planning Schemes) Regulations 2015*. Administration will also notify the surrounding residents consulted previously.

Place Record Form

ADDRESS	82 PALMERSTON STREET
LOT NO	42 & 43
SUBURB	Perth
PROPERTY NAME	Residence, 82 Palmerston Street Known as Nantawarra (1900-1932) Known as Beechwood House (1986-1991)
DESCRIPTION	House
CONSTRUCTION DATE	1899-1901
STATE REGISTER	No
NATIONAL TRUST LISTING	No
OTHER HERITAGE LISTING	N/A
PRINCIPAL HISTORIC THEMES	1. Demographic settlement and mobility 3. Occupations 4. Social and civic activities 6. People
HISTORIC SUBTHEMES	107 Settlements 306 Domestic Activities 311 Hospitality industry and tourism 407 Cultural activities 605 Famous and infamous people
STATEMENT OF SIGNIFICANCE	82 Palmerston Street, Perth, a single storey rendered brick and corrugated steel residence, designed in the Federation Queen Anne style of architecture has cultural heritage significance for the following reasons: <ul style="list-style-type: none"> o The place reflects the expansion and development of residential buildings close to the City during the rapid population expansion of the 1890s gold boom and the early twentieth century. o The place has associations with Herbert Hocking, a well-known local businessman involved in Perth social welfare and benevolent activities.
AESTHETIC SIGNIFICANCE	The place maintains proportions and some architectural details representative of a Federation Queen Anne residence.
HISTORIC SIGNIFICANCE	The place reflects the expansion and development of residential buildings close to the City during the rapid population expansion of the 1890s gold boom and the early twentieth century. The place has associations with Herbert Hocking, a well-known local businessman involved in Perth social welfare and benevolent activities.
SCIENTIFIC SIGNIFICANCE	N/A
SOCIAL SIGNIFICANCE	The place has social significance for being one of (if not the first) gay bed and breakfast lodging in Perth.
MANAGEMENT CATEGORY	Management Category A (Conservation Essential)
DEGREE OF SIGNIFICANCE	Rarity: N/A Representativeness: The place is representative of a 1899 residence built close to Perth city during a rapid population expansion.

	<p>Condition: Good. The place has undergone a number of alterations and additions overtime. It is currently occupied and in good condition.</p> <p>Integrity: Moderate (due to extensions to rear, alterations to the verandah, and render of external walls)</p> <p>Authenticity: High. The place is occupied as a private residence. During the 1980s the place was used for lodging however has since returned to a private residence.</p>
<p>DOCUMENTARY EVIDENCE DESCRIPTION</p>	<p><u>Owners:</u> 1899-1932: Herbert Hocking Occupied as the Hocking Family Residence (known as Nantawarra after family farm in South Australia)</p> <p>1899: Planning permission granted for the construction of Villa, Palmerston Street to Herbert Hocking</p> <p>1901: Construction completed House included 5 bedrooms, 1 bathroom, Drawing Room, Dining Room, Office, Kitchen, Pantry, Laundry, external earth closet, stables and shed to the rear. (Source: Building Permit Drawings 16/7/1899)</p> <p>1904: Place listed as 84 Palmerston Street (Wises Post Office Directory)</p> <p>1907: Place listed as 82 Palmerston Street (Wises Post Office Directory)</p> <p>1932: Herbert Hocking dies (26/8/1932)</p> <p>The following insert is sourced from the Western Argus. Tuesday August 30, 1932 (Page 17):</p> <p>DEATH OF MR. H. HOCKING WELL KNOWN FIGURE IN PERTH SOCIAL WELFARE AND BENEVOLENT ACTIVITIES. Perth, Aug. 25. Mr. Herbert Hocking, J.P., for many years a prominent figure in Perth stock broking circles and social welfare and benevolent activities, died last night at his home in Palmerston-street. Mr. Hocking was born in Rundle-street, Adelaide, on March 19, 1850. The Sir John Barleycorn Hotel is now standing on the site of his parent's home. Thirty seven years ago he followed his brothers, Sidney and Percy, to West Australia, but, unlike them, he did not go to the goldfields, but remained in Perth and commenced stockbroking, also acting as Perth commercial representative of the "Kalgoorlie Miner." The "Miner" was founded by his brothers. He was a familiar figure on the Terrace. Mr. Hocking was keenly interested in the advancement of his fellow men and in public affairs generally until the day of his death. He was a member of the Perth Stock Exchange and 29 years ago he was largely responsible for the formation of the Wanneroo Road Board and remained a member of that body from its inception until about two years ago, when he resigned.</p> <p>During the 20 years of his association with it he filled the office of chairman. Thirty-three years association with the School for the Blind terminated two years ago, when he resigned from active participation in the affairs of the school. For 18 years he carried out the duties of honorary secretary to the institution. Shortly after he arrived in Perth Mr. Hocking was appointed as a member of the Perth Hospital Board, and held the position for four years. For many years he was associated with the W.A. auxiliary of the British and Foreign Bible Society, and was a life vice-president throughout his life. In the State he was closely identified with the Trinity Church, Perth, and was active in all movements for the uplift of church work generally. Amongst other of his appointments he was a member of the now defunct Caves Board, of which the late Sir Winthrop Hackett was chairman. He held a commission of peace for West Australia and South Australia. He is survived by a widow, eight children, 27 grandchildren and one great-grandchild.</p>

(Mr. E. W. Hocking, who had come to Kalgoorlie for the racing carnival returned to Perth by the express last night).

1940-1986: Vittorino Da Re

1940-1945: Place remains unoccupied. It is possible that during this time Vittorino Da Re was working on the place. (Source: Mills, 2014)

1945: Da Re Family move into 82 Palmerston Street. The house was reportedly shared with the Marchioros Family (occupying Bedroom 2 and Bedroom 3). During this time Bedroom 3 was utilised as a secondary kitchen and washhouse. (Source: Mills, 2014)

1952: Planning permission granted for the construction of a new garage to the rear of the lot to replace the former stables.

1960's: Da Re Family build a house in North Perth and 82 Palmerston Street is rented out and possibly run as a brothel.

Aerial imagery from 1981 and a photograph from 1984 indicate that the corrugated roof sheets were heavily oxidised. (Source: Landgate Mapviewer, 1981)

1986: House sold for \$100,000.

1986-1988: Richard Prosser

At the time of purchase the place was in poor condition and up for demolition.

Following the purchase, the place was renovated to repair damage, extend the kitchen to include a bay window, enclose and extend the area to the rear which included creating a new sitting area.

Following the works Prosser obtained permission to run a bed and breakfast from the place. During this time it was known as "Beechwood House" and was the first gay bed and breakfast house in Perth (Source: Mills, 2014). The place charged \$50 per room per night and had five bedrooms available for guests.

1988: Swimming pool installed to the backyard.

1988-1998: Peter Carter

Purchased by Peter Carter, owner of Crosby Tiles, however he did not initially live in the residence.

1988-1991: The place is rented out to Richard Prosser and continues to run as a bed and breakfast.

1991: Carter occupies the residence and makes a number of changes to the place including installing a high brick fence to the rear of the property, replaced tiles to the back extension, bathrooms and toilets.

It possible that during this time the roof was painted green (Source: Landgate Mapviewer, 1989).

	<p>1996: 82 Palmerston Street is rented out.</p> <p>1998-Present: Anne Dominique Mills Purchased in October 1998 for \$660,000.</p> <p>1999: Works are undertaken to the place which included replacing the roof with its current corrugated steel roof, installing a bullnose verandah which extends along the extent of the southern elevation, rewiring the house, new landscaping to the front garden, and an electronic gate to the front entrance. (Builders: Cambuild)</p> <p>2005: Works are undertaken to the place for a sum of \$180,000. The works included bathroom extension (2x ensuite and 2x walk-in robes) constructed to the north of the place, reverse cycle air conditioning installed throughout the house, cedar ceiling installed to rear 'playroom' and new jarrah and iron staircase to the rear of the house. (Builder: NuChange)</p> <p>2007: Gazebo installed adjacent to the garage and rear landscaping undertaken around the pool.</p> <p>2019: solar panels attached to north pitch of roof.</p> <p>There is no information on when the external brick walls were rendered. However, photography from 1984 suggests that it may have occurred during the occupation by Da Re family.</p> <p>In 1994, a suburb in the City of Wanneroo was named 'Hocking' after Herbert Hocking.</p>
<p>ORIGINAL OWNER(S)</p>	<p>Herbert Hocking (1899-1932) Vittorino Da Re (1940-1986) Richard Prosser (1986-1988) Peter Carter (1988-1998) Anne Mills (1998-Present)</p>
<p>PHYSICAL EVIDENCE</p>	
<p>DESCRIPTION</p>	<p>82 Palmerston Street is a single storey rendered brick residence with a corrugated steel hip and gable roof designed in the Federation Queen Anne Style of Architecture. Constructed in 1901, the building has undergone a number of physical changes that have altered its original appearance and style.</p> <p>The residence is located across two lots and enclosed to the front boundary by a high rendered masonry fence with steel gates. The extent of the boundary fence is covered by an ivy hedge.</p> <p>The residence is set back from the front boundary and has a substantial front yard extending along the south of the building. The front yard predominately consists of lawn with some cobblestone paving to the west and a number of mature trees.</p> <p>The residence has a hip and gable roof clad with galvanised corrugated steel sheets. The roof features a two decorative face brick and rendered chimneys. The gables extend over projecting bays and have simply detailed gable ends.</p>

	<p>A bullnose return verandah extends along the western and southern façades of the house. The verandah is supported by turned timber posts and has a raised timber deck.</p> <p>The external walls are rendered and painted a light grey tone. The front timber door has glazed sidelights and a highlight. A set of French doors are located along the south elevation opening on to the verandah. The projecting bays feature a set of timber framed casement windows with a fixed central glazed panel. Two double hung windows are located along the southern façade. The authenticity of the windows is unknown.</p> <p>The rear of the house features a two storey addition with large glazed windows to the eastern façade. The addition has a gable form with brick construction to the ground floor and horizontal clad panelling to the first floor.</p> <p>The extension overlooks a pool and paved courtyard.</p> <p>The internal rooms feature decorative ceiling ornaments, archways and cornices. The floors predominantly have timber floorboards with some areas of carpet.</p>
MATERIALS - WALLS	Current: Rendered Brick (originally face brick)
MATERIALS - ROOF	Current: Corrugated Steel (replaced in c1999)
MATERIALS - OTHER	N/A
STYLE OF ARCHITECTURE	Originally Federation Queen Anne (as a result of several changes and alterations the place is no longer a good representative example of this style of architecture; however, it still maintains some architectural features such as decorative chimneys, bay windows and hip and gable roof form).
PHYSICAL SETTING	<p>82 Palmerston Street is located on the east side of Palmerston Street, between Stuart Street to the south and Brisbane Street to the north.</p> <p>Residences on the east side of Palmerston Street are predominantly single storey face brick and render places with and corrugated steel hip and gable roofs. There are some places that are from later periods; however, the neighbouring development is predominantly from the Federation period of architecture. Fencing is face brick or rendered masonry with infill steel or timber panels. The eastern side of the street is well vegetated with most places having mature plantings to the front yards.</p> <p>To the west side of Palmerston Street are contemporary, four storey multiple dwellings constructed of a variety of materials, including face brick, painted render and steel cladding. Front boundary fencing has a masonry plinth and open steel fencing.</p>
MODIFICATION/S	<p>Face brick rendered.</p> <p>Chimneys removed.</p> <p>Verandah rebuilt and extended (now bullnose).</p> <p>Two storey extension to the rear.</p> <p>Roof replaced.</p> <p>Bathroom extension to the north west corner.</p> <p>Stables demolished and garage built.</p> <p>Front timber fence demolished and brick pier fence built.</p>
DESIGNER	Original designer is unknown
BUILDER	Original builder is unknown
OTHER DESIGNER	N/A
OTHER BUILDER	N/A
COMMENTS	

**COMPARATIVE
INFORMATION
REFERENCES**

- Landgate Mapviewer, 1953-2022. Aerial photographs, <https://map-viewer-plus.app.landgate.wa.gov.au/index.html>
- The Locked Journal, n.d. Herbert Hocking (931). Accessed 8 March 2023, <https://www.thelockedjournal.com/webs/pedigrees/931.html>
- Mills, Anne. 2014. Historical Overview of 82 Palmerston Street. Property of City of Vincent.
- State Records Office of Western Australia Retro Maps, 1953. Metropolitan Water Supply Sewerage & Drainage Department, Sewerage Plan 1522 Sheet No. 90, <https://mapping.sro.wa.gov.au/#/map>
- *Western Argus*, 30 August 1932. p17, <https://trove.nla.gov.au/newspaper/article/34604729>
- Wises Post Office Directories, 1900-1932. State Library of Western Australia. <https://slwa.wa.gov.au/collections/collections/post-office-directories>



External view of western elevation from Palmerston Street



Southern elevation



Gable and chimney to southern elevation



Return verandah to south west corner



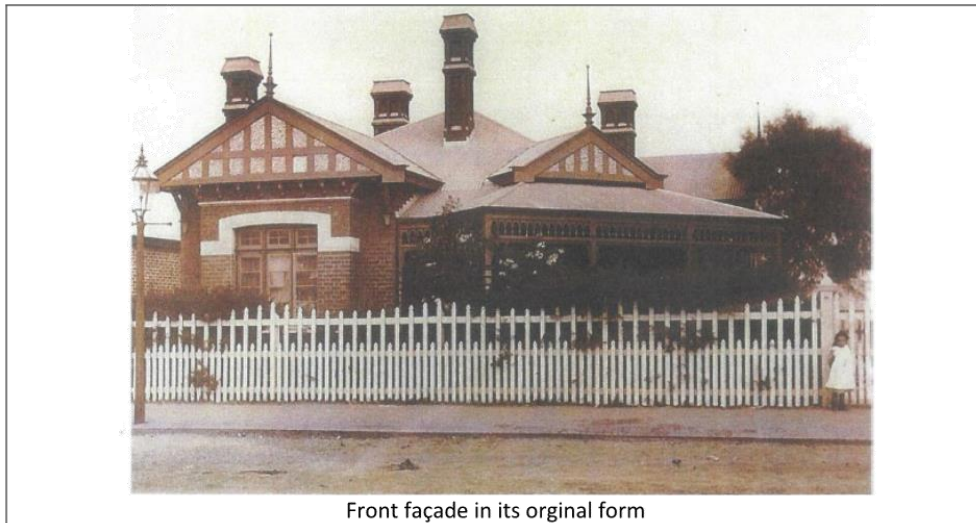
Rear two storey extension to eastern elevation



Interior detailing



Original Floor plan - 1899



Front façade in its original form