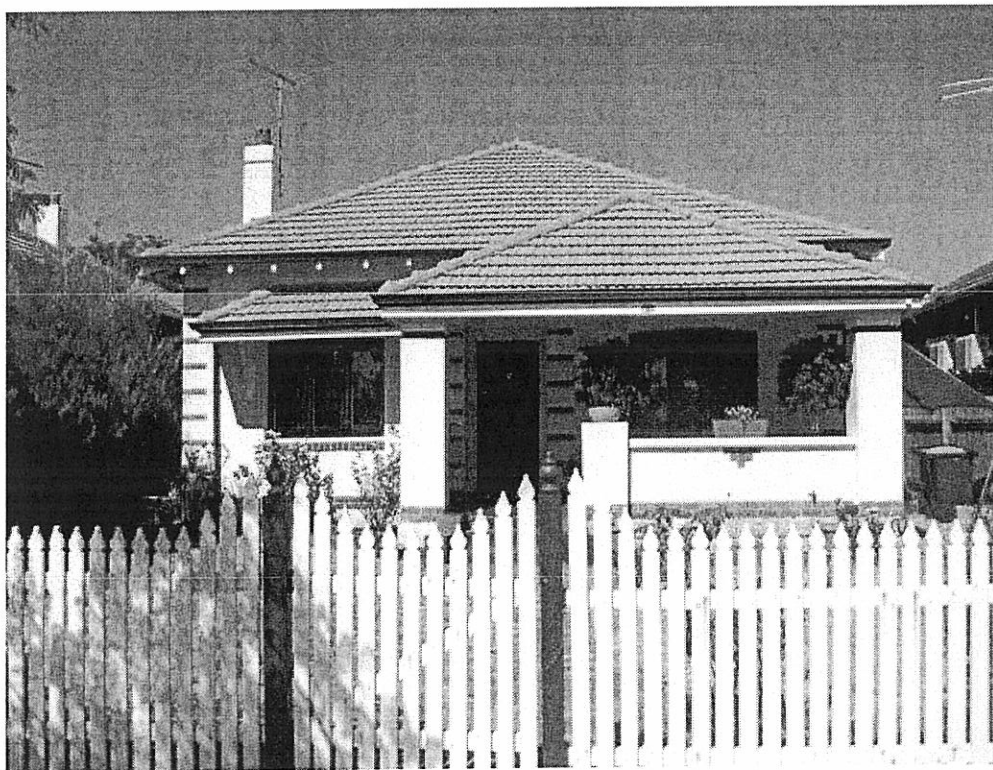


No. 4 (Lot 103; D/P 2848) Matlock Street, Mount Hawthorn





CITY OF VINCENT

HERITAGE ASSESSMENT



File No. PRO4243	Address: No. 4 Matlock Street, Mount Hawthorn		
Precinct: Mount Hawthorn (1)	Place Name: N/A		
Folio: 356	Lot: 103	D/P: 2848	Vol. 1053

STATEMENT OF SIGNIFICANCE

The place has *some aesthetic value* as it is a good example of the Interwar Bungalow style of architecture which demonstrates the modest style of residence along Matlock Street in the late 1930s.

The place has *some historic value* as it was constructed by the Plunkett Builders in the late 1930s, which played a significant role in the development of Perth's housing construction and design

MANAGEMENT CATEGORY:

Not applicable. Whilst the place has *some aesthetic value* and *some historic value* as outlined in the statement of significance, the place is considered to be below the threshold for entry onto the City's Municipal Heritage Inventory (MHI), in accordance with the City's Local Planning Policy No. 3.6.2 relating to Heritage Management – Assessment (Amended 10 July 2012).

REMARKS:

A full Heritage Assessment was undertaken by the City's Heritage Services on 5 November 2010, following the receipt of a Development Application for Proposed Demolition of Existing Single House at the subject place. The proposed demolition was approved at an Ordinary Meeting of Council held on 7 December 2010.

The above Planning Approval expired on 21 December 2012.

On 17 January 2013, the City received a Development Application in relation to the proposed demolition of the subject property. As such, the Heritage Services have reviewed and updated the existing Heritage Assessment in accordance with the City's Local Planning Policy No. 3.6.2 relating to Heritage Management – Assessment, which have recently been amended on 10 July 2012.

1.0 ASSESSMENT OF CULTURAL HERITAGE SIGNIFICANCE

The Policy '*Heritage Management – Assessment*', adopted by the Council at its Ordinary Meeting held on 17 January 2006, and amended on 22 July 2008 and 10 July 2012, has been used to determine the cultural heritage significance of the place.

1.1 PRINCIPAL HISTORIC THEMES

- Population and settlement

HISTORIC SUB THEMES

- Residential Development

1.2 AESTHETIC VALUE

The place has *some aesthetic value* as it is a good example of the Interwar Bungalow style of architecture which demonstrates the modest style of residence along Matlock Street in the late 1930s.

1.3 HISTORIC VALUE

The place has *some historic value* as it was constructed by the Plunkett Builders in the late 1930s, which played a significant role in the development of Perth's housing construction and design.

1.4 SCIENTIFIC VALUE

The place has *little scientific value*. There is no obvious potential for the place to yield information that will contribute to an understanding of the natural or cultural history of the City.

1.5 SOCIAL VALUE

The place has *little social value*. It contributes in a minor way to the community's sense of place.

2.0 DEGREE OF SIGNIFICANCE**2.1 RARITY**

Plunkett Builders built many homes in Mount Hawthorn after World War One. The place is not rare and does not represent any aspect of cultural heritage of the City of Vincent that may be endangered.

2.2 REPRESENTATIVENESS

The place is representative of an Interwar Bungalow style of architecture.

2.3 CONDITION

The place appears to be in *good* condition.

2.4 INTEGRITY

The place has a *high level* of integrity due to its continued use as a residence.

2.5 AUTHENTICITY

The exterior of the place appears to have a *high level* of authenticity. The front façade of the dwelling appears to remain substantially unchanged from its date of construction.

3.0 SUPPORTING EVIDENCE**3.1 DOCUMENTARY EVIDENCE**

The first Mount Hawthorn subdivision made for urban purposes was by the Intercolonial Investment Land and Building Company of Sydney in 1887. Further subdivisions took place in Mount Hawthorn in the late 1890s. The Hawthorn Estate, from which Mount Hawthorn eventually took its name, was opened in 1903 by a syndicate. The 'Mount' was added later to the suburb name to avoid confusion with Hawthorn, Victoria, and Mount was fashionable at the time. In 1929 the suburb boundaries had been recognised by the State Electoral Commission.¹

Matlock Street runs south-north from Britannia Road to Green Street. The northern section of Matlock Street from Scarborough Beach Road was named Derby Street prior to 1914 whilst the southern section, where the subject place is located, was known as The Promenade prior to 1940.

¹ City of Vincent Local Studies, *A Brief History of the Suburb Mount Hawthorn*, 2005.

The WA Post Office Directories first listed the subject dwelling in 1937 as one of the six new buildings along the right side of Matlock Street from Britannia Road. In 1938, house number was allocated to the subject dwelling and Charles J McNally is listed as the first resident. In 1945, Donald W Black is listed as the resident at the subject dwelling, who stayed at the place until at least 1949 when the publication of the Directories ceased.²

The Building Licence Cards indicate that the dwellings at Nos. 1-13 Matlock Street, Mount Hawthorn were all constructed by the Plunkett Builders in the late 1930s. Thomas Scott Plunkett was a carpenter and established his family company, T.S Plunkett builders in 1903, which involved his son Charles and grandson also called Thomas. The Plunkett's established 'Plunkett's Joinery' at Nos. 98 - 102 Smith Street in close proximity to the family home in Wright Street in which the WA Post Office Directories indicates that it began operation circa 1913. The Joinery remained operational until the 1980s when it was demolished and the land was converted for residential purposes. The Plunkett family building company has become a household name in Western Australia since its early beginnings. Throughout the 1920s and 1930s the Plunkett Building Company played a key role in the residential development of Mount Hawthorn and North Perth, together with other suburbs outside the City of Vincent including Claremont, Nedlands, Melville and Woodlands. After World War Two the company built many War Service and Worker's Home Board houses in Mount Hawthorn. They also built the Coronado Hotel in late 1940; also known as the Highway Hotel in Claremont, which was designed by Reginald Summerhayes and Marshall Clinton. By the 1950s Plunkett's had opened their own timber mills, joinery and brickworks and as such had developed the capacity to build about 1000 homes per year. The Plunkett Building Company is attributed as the first company to introduce the first gas appliances to Display Homes in 1964 and Western Australia's first Display Home with a pergola in 1973. The company is now called Plunkett Homes.

A Metropolitan Water Supply Sewerage & Drainage Department (MWSS&DD) Plan indicates that No. 4 Matlock Street was constructed from brick, with two verandahs one in front and one at the rear of the dwelling. The compilation of the above historical information implies that whilst the plan has been dated 1930, it is possible that the survey was in fact undertaken in 1937.³

3.2 PHYSICAL EVIDENCE

An internal inspection was undertaken on 5 November 2010 for the previous heritage assessment and an external inspection was undertaken on 15 February 2013 to update this assessment.

The subject brick and tile dwelling at No. 4 Matlock Street, Mount Hawthorn is an example of the Interwar Bungalow style of architecture constructed circa 1936.

The subject dwelling is located at the east side of Matlock Street, between Anzac and Britannia Roads. Separated by a Victorian acorn-topped picket fence, the subject dwelling set back approximately five metres from the footpath, with a central paved walkway directing to the main entry. The balance of the street setback comprises grass and small shrubs however there are no significant plantings.

² H. Pierssené & H. Wise & Co., The Western Australian Post Office Directories.

³ Metropolitan Water Supply Sewerage & Drainage Department (MWSS&DD) Plan dated 1930.

The subject dwelling sits on a limestone foundation and has a two room street frontage. The main hipped tile roof form features a gable roof over the southern front room and a tiled awning over the northern front room. There is one flat top chimney, which is decorated with a modest terracotta pot, on the northern roof ridge. The dwelling has rendered walls with brick quoins along the corners and brick window sills.

The front verandah is supported by rendered shafts which are connected by a waist high rendered wall with a touch of red brick arrangement. The two street facing rooms feature art deco windows with bevelled clear glass in geometric patterns.

The entrance to the dwelling opens into a hallway from which four rooms project, including two bedrooms, a lounge and a dining area. The original ceiling roses, fireplaces, ceiling cornices remain. The kitchen and bathroom area have been renovated, with modern fit-outs. The addition to the rear of the subject dwelling has undergone intensive renovation which features new floorboard and a row of modern timber framed full length glass doors. Most of the backyard has been paved with a small portion features a lawn area.

Streetscape

This section of Matlock Street between Anzac and Britannia Roads features single storey Interwar Bungalows and California Bungalows. The property at Nos. 1-13 Matlock Street, including the subject dwelling, were constructed in the late 1930s, with comparable traditional setbacks, scale and proportion. A number of contemporary front fence have been erected in front of the traditional Bungalows including the California Bungalow to the immediate south of the subject place.

3.3 COMPARATIVE INFORMATION

The subject dwelling is constructed in the Interwar Bungalow style of architecture. Whilst there are many variations on the Interwar Bungalow style of architecture, they are generally characterised by tiled roof, exposed gable with decorative battens, face brickwork, shady verandah and masonry verandah piers. The subject place is comparable to the Interwar Bungalows along this section of Matlock Street and within Mount Hawthorn.

3.4 REFERENCES

H. Pierssené & H. Wise & Co., The Western Australian Post Office Directories.
Metropolitan Water Supply Sewerage & Drainage Department (MWSS&DD) Plan dated 1930.

City of Vincent Local Studies, *A Brief History of the Suburb Mount Hawthorn*, 2005.
Building Licence Cards.

Appendix 1: Themes and Sub-Themes

Theme	Sub-Theme
1. Population and settlement	<ul style="list-style-type: none"> a. Aboriginal occupation b. Surveys and land allocation c. Workers d. Technology e. Government policy f. Depression and boom g. Exploitation h. Residential development i. Redevelopment and infill j. Refurbishment and recycling
2. Transport and communication	<ul style="list-style-type: none"> a. Roads b. Horses c. Rail d. Mail services e. Newspapers f. Telecommunications g. Bus transport h. Trams
3. What people did for a living	<ul style="list-style-type: none"> a. Rural activities b. Domestic activities c. Factories d. Retail and commercial businesses e. Government utilities and agencies f. Service industries
4. What people did together	<ul style="list-style-type: none"> a. Government and politics b. Education c. Law and order d. Community services and utilities e. Sport, recreation and entertainment f. Religion g. Cultural activities h. Health i. Community organisations j. Environment
5. Outside influences	<ul style="list-style-type: none"> a. Wars b. Other national and world events c. Depression and boom d. Transport routes e. Immigration
6. Famous people and events	<ul style="list-style-type: none"> a. Aborigines b. Early settlement c. Local heroes and battlers d. Famous and infamous

Appendix 2: Plans

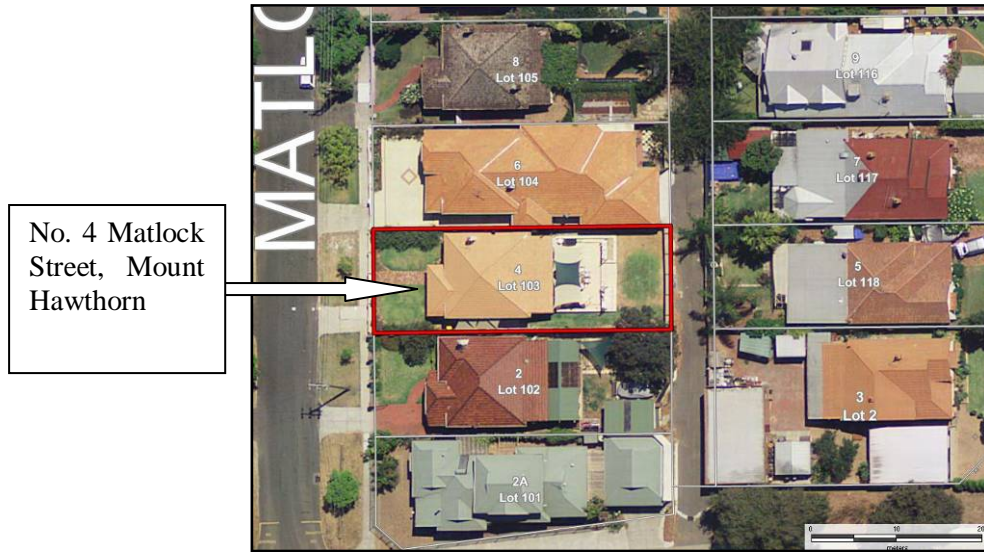


Figure 1: City of Vincent, IntraMaps Aerial Photography, 2013.

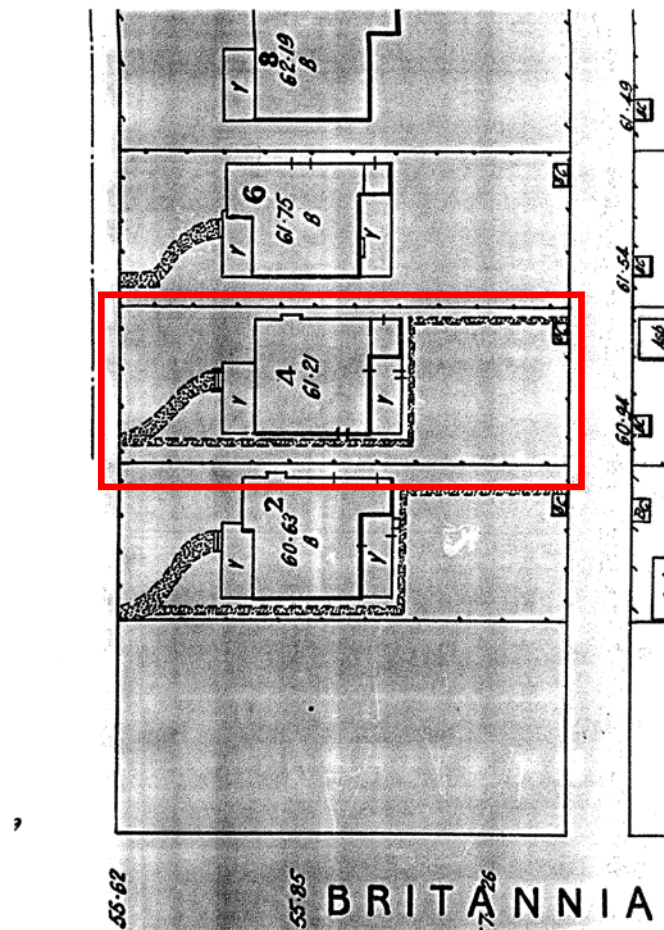


Figure 2: Metropolitan Water Supply Sewerage & Drainage Department (MWSS&DD) Plan.

Appendix 3: Images



Front elevation 2013



Northern elevation 2013



Fireplace 2010



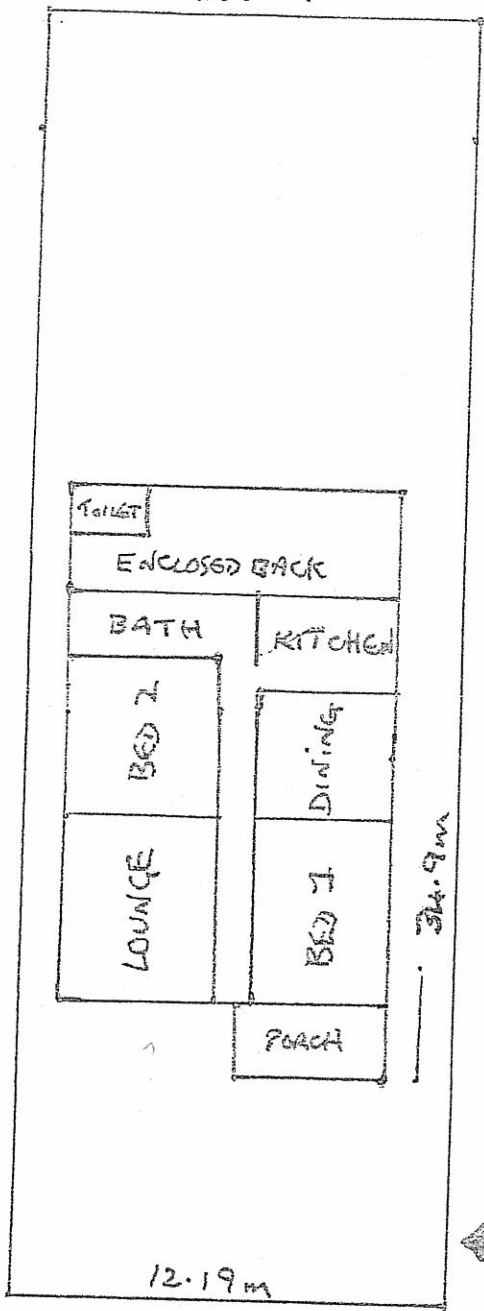
Ceiling rose 2010



Bathroom 2010



Kitchen 2010



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