



CITY OF VINCENT

HERITAGE ASSESSMENT



Address: Harley Street, Highgate				
Precinct: Hyde Park (12)			Place Name: N/A	
Folio: various	Lot: various	D/P: various	Vol. various	Land Use: Residential

STATEMENT OF SIGNIFICANCE

Harley Street has *moderate aesthetic value* through its dominant display of single storey residences constructed in the Federation style of architecture.

Harley Street has *moderate historic value* as an almost complete example of a 19th century streetscape, with the residences that were predominantly built in the late 1890s - 1910s. It provides a good and rare historic record of the accommodation of people in this period.

Harley Street demonstrates a unified and cohesive physical form in the public realm. The overall form, style, height, setback and selection of materials of the historic dwellings contribute to the uniformity of the streetscapes, providing a coherent character with varied levels of intactness.

OFFICER RECOMMENDATION:

The place has *moderate aesthetic value* and *moderate historic value* and demonstrates a unified and cohesive physical form in the public realm.

The place meets the criteria to be included as a 'Heritage Area', in accordance with the State Heritage Office *Criteria for the Assessment of Local Heritage Places and Areas*, Clause 9 (1) of the *Planning and Development (Local Planning Schemes) Regulations 2015* and Clause 6.3 of the City's Policy No. 7.6.2 – Heritage Management – Assessment.

Each place within the area has *moderate contribution* to the significance of Harley Street, with the exception of Nos. 1A-1C Harley Street, Nos. 15A-15B Harley Street and No. 30 Harley Street.

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 10 July 2012 and July 2015, has been used to determine the cultural heritage significance of the place.

1.1 PRINCIPAL HISTORIC THEMES

- Population and settlement – 1891-1919; Residential expansion

HISTORIC SUB THEMES

- Residential Development

1.2 AESTHETIC VALUE

Harley Street has *moderate aesthetic value* through its dominant display of single storey residences constructed in the Federation style of architecture.

1.3 HISTORIC VALUE

Harley Street has *moderate historic value* as an almost complete example of a 19th century streetscape, with the residences that were predominantly built in the late 1890s -1910s. It provides a good and rare historic record of the accommodation of people in this period.

1.4 SCIENTIFIC/RESEARCH VALUE

The place has *little scientific and research value*.

1.5 SOCIAL VALUE

The place has *little social value*.

2.0 DEGREE OF SIGNIFICANCE**2.1 RARITY**

The place is a relatively rare example that demonstrates a unified and cohesive physical form in the public realm within the City of Vincent.

2.2 REPRESENTATIVENESS

The place is a good and relatively intact example of the Federation style of architecture.

2.3 CONDITION

Most of the houses in the area appear to be in good condition.

2.4 INTEGRITY

The place has a high degree of integrity, remaining its original residential use.

2.5 AUTHENTICITY

Overall the houses have a moderate degree of authenticity.

3.0 SUPPORTING EVIDENCE**3.1 DOCUMENTARY EVIDENCE**Description of the Area

Harley Street was originally part of the Highgate Hill subdivision, Chatsworth Estate, which was subdivided approximately in the mid-1890s in response to the increased demand for housing that accompanied the Gold Rush since the 1890s.

The Chatsworth Estate was a subdivision aimed at the working class market. Its location on a slight rise of land gave the houses an attractive view of the surroundings.

Early development

The development pattern of Harley Street reflects the population growth of Perth during the Gold Boom from the 1890s to mid-1910s. The Western

Australian Post Office Directories shows that Harley Street being essentially built out by the first decade of the twentieth century.¹

The Directories indicates that the two earliest houses along Harley Street were occupied by Robert L Maitland and Joseph Cox around 1896. In 1898, the number of houses along Harley Street increased to 11, including Charles Hamilton at No. 20 and George J Sharp at No. 28. The occupations of the residents included painter, bricklayer and grocer.

By 1915, Harley Street has been fully built with houses numbered from No. 2 to No. 39 Harley Street.

The City of Perth Building Licence records are in line with the Post Office Directories. The records reveal that the houses along Harley Street were predominantly built between 1896 and 1915.²

Development after 1950s

The Metropolitan Water Supply Sewerage & Drainage Department (MWSS&DD) plan indicates that Harley Street mainly comprises brick single houses and semi-detached houses with the exception of two weatherboard single houses in 1952.³

The City of Perth Building Licence Cards show that in the 1960s-1980s a number of owners submitted applications to undertake alterations and additions to the houses, including the construction of additions, carports and outbuildings.⁴

In more recent times, some new replacement development has occurred along Harley Street including the below examples⁵:

1. Nos. 1A-1C Harley Street
Around 1988, the original weatherboard dwelling at No. 186 Lincoln Street, which was located at the intersection of Lincoln and Harley Street, was demolished to make way for a row of three two storey grouped dwellings. The new two storey grouped dwellings have been renumbered as No. 1A-1C Harley Street.
2. No. 2 Harley Street
A Planning Approval for the demolition of the existing weatherboard single house was issued by the City of Vincent on 17 November 2014. The site is currently vacant.
3. No. 14 Harley Street
A number of alterations have been undertaken at the single brick dwelling at No. 14 Harley Street in the 1960s, including changes at the front verandah and the rear of the dwelling. On 16 May 2016, a Demolition Permit was approved under delegated authority. A site visit undertaken on 1

¹ H. Pierssené & H. Wise & Co., The Western Australian Post Office Directories.

² City of Perth Building Licence Cards.

³ Metropolitan Water Supply Sewerage & Drainage Department (MWSS&DD) plans dated 1952, No. 94.

⁴ City of Perth Building Licence Cards.

⁵ City of Perth Building Licence Cards, Metropolitan Water Supply Sewerage & Drainage Department (MWSS&DD) plans dated 1952, No. 94 and City of Vincent records.

November 2016 indicates that the subject land is vacant. A development proposal is being reviewed currently.

4. No. 15A & 15B Harley Street
Two town houses were constructed around 1982 to replace an original weatherboard single house.
5. No. 30 Harley Street
The City of Perth Building Licence Cards indicate that the then owner of the dwelling submitted an application for the construction of a brick and iron dwelling in 1988. It infers that the original house shown in the Metropolitan Water Supply Sewerage & Drainage Department (MWSS&DD) plan dated 1952 has been demolished.

All of the above buildings are not indicative of the architecture that was dominant during the Gold Boom period.

3.2 PHYSICAL EVIDENCE

Architectural style

Harley Street is located in the suburb of Highgate to the east of Beaufort Street. Many of the residences located within the area were part of the 1890 Chatsworth Estate. Buildings constructed during this time contribute to the highly intact and visually cohesive area.

The table below indicates the construction year and architectural style of the houses along Harley Street.⁶

Property Address	Construction Year (circa)	Architectural style ⁷	Level of Significant
1A-1C Harley	c.1988	Post-war Conventional Suburban Style	No contribution
2 Harley	c.1915	Federation Cottage	Currently vacant
3 Harley	c.1898	Federation Bungalow	Moderate contribution
4 Harley	c.1914	Federation Bungalow	Moderate contribution
6 Harley	c.1900	Federation Queen Anne	Moderate contribution
7, 9, 11 & 13 Harley	c.1898	Federation Italianate	Moderate contribution
10 Harley	c.1905	Federation Queen Anne	Moderate contribution
14 Harley	c. 1915	Federation Bungalow	Currently vacant
15A & 15B Harley	c.1982	Reproduction of Federation Terrace	No contribution
16 Harley	c.1908	Federation Queen Anne	Moderate contribution
17 Harley	c.1900	Federation Bungalow	Moderate contribution

⁶ City of Vincent records and Now Then Architecture, Draft Chatsworth Road Heritage Area Design Guidelines dated May 2014. Note: Street numbers 5, 8, 12, 18, 26, 29, 34, 35, 37 are missing along Harley Street.

⁷ The architectural style applied to dwellings below are based on those outlined in *Identifying Australian Architecture* by Apperly, Irving and Reynolds and the City of Vincent Housing Style Guide.

19 Harley	c.1900	Federation Bungalow	Moderate contribution
20 Harley	c.1898	Federation Bungalow	Moderate contribution
21 Harley	c.1898	Federation Queen Anne	Moderate contribution
22 Harley	c.1899	Federation Bungalow	Moderate contribution
23 Harley	c.1910	Federation Queen Anne	Moderate contribution
24 Harley	c.1898	Federation Bungalow	Moderate contribution
25 Harley	c.1903	Federation Queen Anne	Moderate contribution
27 Harley	c.1905	Federation Bungalow	Moderate contribution
28 Harley	c.1898	Federation Queen Anne	Moderate contribution
30 Harley	c.1988	Post-war Conventional Suburban Style	No contribution
31 Harley	c.1908	Federation Bungalow	Moderate contribution
32 Harley	c.1900	Federation Bungalow	Moderate contribution
33 Harley	c.1920	Federation Bungalow with Inter War California Bungalow elements	Moderate contribution
36 Harley	c.1905	Federation Bungalow	Moderate contribution
38 Harley	c.1905	Federation Bungalow	Moderate contribution
39 Harley	c.1898	Federation Bungalow	Moderate contribution

Streetscape

Harley Street contains a good representation of the wide variety of building design applied to the inner city residential areas during the Gold Rush period of 1891 to 1919. This includes substantial single residential dwellings with individual architectural detail, modest single residential dwellings, semi-detached and terraced dwellings. All these styles are represented in Harley Street, and although alterations have been undertaken to some of the dwellings, and some new replacement development has occurred in the 1980s, the streetscape is largely consistent with the styles of the Gold Boom period and construction applied during this time.

It is noted that the replacement dwellings, including Nos. 1A-1C Harley Street, Nos. 15A-15B Harley Street and No. 30 Harley Street, were constructed during the 1980s and are not indicative of the architecture that was dominant during the Gold Boom period. However, the style and bulk and scale of these buildings are considered to have minimal impact on the overall historic residential character of Harley Street.

Overall, Harley Street is a highly intact example of late nineteenth to early twentieth century residential development comprising fine examples of modest single storey dwellings constructed in the Federation period of architecture. The key characteristics are summarised as below:

- The overall form, style, height, setback and selection of materials of the historic dwellings contribute to the uniformity of the streetscape, providing a coherent character with, generally, a high level of retained original detail;
- the street facing verandahs and decorative gables;
- the generally consistent lot width (where semi-detached residences are considered as one);
- the low number of carports or garages to street fronts; and
- the generally consistent street setback of dwellings.⁸

3.3 COMPARATIVE INFORMATION

Harley Street is comparable to the heritage listed Bulwer Avenue Group which is a notable and intact turn of the twentieth century development of detached houses in the Federation Anglo Dutch and Arts & Crafts styles.

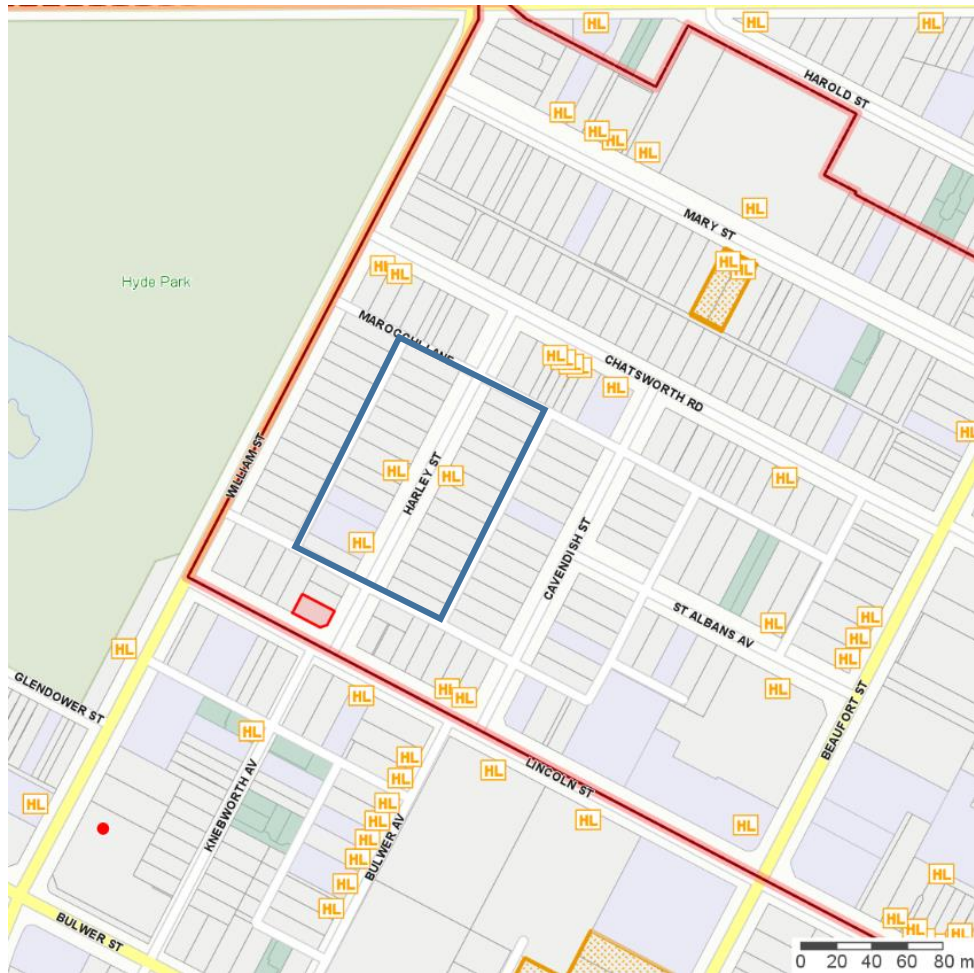
3.4 REFERENCES

- City of Perth Building Licence Cards.
- City of Vincent Housing Style Guide.
- City of Vincent records.
- H. Pierssené & H. Wise & Co., The Western Australian Post Office Directories.
- *Identifying Australian Architecture* by Apperly, Irving and Reynolds
- Metropolitan Water Supply Sewerage & Drainage Department (MWSS&DD) plans dated 1952, No. 94.
- Now & Then, Draft Character Retention Guidelines for Carr Street, Harley Street & St Albans Avenue, May 2014.
- Now Then Architecture, Draft Chatsworth Road Heritage Area Design Guidelines dated May 2014.

⁸ Now Then Architecture, Draft Character Retention Guidelines for Carr Street, Harley Street & St Albans Avenue, May 2014.

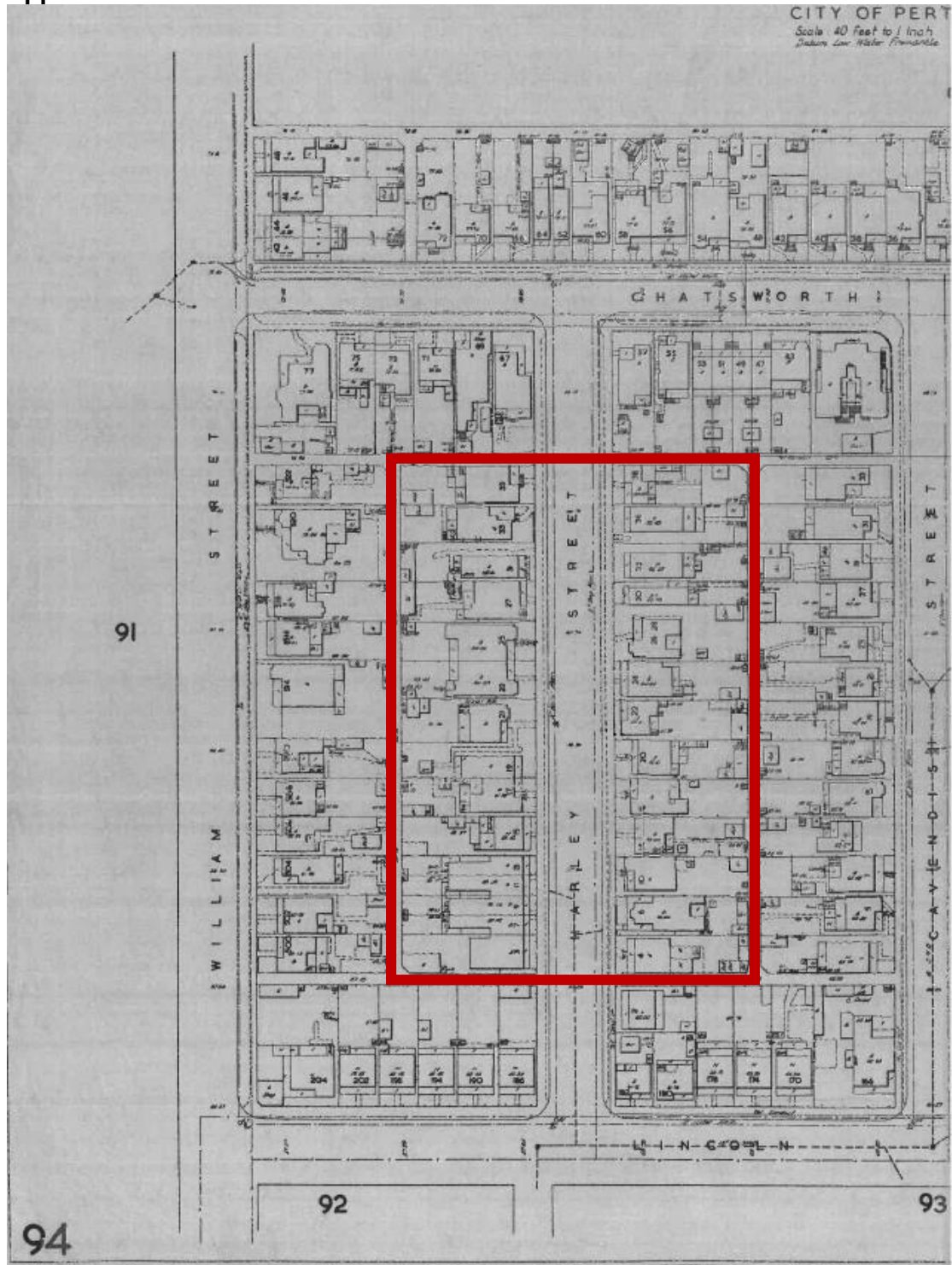
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Appendix – Plans



City of Vincent Aerial Photograph 2016.

Appendix – Plans



The Metropolitan Water Supply Sewerage & Drainage Department (MWSS&DD) plans dated 1952.

Appendix – Photographs

Harley Street, Highgate – West Side (Photographs dated 10 November 2016)



1A Harley Street



1B Harley Street



1C Harley Street



3 Harley Street



7 Harley Street



9 Harley Street



11 Harley Street



13 Harley Street



15A & 15B Harley Street



17 Harley Street



19 Harley Street



21 Harley Street



23 Harley Street



25 Harley Street



27 Harley Street



31 Harley Street



33 Harley Street



39 Harley Street

Harley Street, Highgate – East Side



2 Harley Street



4 Harley Street



6 Harley Street



10 Harley Street



14 Harley Street



16 Harley Street



20 Harley Street



22 Harley Street



24 Harley Street



28 Harley Street



30 Harley Street



32 Harley Street



36 Harley Street



38 Harley Street