

THREE HOUSES, 41, 43 AND 47 SMITH ST HIGHGATE



PLACE INFORMATION

Place name	Three Houses, 41, 43 and 47 Smith St
Other names	
Place type	Individual building or group

HERITAGE LISTING

inHerit ID:	18052
State Heritage Register:	
Other Listing:	Municipal Inventory Adopted 12 Sep 2006

SITE LOCATION

Street address	41, 43, 47 Smith St
Locality	Highgate
Survey	LOTS: 1 - 3 STR: 43270
Vol/folio	2224/670 - 672
Reserve	—

SIGNIFICANCE

Level of significance	<p>Moderate</p> <p>Contributes to the heritage of the locality. Has some altered or modified elements, not necessarily detracting from the overall significance of the place.</p>
Management category	<p>Category 3</p> <p>Conservation of the place is desirable.</p> <p>Any alterations or extensions should reinforce the significance of the place and retain original fabric where feasible.</p>
Statement of significance	<p>The group of three houses have aesthetic value as intact presentation of the Victorian Georgian and Federation Queen Anne styles as applied to modest cottages for working families.</p> <p>The group of three houses has landmark value as they are rare examples of the housing that was typical in this street and precinct which is no longer common.</p> <p>The place reflects the expansion and development of residential buildings on the city fringes during the rapid population increase of the 1890's gold boom and the early years of the twentieth century.</p> <p>The place is representatives examples of a modest cottages built for working families dating from the late 19th and early twentieth century.</p> <p>The place is valued by the community for the continuity of its presence in the streetscape which contributes to the community sense of place.</p>

PLACE USE	
Original use	Residential: Single Storey Residence
Current use	Residential: Single Storey Residence
Other use	

CONSTRUCTION DETAILS	
Construction date	1895; 1897; c1902; 1958; 1963; 2003
Walls	Rendered Brick Painted Brick
Roof	Corrugated Metal sheeting
Architectural Style	Victorian Georgian Federation Queen Anne
Physical description	<p>No. 41 Smith Street is a Victorian Georgian dwelling with a brick single room street frontage, which features two sash windows along the southern portion of the façade. A bull nose verandah runs the length of the façade and is supported by three timber posts. A decorative cast iron frieze runs along the underside of the verandah beam between each timber post. The gable end is painted brick with a wooden fascia and decorative finial at the apex.</p> <p>No. 43 Smith Street is constructed in the Federation Queen Anne Style. The dwelling is elevated and accessed via a set of steps along the north-eastern corner of the bullnose verandah. The residence has a hipped roof form with a projecting hipped gable over the single front street facing room, which features a small additional projecting gable. The small gable end features a timber fascia and a decorative timber finial.</p>
Condition	
Integrity	Moderate
Authenticity	Moderate

CONSTRUCTION DETAILS	
Physical description	No. 47 Smith Street is constructed in the Federation Queen Anne Style and very similar in terms of bulk and form to No. 43 Smith Street. Located in close proximity to high rise flats the three dwellings have maintained their original character and have a strong presence within this section of Smith Street. No. 41 has been modified with the brick addition to the front.
Condition	Good
Integrity	High
Authenticity	High

HISTORICAL INFORMATION

Smith Street formed part of the Highgate Hill subdivision which was developed in 1874 for surveyor, Charles Crossland and was named after his birthplace in London. The subdivision of Highgate Hill was one of the first suburbs on the north side of Perth. It consisted of a small isolated cluster of homes erected in the hollow at the east side of Beaufort Street.

The three dwellings at Nos 41, 43 and 47 Smith Street formed part of this subdivision and were constructed during the gold boom period of the 1890s-1919. The brick weatherboard and iron place at No. 41 Smith Street was constructed before 1895 in the Late Colonial style. The place was built in two stages, initially built solely of timber, additions were made circa 1897 when an additional front bedroom of more elaborate style in brick was constructed. They all appeared on the 1897 PWD City of Perth & Suburbs sewerage plans (Sheet 7, 18.8.1897).

During the gold boom period the place was owned by R. E. Davies a tailor who for many years lived next door and rented No. 41, known as 'Davies Cottage', to Joseph Hilder, a compositor. No. 43 Smith Street was also constructed circa 1895. The first person to be recorded living in the dwelling was traveller, A.E. Jefferson. No. 47 Smith Street was constructed circa 1902 and the first person recorded as living in that dwelling was Richard Maynard. According to Wise's Post Office Directories the numbers of these dwelling changed several times in the early years.

HISTORICAL INFORMATION

In 1898, No. 41 was No. 9 and rented to Joseph H. Hilder. However, Richard Maynard was listed as being the resident of No. 17, which may well have been No. 47. No. 43 was not listed until 1902 when the houses were numbered 21, 25 and 27.

By 1910 the subject places had today's street numbers and the residents were still Joseph Hilder (No. 41), John T. Thompson (No.43) and John Jefferson at No. 47. In 1920 the residents listed in the Directories were Mrs Cath E. Roe (No. 41), Samuel J. Thomson (No. 43) - possibly a relation of John T. Thompson - and Robert W. P. Challen at No. 47. In 1935 they were William Carr (No. 41), still Samuel J Thompson (No. 43) and No. 47 was vacant. Mrs Lucy Farquharson was the resident at No. 41 in 1949 and Samuel J. Thomson at No. 43 (indicating that possibly the Thompson family had inhabited No. 43 from at least 1910) and Mrs Jessie A. Nimmo at No. 47.

An Art Deco tower was built on the corner of Smith and Lincoln Streets in 1941 to vent sewerage fumes into the atmosphere. However, complaints from local residents regarding unpleasant smells led to its closure soon afterwards. The tower later became part of the police wireless communications network. According to the City of Perth building licence cards the front verandah of No. 41 was reconstructed for M. Newton in 1958 and a reconstruction was carried out to the rear of No. 47 in 1963 for Mrs E. Rose. The kitchens and bathrooms of all three were modernised in 2003 and they were strata titled that same year.

A modern three-level apartment block was built at the rear of Nos. 41-47 and one of these apartments (No. 8) was advertised for sale in 2005 for \$300,000 to \$335,000.

Aerial photographs from the mid 20th century onwards show very few changes to the subject places until the late 1990s when Nos 41 and 43 had new roofs installed. No 47 followed suit in 2002. By 2003 the aforementioned modern apartment block was completed on the rear of the property. Extensions to the existing residences, comprising the kitchens and bathrooms also added at this time. The residences have changed little since then.

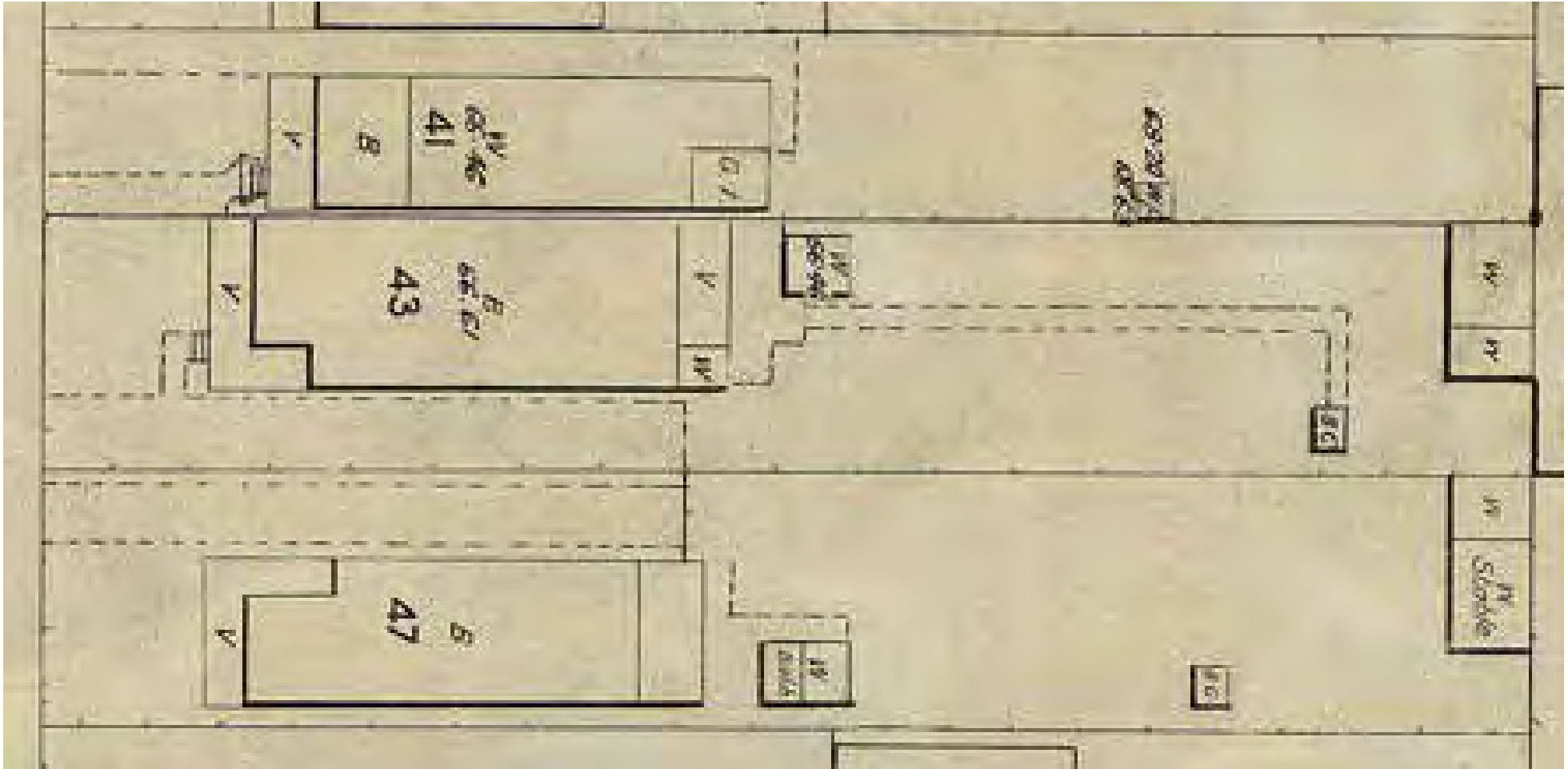
HISTORICAL INFORMATION

Historic theme	Peopling WA: Demographic development Cultural Life: Domestic Life	
Associations	Richard Maynard	First owner (HN45 and 47) occupier (HN47)
	A. E. Jefferson	First owner and occupant (HN 43)
	Joseph Hilder	First occupant (HN41)
	R.E. Davies	First owner (HN41)
Sources	Municipal Heritage Inventory 2006 Landgate Aerial photographs 1953-2024.	

ADDITIONAL PHOTOGRAPHS



ARCHIVAL IMAGES



Portion of sewerage plan showing the 3 properties 1952. Courtesy SROWA series 634 cons 4156 item 0097.