

# HOUSE, 64 RICHMOND ST, LEEDERVILLE



**PLACE INFORMATION**

<b>Place name</b>	House, 64 Richmond St
<b>Other names</b>	Coombs Residence (fmr)
<b>Place type</b>	Individual building or group

**HERITAGE LISTING**

<b>inHerit ID:</b>	18048
<b>State Heritage Register:</b>	
<b>Other Listing:</b>	Municipal Inventory Adopted 12 Sep 2006

**SITE LOCATION**

<b>Street address</b>	64 Richmond St
<b>Locality</b>	Leederville
<b>Survey</b>	LOT: 1 STR: 21815
<b>Vol/folio</b>	1913/985
<b>Reserve</b>	—

**SIGNIFICANCE**

<b>Level of significance</b>	<p><b>Moderate</b></p> <p>Contributes to the heritage of the locality. Has some altered or modified elements, not necessarily detracting from the overall significance of the item.</p>
<b>Management category</b>	<p><b>Category 3</b></p> <p>Conservation of the place is desirable.</p> <p>Any alterations or extensions should reinforce the significance of the place, and original fabric should be retained wherever feasible.</p>
<b>Statement of significance</b>	<p>The place is a good intact example of the Federation Queen Anne style executed in timber with original detail in evidence on the front façade.</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 representative as an example of a modest cottage built for working families dating from the early twentieth century.</p> <p>This 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	
<b>Original use</b>	Residential: Single Storey Residence
<b>Current use</b>	Residential: Single Storey Residence
<b>Other use</b>	

CONSTRUCTION DETAILS	
<b>Construction date</b>	c1905; 1984; 1989
<b>Walls</b>	Timber framed and weatherboard cladding
<b>Roof</b>	Corrugated metal sheeting
<b>Architectural Style</b>	Federation Queen Anne
<b>Physical description</b>	<p>The single storey cottage has a symmetrical frontage with a central front door flanked by double hung sash windows, with gablets above.</p> <p>The place is timber framed and clad with weatherboard. The hipped gambrel roof is clad with corrugated iron and has two feature gablets, with fretwork detail, and a separate bull nose verandah. The verandah roof is elegantly supported by turned posts, curved brackets and fretwork valence.</p>
<b>Condition</b>	Good
<b>Integrity</b>	High
<b>Authenticity</b>	High

## HISTORICAL INFORMATION

The MWSS & DD sewerage plan of the 1950s shows a small weatherboard house at No. 64 on the corner of Fleet Street. The residence was not shown on the 1900 PWD sewerage plans.

This cottage was built circa 1905 as John Charles Coombs (c1871-1941) was first listed in Wise's Post Office Directories as occupying the subject place on the corner of Fleet Street in 1906 (although street numbers were not allocated until 1910).

In c1905, there were just two residents between Fleet and Scott streets and there were 32 residents in the Leederville section of the street. At that time Coombs was listed as occupying a house near the corner of Fleet Street, then numbered 26 Richmond Street. The numbering was changed to 64 in 1917.

John Coombs was born in Victoria and married Catherine Morrison (1878-1953) in 1900. The couple settled in Western Australia in the early 1900s and John and his father George Henry Coombs designated their occupations as plasterers. It is possible they undertook the plastering work on this residence. Prior to the allocation of the street name and numbering, John and Catherine designated their address as Smiths Lake. John and Catherine had 2 children prior to moving to this house and 4 more once in residence.

In 1937, John Coombs was still listed in the City of Perth rate books as the owner and occupier of No. 64 Richmond Street on Lot 16 and following John's death in 1941, members of the Coombs family remained in residence until 1946. They were followed by Edmund C. McGregor in 1947 who was still there in 1949, the last year of the Directories.

In 1984 then owner Moran built a workshop/garage on the property and then in 1989 he built a brick and iron two-storey second group dwelling at the rear. In more recent times the block was subdivided and sold and in 1991, new owner Millar built another brick and metal grouped dwelling on the site facing Fleet Street.

Aerial photographs from the mid 20th century onwards show the residence had a new roof installed in the early 1980s, as well as the aforementioned subdivision and new residence construction. Both residences on the subject site have changed little since then.

HISTORICAL INFORMATION	
<b>Historic theme</b>	Peopling WA: Demographic Development Cultural Life: Domestic Life
<b>Associations</b>	
<b>Sources</b>	Municipal Heritage Inventory 2006 Landgate Aerial photographs 1953-2024. City of Perth Rates Books

### ADDITIONAL PHOTOGRAPHS

