

HOUSES, 10 & 12 GROSVENOR ROAD, MOUNT LAWLEY



PLACE INFORMATION	
Place name	Houses, 10 & 12 Grosvenor Road
Other names	
Place type	Individual building or group

HERITAGE LISTING	
inHerit ID:	18082, 8714, 8715
State Heritage Register:	
Other Listing:	Municipal Inventory Adopted 13 Nov 1995

SITE LOCATION	
Street address	10-12 Grosvenor Rd
Locality	Mount Lawley
Survey	LOT: 300 D/P: 95011 LOT: 26 D/P: 32570
Vol/folio	2664/558 1282/12
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 two dwellings demonstrate the form and some detail of the Federation Bungalow style executed in brick which contribute to the streetscape.</p> <p>The two dwellings are associated with the development of Mount Lawley in the early 20th century by investors who provided housing for working families.</p> <p>The place has historic value for its demonstration of the changing occupancy and use of the building stock in Mount Lawley adjacent to the Beaufort Street shopping precinct.</p> <p>The place has social value as a representative example of residences built for skilled working people and their families from the early twentieth century.</p> <p>The place is valued by the community for the continuity 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 Commercial: Office
Other use	
CONSTRUCTION DETAILS	
Construction date	c1904
Walls	Brick, Painted brick
Roof	Corrugated metal sheeting
Architectural Style	Federation Bungalow
Physical description	<p>The rare and good examples of the Federation Bungalows at No. 10 & 12 Grosvenor Road are two remaining of a group of 3 identical houses. The places are single storey brick dwellings with hipped roofs and separate bullnosed verandahs. The entrance is through an arch in the east side of the house.</p> <p>The front rooms project forward with a gable roof, and bull-nosed verandahs extend across the front of the house. Large central chimneys dominate the roof lines. The brickwork has been painted on the front of both houses. The original sash windows have been replaced by casement windows.</p> <p>A high brick wall has been built across the front of No. 10 and obscures the place and the front garden.</p> <p>No. 12 has a garden setting behind the open gothic picket front fence. Sash windows have been replaced by casement windows and the front facades have been painted.</p>
Condition	Good
Integrity	Moderate
Authenticity	Moderate

HISTORICAL INFORMATION

Grosvenor Road was part of the North Perth Estate developed by the Perth Land Agency Company from about 1895. By 1902 this section was known as the Highgate Hill North Perth Estate. It covered the area bounded by Walcott Street and Alma and Grosvenor Roads. According to the land agents Peet & Co., the attractions of the area were 'charming views of the Swan River, Mr Mt Eliza and Progressive Perth.' Another attraction was a tram service that from Perth to the corner of Beaufort and Walcott Streets just around the corner from the three dwellings. The area attracted skilled workers and their families; teachers, dressmakers, grocers, police officers, carriers etc.

From the readily available evidence the subject dwellings are likely to have been built c1904. It is noted in the Post Office Directories for this year that two builders were designated for this portion of Grosvenor Road. The practice of builders undertaking small developments for investment was not uncommon in the early 20th century. From the turnover of occupants in the first half of the 20th century it is probable the two residences were owned by absentee landowners.

No. 10 may have been occupied by Constable William Ullman in 1905. The residence was occupied by Constable William White in 1915, and No 12 was occupied by Edward Thomsett.

The MWSSDD sewerage plan c1917, shows Nos. 8, 10 and 12 Grosvenor Road as identical.

In close proximity to the subject dwellings, shops began to appear along Beaufort Street, a pharmacy, a doctor, a gallon licence and the Alexander Building (Broadway Building) constructed on the corner of Beaufort and Walcott Streets in 1911.

As the suburb grew, the retail and business area of Beaufort Street spread into the adjoining streets, such as Walcott Street.

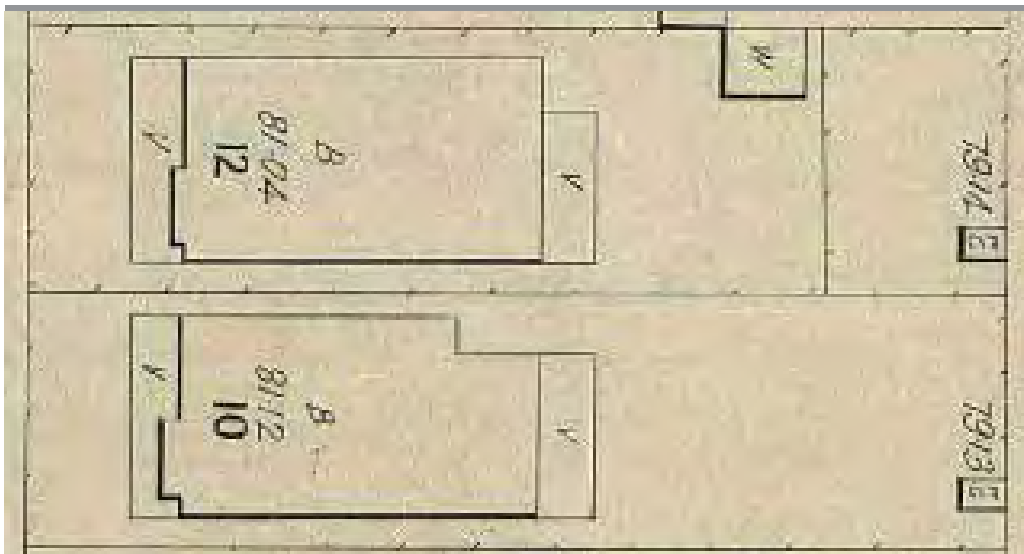
No. 8 was demolished in the late 1990s and the site redeveloped as a car park. In c2008, No. 10 was extended to the rear and the pitched roof continued in an extension and the property was converted for use as professional rooms. No. 12 continues to be a private residence and its form and extent have not changed significantly since the mid 20th century.

HISTORICAL INFORMATION	
Historic theme	Peopling WA: Demographic Development. Cultural Life: Domestic Life
Associations	
Sources	Municipal Heritage Inventory 2006 Landgate Aerial photographs 1953-2024.

ADDITIONAL PHOTOGRAPHS



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Portion of 1917 Sewerage Plan, Sheet 123. Courtesy SROWA.