

TWO RESIDENCES, 29 AND 30 HUTT ST, MOUNT LAWLEY



PLACE INFORMATION	
Place name	Two residences, 29 and 30 Hutt St
Other names	
Place type	Individual building or group
HERITAGE LISTING	
inHerit ID:	18017
State Heritage Register:	
Other Listing:	Municipal Inventory Adopted 21 Nov 2006
SITE LOCATION	
Street address	29 and 30 Hutt St
Locality	Mount Lawley
Survey	LOT: 66 D/P: 1237 LOT: 52 D/P: 1237
Vol/folio	1725/396 406/160A
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. Any alterations or extensions should reinforce the significance of the place and retain original fabric where feasible.</p>
Statement of significance	<p>These two residences have aesthetic value as good intact examples of the Federation Bungalow style in brick which contribute to the cohesive streetscape.</p> <p>The two residences located on corner blocks are landmarks at this intersection.</p> <p>The place reflects the expansion and development of commercial and residential buildings on the city fringes during the rapid population growth following the Gold Boom and in the early years of the twentieth century.</p> <p>These two residents valued by the community for their continuity in the streetscape which contributes to the streetscape and 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	c1899
Walls	Rendered Brick Brick
Roof	Corrugated Metal sheeting
Architectural Style	Federation Bungalow
Physical description	<p>No. 29 Hutt Street is a single storey brick and iron Federation Bungalow. The dwelling features a front protruding gable with face brickwork and quoining to the corners and openings.</p> <p>The roof is hipped with a bullnose verandah supported by timber posts. Two chimneys are extant on the eastern portion of the roof.</p> <p>No. 30 Hutt Street has the character of a Late Colonial period bungalow due to its extensive return bullnose verandah, which also engages the front gable wall and visually aligns with the window awning. The dwelling has been rendered and painted cream. Setback from the street between timber picket fence and established gardens</p>
Condition	Good
Integrity	High
Authenticity	High

HISTORICAL INFORMATION

Hutt Street was named after Governor John Hutt, the second governor of the Swan River Colony (Western Australia) from 1839 - 1946.

The dwellings at No. 29 and 30 Hutt Street are located on the corner of Raglan Road. These dwellings appear on the 1900 PWD sewerage plans. Advantages for prospective purchasers of blocks in the street at this time would have been that they were situated close to the developing Beaufort/Walcott Street shopping area and just a block from the early shops on the corner of Hutt and Raglan

HISTORICAL INFORMATION

The street was listed in Wise's Post Office Directories for the first time in 1903 but no street numbers had been allocated. At that time there were four houses erected, three on what was to be the uneven numbered side and one of the even side. This situation remained until 1909 when the numbers were allocated. Thomas J. O'Brien was listed as living in the street from 1908 and in 1909 his name was attached to No. 29 and from 1909 No. 30 was occupied by William Gobbart, a carrier.

In 1920, No. 29 was occupied by Edward P. Harris and No. 30 by Victor Houston, a police constable. In 1930 Victor Houston was still in residence but he had been promoted to sergeant and Frank Matthews was at No. 29. In 1949 both Houston and Matthews were still there, indicating that the policeman had been in residence from at least 1920 to 1949 and beyond and Matthews from at least 1940 to 1949. Residents' complaints regarding traffic using Raglan and Chelmsford roads as shortcuts through from Walcott and Beaufort streets led to changes being made to the traffic flows at this portion of Hutt Street. The result was that southbound traffic could only turn left into the eastern section of Raglan at the intersection and northbound traffic was forced to turn left into the western end of Raglan.

Aerial photographs from the mid 20th century onwards show very little change of the residence at No. 29 until the late 1990s when a rear extension was added. Similarly the residence at No. 30 had an extension added in the early 1980s and a structure added the very back of the block in the late 1980s. The form of both residences have changed little since then.

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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