

HOUSE, 125 JOEL TCE MOUNT LAWLEY



PLACE INFORMATION	
Place name	House, 125 Joel Tce
Other names	
Place type	Individual building or group

HERITAGE LISTING	
inHerit ID:	18018
State Heritage Register:	
Other Listing:	Municipal Inventory Adopted 12 Sep 2006

SITE LOCATION	
Street address	125 Joel Tce
Locality	Mount Lawley
Survey	LOT: 311 D/P: 2001
Vol/folio	1848/721
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 item.</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>The place has aesthetic value for the remaining form and detail of a simple Federation Bungalow style residence executed in brick.</p> <p>The place reflects the expansion and development of the eastern area of the City of Perth in the early 20th century.</p> <p>The place has social value for its demonstration of a simple workers home built in the Inter War period.</p>

PLACE USE	
Original use	Residence: Single storey residence
Current use	Residence: Single storey residence
Other use	

CONSTRUCTION DETAILS	
Construction date	c1925
Walls	Brick
Roof	Corrugated metal sheeting
Architectural Style	Federation Queen Anne
Physical description	The house has a asymmetrical plan with a central entry placed beside a projecting front room. It is constructed of face brickwork set on limestone foundations. The predominantly hipped roof has gambrel ridge ventilators, with a projecting half timbered gable over the window bay of the front room. The separate bullnose verandah spans the whole width of the principal façade. It is supported on four turned posts, with timber brackets, supporting a decorative valence with alternating hit and miss panels of diagonal beading. The face brickwork is banded at sill and door level. Windows are double hung sashes and the door has a leadlight panel and fanlight. The face brickwork chimney has a rendered corbelled head. The property is rundown. Comparatively unchanged.
Condition	Poor
Integrity	Low
Authenticity	Moderate

HISTORICAL INFORMATION

Joel Terrace is part of the East Norwood Estate, which was developed in 1898, on part of Locations A4 and A5, on the eastern side of the Fremantle-Guildford Railway line, in the East Perth/Mt Lawley area. The subdivision was carried out surveyors Crossland & Hardy on behalf of the Perth (WA) Estate Company Limited of No. 364 Hay Street, Perth. The strong demand for new housing was a result of the population boom created by the gold discoveries in the State. One member of the Perth (WA) Estate Company Limited was Zebina Lane, an engineer and mine owner at the Great Boulder mines and one of a number of people who made money in gold mining and reinvested it in land developments during this period. The Company had previously developed the adjoining Westralia Estate on the west side of the railway line on Location A4. The estate was promoted as having 'splendid building lots', 'main roads' and 'river frontages'. In the latter case these were the lots along Joel Terrace, which were expected to attract the wealthier buyers.

This block does not have river frontage, being on the western side of the street but in contrast to this and those blocks with river frontages were the cheaper ones where 'spec' housing was erected along the line for rental market. A number of these and a few of the blocks on the south side of Bramall Street and in Summers Street were the first to have houses erected on them. Nos. 123, 127 and 129 are known to have been built by Robert Rogerson who built nine houses in the street. No 125 is of similar design.

Perth Rates Books indicate that the house was built c1925 for the owner Jack Rowe, a railway employee who occupied the house with his wife Jessie.

One earlier resident who lived in a street nearby remembered going down to the river from Joel Terrace as a young girl. While they enjoyed playing on the bank and in the water, it was very muddy and the mud was hard to wash it off their legs afterwards. They called it 'The Mucks' as did many of the other children from the area and further afield who walked or road their bicycles - often considerable distances - to play along the river's edge and swim in the river there.

Aerial photographs from the mid 20th century onwards indicate the removal of the back portion of the residence, beginning in the early 2000s, and finishing by 2012. The form of the residence has changed little since then, with the exception of the rusting of the roof over that time.

HISTORICAL INFORMATION		
Historic theme	Peopling WA: Demographic Development Cultural Life: Domestic Life	
Associations	Jack and Jessie Rowe	First owners and occupiers
Sources	Municipal Heritage Inventory 2006 Landgate Aerial photographs 1953-2024.	

ADDITIONAL PHOTOGRAPHS

