

HOUSE, 137 JOEL TERRACE, PERTH



PLACE INFORMATION	
Place name	House, 137 Joel Terrace
Other names	Brothel (fmr)
Place type	Individual building or group

HERITAGE LISTING	
inHerit ID:	18019
State Heritage Register:	
Other Listing:	Municipal Inventory Adopted 03 Apr 2007

SITE LOCATION	
Street address	137 Joel Tce
Locality	Mount Lawley
Survey	Lot 318 D/P: 2001
Vol/folio	1573/339
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 place is a substantial and good example of the Federation Queen Anne style of residence in a generous garden setting.</p> <p>The place is a landmark in the streetscape for its size and scale on its elevated site on a prominent corner.</p> <p>The place reflects the expansion and development of Mount Lawley during the early years of the twentieth century as land adjacent to the river was taken up for substantial homes.</p> <p>The place has historic value for its association with Jane Sedgwick, property owner and business woman, and for its association with Marie Louise Monnier who accumulated wealth through managing brothels in Perth and Kalgoorlie.</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	
Original use	Residence: Two Storey Residence
Current use	Residence: Two Storey Residence
Other use	Residence: Two Storey Residence

CONSTRUCTION DETAILS	
Construction date	1913
Walls	Rendered Brick
Roof	Terracotta tile
Architectural Style	Federation Queen Anne
Physical description	<p>A two-storey Federation Queen Anne style residence, situated on the corner of Joel Terrace and Leslie Street, East Perth.</p> <p>The hipped roof is tiled, with tall chimneys on rendered plinths with solid moulded tops and double clay pots. The front is dominated by a protruding gable over a faceted bay and features turned timber brackets both sides and exposed timber eave batons. The main roof of the southern elevation has been interrupted with the addition of a dormer window. It is situated in a landscaped garden, little of which is original, in addition to new fencing, garage and outbuildings, which are accessed via Leslie Street. The face brick is tuck-pointed to the façade, however the house has been painted.</p> <p>The front verandah has been tiled with contemporary tiles as has the steps. Security bars in decorative wrought iron have been fitted to the ground floor windows. The bay windows to the ground and first floors each comprise a set of three sash windows.</p>
Condition	Good
Integrity	High
Authenticity	High

HISTORICAL INFORMATION

In its early development stage, Joel Terrace represented the northern growth of the East Perth area, which would eventually link with the suburb of Mount Lawley. In the 1890s, the demand for housing was substantial as a result of the gold rushes, and led to the subdivision of large blocks of land in the vicinity of Perth, and in particular along the railway line.

The area of Mount Lawley within which the subject property is situated, was originally part of Swan Location A4, which was subdivided in 1897 as part of the East Norwood Estate. The surveyors were Crossland & Hardy and the developer was the Perth (WA) Estate Company Limited, a syndicate consisting of G. F. Salas, C. H. D. Smith, C. W Garland and Zebina Lane. The City of Perth rate books for 1901 show that Smith, Garland and Lane paid £675 in rates for the land they owned in the Estate, the capital value of which was £9,000. In 1903, the capital value was the same but the rates had increased to £1,675. That year the other two names were crossed out, leaving the owner listed as Zebina Lane & Co. The blocks in this estate were described as 'splendid building lots' and those with river frontage, between Joel Terrace and the river were double in size to those of the interior ones. This block was amongst the early ones sold. The majority of blocks were sold by 1913 and the remainder being taken up by the State Government.

Contrasting to the large river-fronting lots along Joel Terrace were 'spec' housing for the rental market, which were erected along the railway line in East Parade. A number of these blocks, plus a few on the south side of Bramall Street and two in Summers Street, were the first to have houses erected on them.

The 1913 City of Perth Rates Book indicates that this lot was vacant ground and the following year was a residence owned by Jane Sedgwick and occupied by Mrs Barnett Wilkinson. This indicates the place was built in 1913 and previous research found that no Building Licences from the City of Perth were found for the original construction of this residence. The architect or builder of this residence have not been found.

Jane Sedgwick (1871-1950) was the wife of Douglas Sedgwick (1863-1929), a merchant of Perth who had a glass, paint and hardware store in William Street Perth. The firm undertook commissions for several prominent buildings including the glass work in the main hall at Scotch College and St Mary's in West Perth. The Sedgwick family lived in West Perth and invested in property in metropolitan Perth and regional WA.

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Given the nature of the Sedgwick business it is likely the residence was finished with a degree of quality and detail. No detail was found in relation to 'Mrs' Barnett Wilkinson, the quotation marks as shown in the rates books may suggest that the rumours that the house operated as a brothel may be well founded. The house was occupied by a series of tenants though the 1910s and 1920s as recorded in the Post Office Directories and the Rates Books.

Following the death of Douglas Sedgwick in 1929, Jane Sedgwick transferred the property to Marie Louise Monnier who is recorded in the local press as a 'colourful' woman, also known as 'Princess Josie'. French born Marie Louise Monnier died in 1953 leaving a significant estate comprising this property and others including houses in Roe Street Perth, and Hay Street Kalgoorlie where she ran successful brothels. In 1937, she returned to France and was unable to return until 1949 largely as a consequence of the occupation of France. An article in 2004 retold the story that Monnier would use the place as 'the sleeping quarters for a madam's workers' (Prestige Property in Sunday Times, 19.12.2004, p.16).

A building licence was issued for the subject property in 1940, although no description of the works was available.

In 1941, Mrs Florence McGinnis was listed at the subject place. By this time, which was in the middle of World War II when large numbers of men had enlisted and were away with the Armed Services, 16 women were listed as primary occupants for the buildings along Joel Terrace.

In 1943, a theft was recorded at the eight roomed house which was occupied by Mrs Greta Raymond on behalf of Marie Louise Monnier.

In 1949, the last year of the Wise's Post Office Directories the property was occupied by Mrs Annette M O'Neill, and was possibly being run as a women's boarding house. On the death of Marie Louise Monnier the house was transferred to new owners.

HISTORICAL INFORMATION

In 1957, a license was issued for bathroom, laundry and water closet works to Mr Zilioli. Anecdotal evidence from the current owner suggests a fire destroyed the rear portion of the house in 1939.

In 1980 licences was issued to C. Gareffa for a second storey addition, garage and pool.

When the house was put up for sale in 2005 it was described as a 'grand' home, which 'appears to be suspended in time' (Voice News, 5.3.2005 p.15 & Guardian Express, 8.3.2005, p.40).

Aerial photographs from the mid 20th century onwards indicate there may have been some slight renovations to the rear of the residence in the late 1970s though the quality of the images makes it difficult to confirm. The form and extent of the subject place has changed little since then.

HISTORICAL INFORMATION

Historic theme	Peopling WA: Demographic development Cultural Life: Domestic Life	
Associations	Jane Sedgwick Marie Louise Monnie	Original owner Owner
Sources	Municipal Heritage Inventory 2006 Landgate Aerial photographs 1953-2024. The West Australian, 18 June 1929, p. 14. Erickson, R [ed] Dictionary of Western Australians, Vol 5 The Golden Years 1829-1914, UWA Press, 1987, p. 800. The Daily News, 4 March 1941, p. 8. The Mirror, 12 April 1941, p. 7	

ADDITIONAL PHOTOGRAPHS

