

HOLBEACH HOUSE, NORTH PERTH



PLACE INFORMATION	
Place name	Holbeach House
Other names	Residence, 188 Grosvenor Rd
Place type	Individual building or group

HERITAGE LISTING	
inHerit ID:	18010
State Heritage Register:	
Other Listing:	Municipal Inventory Adopted 12 Sep 2006

SITE LOCATION	
Street address	188 Grosvenor Rd
Locality	North Perth
Survey	LOT: 303 D/P: 1237
Vol/folio	1979/557
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 has aesthetic value as a fine and intact example of a generous residence in the Federation Queen Anne style with a garden setting which is a landmark in the streetscape.</p> <p>The place reflects the expansion and development of residential buildings for the affluent members of the community in North Perth during the early years of the 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	
Original use	Residential: Single storey residence
Current use	Residential: Single storey residence
Other use	

CONSTRUCTION DETAILS	
Construction date	c1907
Walls	Brick
Roof	Corrugated metal sheeting
Architectural Style	Federation Queen Anne

Physical description	<p>The single storey brick and iron dwelling at No. 188 Grosvenor Road, North Perth was constructed circa 1907 in the Federation Queen Anne Style.</p> <p>The dwelling is positioned over two lots and has landscaped gardens.</p> <p>The dwelling has a two room street frontage and a recessed side entrance. The main roof form is hipped with various gable and hipped protrusions along its eastern elevation. One protruding gable is positioned diagonally to face the south east corner of the site. The gable ends are detailed with timber battens.</p> <p>An iron verandah runs the length of the southern and a portion of the eastern sides of the dwelling. The verandah is supported by turned timber posts and has decorative timber brackets and a timber valance.</p> <p>The dwelling has tuck-pointed brick walls with two string courses. The southern elevation of the dwelling features three timber framed sash windows with decorative plaster sill detail. An interesting feature along the dwelling's eastern elevation is a small protruding room, which is capped by crenellations.</p>
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CONSTRUCTION DETAILS	
Physical description	The dwelling is located along the portion of Grosvenor Street between Leake and Fitzgerald Streets in North Perth. Constructed over two lots the dwelling is setback approximately 4.5 metres from its front boundary. A brick and iron fence separates the dwelling from the street.
Condition	Good
Integrity	High
Authenticity	High

HISTORICAL INFORMATION	
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North Perth was initially called Woodville and Toorak after early estates in the area. It was not until March 1899 that it was officially named after the North Perth Roads Board area. It was reclassified as the North Perth Municipality in October 1901. The area was seen as a good place to live as housing was relatively cheap, and it was in walking distance of the City. Access to the City was greatly improved with the advent of trams along Fitzgerald Street from 1900 onwards. There were no houses erected in Grosvenor Road west of Fitzgerald Street until 1907 when one is listed in Wise's Post Office Directories as being occupied by John Linton. In 1909 there were three listed: Linton's and two others but no street numbers had been allocated.

It was not until 1909 that the numbers were listed in the Wise's Post Office Directories. By that time there were seven houses in the street and this included No. 188. No. 188 was constructed on the northern side at the western end of Grosvenor Road circa 1909.

HISTORICAL INFORMATION

At the rear is a right-of-way which was part of the original survey. These lanes are very common in the North Perth area as they are in many other of the older suburbs of Perth. Their original purpose was to provide a rear access to the blocks and to allow the Council's night cart access to the householders' 'dunnies' which were built along the rear boundaries of their properties. The 'dunnies' had a flap at the back so that the pan in use could be swapped for a clean one by the 'night soil' man. Initially these night carts were horse-drawn but they were later replaced by motorised vehicles. This service was phased out in the 1950s as more and more properties in the area had sewerage.

The first resident and owner of the place was Mr Wilford W. Mitchell (1872-1949) and his wife Kate Westhoven (1868-1958) and their seven children. Mitchell had a business in Viking House in William Street from 1907, Mitchell and Co Limited: auctioneer, house, land and estate agents, sworn valuers. No details of the architect or builder have been determined. Mitchell and his family resided at this dwelling from the time he purchased the property around 1908 until 1946. The name of the House 'Holbeach House' may originate with the town in Lincolnshire which was the county of Mitchell's birth.

Wise's Post Office Directories indicate that from 1947 until at least 1949, Mrs Ruby Miller resided at the house.

Aerial photographs from the mid 20th century onwards indicate the residence remained mostly unchanged until the late 1990s and early 2000s when renovations began with a new roof installation and continued with extensions being added. These renovations continued until around 2008 and the residence has remained visually the same since then.

HISTORICAL INFORMATION

Historic theme	Peopling WA: Demographic Development. Cultural Life: Domestic Life	
Associations	William Wilford Mitchell and family	Original owner and occupiers
Sources	Municipal Heritage Inventory 2006 Landgate Aerial photographs 1953-2024.	

ADDITIONAL PHOTOGRAPHS

