

# TERRACE HOUSES, 225-227 BEAUFORT STREET PERTH



PLACE INFORMATION	
<b>Place name</b>	Terrace Houses, 225-227 Beaufort Street
<b>Other names</b>	Two Terrace Houses
<b>Place type</b>	Individual building or group

HERITAGE LISTING	
<b>inHerit ID:</b>	3133
<b>State Heritage Register:</b>	17 Jan 2012
<b>Other Listing:</b>	Municipal Inventory Adopted 13 Nov 1995

SITE LOCATION	
<b>Street address</b>	225-227 Beaufort St
<b>Locality</b>	Perth
<b>Survey</b>	LOT: 134 D/P: 613
<b>Vol/folio</b>	873/74
<b>Reserve</b>	—

SIGNIFICANCE	
<b>Level of significance</b>	<p><b>Exceptional</b></p> <p>Essential to the heritage of the area. Rare or outstanding example. Consider for nomination for State Register of Heritage Places if not already included.</p>
<b>Management category</b>	<p><b>Category 1</b></p> <p>The place should be retained and conserved. Any alterations or extensions should reinforce the significance of the place and be in accordance with a Conservation Plan if one is in place.</p>
<b>Statement of significance</b>	<p>The place is a very fine and relatively intact example of terrace houses in the Federation Filigree style.</p> <p>The place has some very fine and unusual distinguishing features such as the side entry of No. 227. This unusual and intact element distinguishes Terrace Houses, 225-227 Beaufort Street from terrace houses elsewhere in Western Australia and contribute to its rarity value.</p> <p>The place was constructed in 1897 as some of the large number of new boarding houses constructed in the State in the 1890s to accommodate the population increase associated with the gold boom, and provides evidence of the historical provision of lodging in the North Perth area, an inner-city residential function that is no longer common.</p> <p>The place is likely to contain archaeological deposits which, through archaeological investigation, will provide a rich source of information about the over 100 years of occupation of the terraces.</p> <p>The place is important to the local and wider community as a prominent architectural landmark, as demonstrated by its inclusion in the City of Vincent's Heritage List and the State Register of Heritage Places and in national publications relating to architecture of the period.</p>

PLACE USE	
<b>Original use</b>	Residence: Two Storey Residence
<b>Current use</b>	Residence: Two Storey Residence
<b>Other use</b>	

CONSTRUCTION DETAILS	
<b>Construction date</b>	1897
<b>Walls</b>	Painted brick and stucco
<b>Roof</b>	Corrugated Sheet metal
<b>Architectural Style</b>	Federation Filigree
<b>Physical description</b>	An attached pair of two storey terrace dwellings which share a party wall, expressed for the full height of the building. Each has matching two storey verandahs with symmetrical arrangement of bays separated by paired turned timber posts. On the ground floor the verandah bressemer is constructed with plain spindles, whilst on the upper floor the verandah balustrade is constructed with plain timber balusters, the side bays are topped with open arches below bressemer and the central bay with an open arch, without bressemer, rising to the underside of the beam. The gabled pediments have horizontal string courses counter to the vertical emphasis of the verandahs. The face brickwork has been painted. The building is set back from the Beaufort Street frontage where there is a low rendered fence. The building does not address Monger Street.
<b>Condition</b>	Good
<b>Integrity</b>	High
<b>Authenticity</b>	High

## HISTORICAL INFORMATION

Lake Thompson, situated immediately west of Beaufort Street and north of Newcastle Street, was used for farming and market gardening into the 1880s.

In 1892, Harry Anstey subdivided part of the reclaimed lake area, creating Money, Lindsay, and Monger Streets and Robinson Avenue. While workers housing was generally constructed in the inner streets of the subdivision, housing for the middle classes was built on the major thoroughfares of Beaufort and Newcastle streets.

The area's appeal was further enhanced by the construction of the Barrack Street Bridge over the railway line and its opening to traffic circa 1894.

This site formed part of a large grant made in 1873 to James Cowle, Surveyor. The land was purchased in 1891 by the Perpetual Trustees Executors and Agency Company of Tasmania Ltd and subsequently subdivided.

James Orchard Oxley of Narrogin, Surveyor purchased Lots 134 and Lot 30 in 1893 and in 1897 both were transferred by endorsement to his wife Ethel Oxley. The houses were then numbered 229 to 239.

A building permit was issued in November 1896 for the construction of the terraces, with the builder to be William McDiarmid. It is probable that the architects were Drake and Whitwell who designed the adjacent building, 235-241 Beaufort Street for the same owner and constructed by the same builder.

By 1898 the terraces were listed as boarding houses with No. 231 being listed as 'Forest Lodge', a name that does not appear again in the records. By 1915, Ethel Oxley is listed as owning the numbers 225 - 241. Throughout Oxley's ownership the terraces were rented out to tenants. A high proportion of the occupants listed in Rates Books are women and there appears to have been a rapid turn-over of tenancies and the place functioned as a boarding house for many years.

### HISTORICAL INFORMATION

Following Ethel Oxley's death in 1922, the titles returned to her husband, James, then recorded as a resident of Darlington. James Oxley, married Elsie May Hort in 1923 and following his death in 1925, the titles were transferred to his widow. Elise May Oxley retained ownership of Nos. 225 - 227 Beaufort Street for over forty years, but was never resident there.

From the 1930s, Nos. 225-227 Beaufort Street is listed with only one tenant, Mrs Olive Solomon. Mrs Solomon operated the place as apartments until the early 1940s. By 1946, the tenant is listed as Olive Oakley.

In 1966, ownership of the property was transferred to Frances Thomas, single woman of Rockingham who owned the property for many decades with another family member.

In 1989, Terrace Houses, 225-227 Beaufort Street was included in Towards Dawn: Federation Architecture in Australia 1890-1915. It was noted that the terraces featured elements that were not only rare but also possibly unique in Australia. These included the prominent Monger Street side-entrance to 225-227 Beaufort Street, described as creating a Shavian effect, or being reminiscent of the work of George and Peto. Overall, it was stated that the competency of the design work implied an architect rather than a builder being responsible for the plans.

In 1999, 225-227 Beaufort Street were again included in a national publication on architecture of the period, Terrace Houses in Australia. The terraces are described as being 'unmatched in their generosity of scale'. The roofscape and fine timber detailing are noted as significant features.

### HISTORICAL INFORMATION

<b>Historic theme</b>	Economy: Manufacturing and Secondary Industry Infrastructure: Development of Settlements and Services	
<b>Associations</b>	Francis Charles Mackay James Thomson Oldham Boas and Ednie-Brown Jesse Reeves, nee Thomson and Rowland Vivian Slee Powell, Cameron and Chisholm Hawkins and Son Colgan Industries Philip McAllister George Natt James Natt	Owner Owner Architect Owner Architect Builder Owner, builder, developer Architect General Manager General Manager
<b>Sources</b>	Mackays Aerated Waters Factory (fmr) Conservation Plan, Palassis Architects, December 2002. P8728 Mackays Aerated Waters Factory (fmr) Assessment documentation.	

ADDITIONAL PHOTOGRAPHS

