

TERRACE HOUSES, 235-241 BEAUFORT STREET PERTH



PLACE INFORMATION	
Place name	Terrace Houses, 235-241 Beaufort Street
Other names	Terrace Houses, Residences and Goodridge Galleries
Place type	Individual building or group

HERITAGE LISTING	
inHerit ID:	3134
State Heritage Register:	17 Jan 2012
Other Listing:	Municipal Inventory Adopted 13 Nov 1995

SITE LOCATION	
Street address	235-241 Beaufort St
Locality	Perth
Survey	LOT: 109 D/P: 63744 LOT: 106 D/P: 63744 LOT: 103 D/P: 63744 LOT: 100 D/P: 63744
Vol/folio	1639/901 1685/934 1685/933 1630/399
Reserve	—

SIGNIFICANCE	
Level of significance	Exceptional Essential to the heritage of the area. Rare or outstanding example. Consider for nomination for State Register of Heritage Places if not already included.
Management category	Category 1 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.
Statement of significance	<p>The place is a very fine, substantial, and relatively intact example of terrace houses in the Federation Filigree style.</p> <p>Nos. 235-241 are rare as a group of three-storey terrace houses constructed in the State in the Federation-period.</p> <p>The place is a distinctive set of buildings, with Nos. 235-241 being a significant visual focus and the tower of No. 235 being a very prominent and well-known landmark in the context of Beaufort Street.</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>For at least twenty years from 1899, 237 Beaufort Street was used as one of a small number of nurses' homes in Perth, which provided accommodation, employment services and advocacy for private nurses, in a central area close to the city.</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>

SIGNIFICANCE	
Statement of significance	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.
PLACE USE	
Original use	Residence: Multi Storey Residence
Current use	Residence: Multi Storey Residence Commercial: Offices
Other use	Health: Housing or quarters
CONSTRUCTION DETAILS	
Construction date	1897
Walls	Brick and stucco
Roof	Corrugated Sheet metal
Architectural Style	Federation Free Classical
Physical description	Four adjoining three storey terrace houses. The Monger Street corner is marked by a four storey square tower, the upper storey has a rough cast render band, separating the red brick of the lower three storeys from the surmounting rendered belvedere, with three arched windows in each face, under a bracketed hipped peak. The Monger Street façade continues the four storey theme with a prominently decorated ground floor entry doorway set symmetrically in three storeys of red brick punctuated by regular rectangular window openings. This is surmounted by a tall rendered gable set between red brick chimneys in the plain of the wall face.

CONSTRUCTION DETAILS	
Physical description	The Beaufort Street façade consists of the tower and 3 1/2 terrace houses. A half width of terrace house adjoins the tower whilst the other three are complete terraces, three storeys in height with expressed dividing walls. The two storey verandahs reflect the verandah details of the terraces at 225-227 Beaufort Street. The third storey is expressed as a pair of double hung sashes placed centrally above the verandahs, surmounted by bracketed gabled pediments, complete in relief detail for shadow effects. Tall chimneys separate the two pairs of terraces and further enliven the skyline. The tower is a landmark identifying the Beaufort/Monger St corner.
Condition	Good
Integrity	High
Authenticity	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.

James Orchard Oxley of Narrogin, Surveyor purchased Lots 134, comprising the terraces at 225 - 227 Beaufort Street, and Lot 30 comprising the subject terraces, in 1893. In 1897 both were transferred by endorsement to his wife Ethel Oxley. The houses were then numbered 229 to 239.

In July 1896, architects Drake and Whitwell called for tenders for the construction of four three storey residences for James Oxley in Beaufort Street.

HISTORICAL INFORMATION

A building permit was issued in November 1896 for the construction of two buildings on the corner of Beaufort and Moore Street.

In 1897, James Oxley is listed as having land and buildings in Beaufort Street with a value of £2,000. The following year three houses are listed, although no tenants are noted, with a further two houses under construction. One of these was at Lot 134, on the corner of Beaufort and Monger Streets. Lot 134 (225-227 Beaufort) is valued at £1,600 at the time, suggesting that construction was substantially underway on the new residence. All six terraces are shown on an 1897 sewerage plan for the area.

The houses were then numbered 229 to 239.

The rapidly expanding population following the Gold Boom of the 1890s created a high demand for temporary housing, especially rental accommodation close to the city. By the late 1890s, the City of Perth was issuing up to 150 lodging house licences each year. By 1898 No. 233 (now No. 235) was listed as boarding house and the others were still vacant. By 1899 all terraces were occupied.

By 1915, Ethel Oxley is listed as owning the subject terraces at No. 235 - 251. Although the managers of the boarding houses changed the terraces at Nos. 235 - 241 Beaufort Street remain listed as primarily as boarding houses into the 1930s. The majority of occupants listed during this time are women.

From 1899, what is now No. 237 Beaufort Street was listed as the Trained Nurses Home. It continued to be listed under this name until around 1910, under the direction of Miss A Stronach, Matron. Mrs Stronach remained in residence until at least 1919, and the place presumably continued to operate as a boarding house under her direction.

In 1923 following the death of Ethel Oxley, the terraces at Nos. 235 - 241 Beaufort Street was purchased by Barnot Rogalasky of the Sandringham Hotel, Belmont, a retired hotel keeper, who retained ownership from 1926 until his death in 1956. Subsequent owners have continued the practice of leasing the properties to tenants.

HISTORICAL INFORMATION

In the 1980s the properties were subdivided and each of the 4 terraces have individual owners. Some have since become used for commercial purposes.

In 1989, Terrace Houses, 235-241 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. Terrace Houses, 235-241 Beaufort Street was described as being probably the only three-storey domestic architecture in the State at the time. The stepped windows following the staircase at 235 Beaufort Street's Monger Street elevation and prominent tower at the corner are identified as rare features.

Historic theme	Peopling WA: Demographic Development. Economy: Workers and Working Cultural Life: Domestic Life	
Associations	Drake and Whitwell William McDiarmid James and Ethel Oxley	Architects Builders First owners
Sources	P3134 235-241 Beaufort Street Assessment Documentation. Municipal Heritage Inventory 2006. Landgate Aerial photographs 1953-2024.	

ADDITIONAL PHOTOGRAPHS

