

DUPLEX, 140-142 BRISBANE ST, PERTH



PLACE INFORMATION	
Place name	Duplex, 140-142 Brisbane St
Other names	
Place type	Individual building or group

HERITAGE LISTING	
State Heritage Office ID:	17974
State Heritage Register:	
Other Listing:	Municipal Inventory Adopted 12 Sep 2006

SITE LOCATION	
Street address	140-142 Brisbane St
Locality	Perth
Survey	LOT: 240 D/P: 33194
Vol/folio	1396/86
Reserve	—

SIGNIFICANCE	
Level of significance	<p>Considerable Very important to the heritage of the locality. High degree of integrity/authenticity.</p>
Management category	<p>Category 2 Conservation of the place is highly desirable. Any alterations or extensions should reinforce the significance of the place.</p>
Statement of significance	<p>The duplex pair have aesthetic value as good intact examples of the Federation Italianate style of residences executed in brick.</p> <p>The place reflects the expansion and development of residential buildings on the city fringes during the rapid population increase of 1890's gold boom and the early years of the twentieth century.</p> <p>The 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: Conjoined residence Commercial: Shop/Retail Store
Current use	Residential: Conjoined residence Residential: Two storey residence
Other use	

CONSTRUCTION DETAILS	
Construction date	1898-1899
Walls	Painted Brick Rendered Brick
Roof	Corrugated metal sheeting
Architectural Style	Federation Italianate
Physical description	<p>A single storey terrace pair designed in the Italianate style, brought to Western Australia with the Gold Boom, mainly from eastern states sources, including eastern states architects relocating to Western Australia.</p> <p>The terraces are set close to the street boundary with a narrow fenced front garden, before a full width verandah set between flank walls.</p> <p>The front façade was the dominant elements with its prominent parapet, in three bays, with a raised central bay set between scrolls and surmounted by a pair of stucco finials. The parapet is further decorated with swags which link all bays below the string course.</p>
Condition	Good
Integrity	High
Authenticity	Moderate

HISTORICAL INFORMATION

The semi-detached pair at Nos. 140-142 Brisbane Street is located on Perth Lot N91, one lot from the northwest corner of William Street. The PWD Sewerage Plan dated 1897 reveals a property occupying the lot at this time. During this time William Street terminated at Brisbane Street. The City of Perth Building Licence cards indicate that the earliest licences issued for Perth Lot N91 were in 1897 for J. F. Schramm and W. Reeves in 1901.

Unfortunately as the plans for the building licences are missing and several lots form part of Perth Lot N91 the exact construction date of the subject properties cannot be clarified with certainty.

The Wise's Post Office Directories first list the semi-detached properties at Nos. 140 and 142 in 1918 with Mr Joseph Nissenson at No. 140 and Mr Harry Hoffman at No. 142. In 1917 and 1916 the properties are listed as No. 88 and No. 90 with Mr Joseph Nissenson at No. 88 in both years and Mr Solomon Hartstein at No. 90 in 1916 and Mr Harry Hoffman at No. 90 in 1917. Prior to this time the street numbering along Brisbane Street between Wade and Lake Streets changed frequently and it is difficult to ascertain the occupants of the subject places during this time.

During the 1920s the occupants change regularly suggesting that the property was tenanted. In 1925, Mr Thomas Harris occupied No. 140 and Mr Rueben Menouchin occupied No. 142. The Hardings were residents of No. 142 for a number of years with H. C. Harding listed in 1935 and 1940 and Mrs Kath Harding listed in No. 145 and 1945. Mr Max Sles occupied No. 140 in 1935 and 1940 and Mrs Evans was in residence in 1945.

In more recent times the subject dwelling was owned by C. and G. Carzolo in the 1970s, Michael and Susan Scrutton in 1980 and the current owners since 1995.

HISTORICAL INFORMATION

In 2003, the Town of Vincent approved a change of use to the properties to accommodate a home occupancy and alterations and two-storey additions to the rear of the property. The two storey addition did not proceed although the change of use has been undertaken with 142 currently [2024] being used for offices.

Aerial photographs from the mid 20th century onwards show the renovation of the building on the subject place in the late 1980s including a new roof. Since then there have been no changes to be seen from the aerial viewpoint.

HISTORICAL INFORMATION

Historic theme	Demographic Settlement and Mobility: Settlements Peopling WA: Demographic development
Associations	
Sources	Municipal Heritage Inventory 2006 Landgate Aerial photographs 1953-2024.

ADDITIONAL PHOTOGRAPHS

