

BULWER AVENUE PRECINCT, PERTH



PLACE INFORMATION	
Place name	Bulwer Avenue Precinct
Other names	
Place type	Precinct of Streetscape
HERITAGE LISTING	
State Heritage Office ID:	18497 8594
State Heritage Register:	
Other Listing:	Municipal Inventory Adopted 13 Nov 1995 Statewide Hotel Survey Completed 01 Nov 1997
SITE LOCATION	
Street address	3-19 Bulwer Ave
Locality	Perth
Survey	
Vol/folio	
Reserve	—

SIGNIFICANCE	
Level of significance	Considerable Very important to the heritage of the locality. High degree of integrity/authenticity.
Management category	Category 2 Conservation of the place is highly desirable. Any alterations or extensions should reinforce the significance of the place.
Statement of significance	<p>Bulwer Avenue Group is a notable and intact turn of the twentieth century development of detached houses in the Federation Anglo Dutch and Arts & Crafts styles.</p> <p>The group of residences are a landmark in the suburb.</p> <p>This group of residences have historic value for their association with the development of Perth in the late 19th and early 20th century as a result of the gold discoveries in the colony.</p> <p>These residences demonstrate the scale and detail of homes typically built for professional workers and their families in the late 19th and early 20th century.</p> <p>The street is a landmark in the suburb since 1895 and as such contributes to the community's sense of place.</p>

PLACE USE	
Original use	Residential: Single Storey Residence
Current use	Residential: Single Storey Residence
Other use	

CONSTRUCTION DETAILS	
Construction date	1895-1922
Walls	Brick Stone
Roof	Corrugated metal sheeting
Architectural Style	Federation Anglo-Dutch Federation Arts and Crafts
Physical description	<p>The houses were all built in either one of two distinct building styles. There are two sets of three almost identical Federation Arts and Crafts style houses at each end of the block, and a set of four Federation Anglo Dutch style houses in the centre of the street. The houses are all double fronted, with gabled projections and simple verandahs.</p> <p>The Federation Anglo Dutch style houses are of stone, with brick quoins and a faceted bay window under a Dutch gable. The houses have pairs of chimneys and four paneled timber front doors. Original windows are double hung.</p> <p>The Federation Arts and Crafts style influenced houses are of a similar design but their front bays are treated as low parapeted towers roofed with a mitred hip. The group has a continuous setback from the street with residential garden settings.</p>
Condition	Good
Integrity	Moderate
Authenticity	High

HISTORICAL INFORMATION

Bulwer Avenue and Bulwer Street were named in 1858 after Sir Edward Bulwer Lytton, first Baron Lytton, a 19th Century novelist. Lytton was Secretary for State for the Colonies during the years 1858 - 59, part of this road was formerly in the locality of East Perth, but due to boundary changes, it is now in the locality of Perth.

Ten houses were built on the west side of Bulwer Ave between 1895 and 1898, on part of Lots N115 and N139, in the area known originally as Highgate Hill. Opposite was the Highgate Primary School, which opened in 1895. The rapid rise in resident numbers in the area was reflected in a rapid increase in principals at the school. So much so that a separate infants's school was built in 1900 and addition to both schools followed until 1913.

The land on Bulwer Avenue was owned by Anastasia Murphy. Anastasia and her husband Michael, with their six children, had established a market garden in the area. Following Michael's death in 1880, Anastasia continued to lease out the land for gardening.

In the early 1890s, she subdivided some of it, creating the Bulwer Park Villa subdivision. Hall, Dallen & Todd Ltd, land and real estate agents, handled the sale of the lots. H. C. Ashton, of Ashton Brothers Contractors, built No. 1, and may have been responsible for the other houses of the same design.

A number of the houses were given names, such as 'Dovedale' (No.11), 'Lytton' (No.15), 'Atherstone' (No. 1), 'Roylyn' (No.3), 'Boscobel' (No.5) and 'Bronte' (No.17).

In the Post Office Directory for 1897 Harry L. Hall, Joseph Hine and Hentry G. Trenchard are listed as living in the street plus George R. Turner at 'Lytton'. No numbers are given. In 1901, the occupants of the houses were a manager, agent, clerks, a civil servant, solicitor, engineer and gentleman. These people were representative of the middle class in Perth at this time. In 1922, a shop was added to the residence at No 1 and leased to Ida James, who ran a confectionary business for a short time. In 1949, the residents were Arthur Cochrance, a painter (No.3), Mrs Flora A. Goddard (No. 50), Mrs Mary Thornton (No. 9), H.J Hartshorn at No. 11 and Mrs M.E Detrich at No. 11a, Edward G. Lewis and Mrs Lilly Lee at No. 15, Mrs Maria and Burns Noble (No. 27) and Mrs Ivy Wiley (No. 19).

HISTORICAL INFORMATION

European migrants occupied some of the houses in the 1950s and 1960s, and celebrated pianist David Helfgott's family lived at No. 13 during this period. A number of the houses have been upgraded in recent years, and more are owner-occupied.

Since the mid 20th century there have been minor additions and alterations although the group remains largely intact. At No. 5-7 new premises have been built at the rear.

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

ADDITIONAL PHOTOGRAPHS



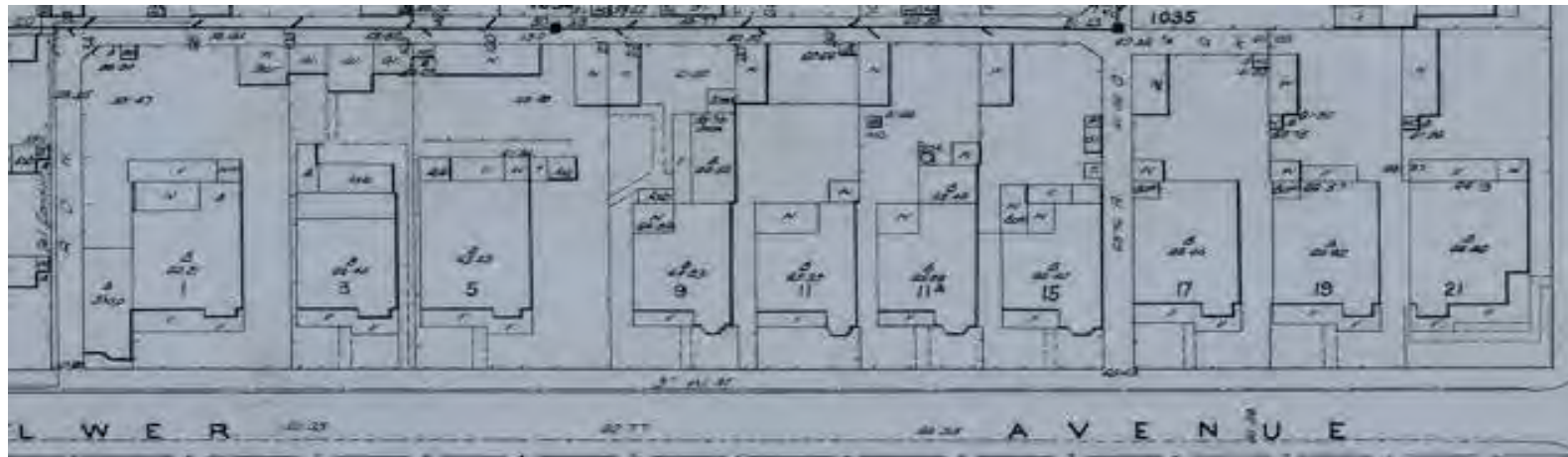
ADDITIONAL PHOTOGRAPHS



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ARCHIVAL IMAGERY



Bulwer Avenue Sewerage Plan 1955. Courtesy SROWA series 634 cons 4156 item 0093