

CHERITON ST GROUP, PERTH



PLACE INFORMATION	
Place name	Cheriton Street Group
Other names	
Place type	Individual building or group

HERITAGE LISTING	
inHerit ID:	0863, 6097
State Heritage Register:	
Other Listing:	Perth Draft Inventory 99-01 YES 31 Dec 1999

SITE LOCATION	
Street address	60, 62, 64 Cheriton St
Locality	Perth
Survey	LOT: 888 D/P: 405871 LOT: 41 D/P: 28
Vol/folio	2960/268 1156/295
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 item.</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>These two buildings have aesthetic value as good intact examples of the Federation Free Classical and Federation Queen Anne styles executed in brick and render. The duplex at 60-62 Cheriton Street exhibits considerable design skill and detail in the front elevation which is rare for the location.</p> <p>The group are a landmark in the streetscape as rare and intact examples of former residences which are contrasted with the contemporary commercial character of the built form in the street.</p> <p>The group reflects the expansion and development of residential buildings on the city of Perth fringes during the rapid population growth in the late 19th century and early 20th century.</p> <p>The duplex at 60-62 Cheriton Street demonstrates the common practice of small scale property developers in the late 19th century who constructed residential investment properties on the city fringes.</p> <p>The group has historic value for its demonstration of the changing use and development of East Perth from a residential suburb to a commercial precinct.</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	Residence: Conjoined residence Residence: Single storey residence
Current use	Commercial: Shop/Retail Store Commercial: Hostel
Other use	Residential: Conjoined residences
CONSTRUCTION DETAILS	
Construction date	c1898; 1911
Walls	Rendered brick Brick
Roof	Corrugated metal sheeting
Architectural Style	Federation Free Classical Federation Queen Anne
Physical description	<p>The building at 60-62 Cheriton Street comprises a pair of symmetrical single storey former residences with hipped corrugated roof and gables to the front in the Federation Free Classical style.</p> <p>The façade has freshly rendered brickwork with quoin detailing on the corners. Under the gables are bay window with three arched windows on either side of the bay. Return verandahs are centralised at the front under the roof, supported by rendered brick partition between the two dwellings and face brick chimneys with stuccoed cornices. The properties are defined by two low hedge lined paths towards the central verandah.</p> <p>Each villa entry is approached by a set of low steps, and comprises a timber-framed panelled door with sidelights and arched fanlight. Windows to the original portions of the buildings are timber-framed single pane vertically sliding windows, with soldier course lintels and concrete moulded sills externally.</p>

CONSTRUCTION DETAILS	
Physical description	<p>The former residence at 64 Cheriton Street demonstrates the Federation Queen Anne style. It is single storey brick construction with a grey corrugated iron hipped roof. The roof has a prominent gable on the right side towards the street with a half-timbered effect and roughcast at the gable opening. Below the gable is a window covered with an awning. The deep return verandah covers the south and western sides of the building and is supported with white turned timber posts and white painted iron detailing on the underside of the bull nose verandah roof. The property has white painted facing brick at the base of the wall continued with red facing brick separated by contrasting white horizontal stucco detailing.</p> <p>Both properties have access driveways to the rear of the lots for additional parking which indicates the places are now used for commercial purposes although still demonstrating a residential form and detail in their presentation to the street.</p>
Condition	Good
Integrity	High
Authenticity	Moderate

HISTORICAL INFORMATION

The construction of the Perth-Guildford railway meant that regular transport was now available from East Perth (later renamed Claisebrook) Station, which opened in 1881. This encouraged some limited settlement in the surrounding area. East Perth remained substantially undeveloped until the population growth that accompanied the gold rush.

In 1884, a population of 600 people resided in a total of 112 dwellings concentrated along Adelaide Terrace, Howick (later Hay) Street, and Wellington Street, while the northern portion of East Perth was used for fruit and vegetable gardens. In 1894, the population had risen to 1,300, and by 1904, the suburb had increased to more than 5,500, with houses, shops, villas and shanties spread over 66 streets.

The demand for housing led to the subdivision of large blocks of land along the railway line. Homes built in Perth in the 1890s and early 1900s were generally larger and more elaborately detailed than the earlier simple cottages. Houses were generally single storey brick with corrugated iron roofs. Some more prestigious homes had slate or tiled roofs. Stucco decoration was popular as was wrought iron lace and timber fretwork. 60-62 Cheriton Street was constructed during this period reflecting the grander architectural style of the time.

Cheriton Street began to develop in response to the increasing population during the 1890s. At this time, Cheriton Street ran from Claisebrook Road to Jewell Street. It seems likely that several of the first properties on the street, c.1896, were used as boarding houses.

The City of Perth Rates Books the parcel of land adjacent to the railway was owned in 1896 by farmer George Anthony Lefroy (1860-1928). The lot for the site of the future duplex 60/62 Cheriton Street was transferred to Coombe Wood & Co in 1897. This firm had premises in Lord Street and appear to be merchants selling a wide range of goods for building and had connections to the mining industry. The name originates with Thomas Wood and James Wood.

HISTORICAL INFORMATION

In 1898, the duplex was first recorded in the Rates Books as owned by Coombe Wood & Co, and occupied by ironmonger Edward Gore living in 60 Cheriton Street, and railway employee G.R. Blundell in 62 Cheriton Street. At this time the houses were number 52 (HN60) and 54 (HN62), by 1910 the current numbering was in use.

Although not confirmed that one of the duplex halves was the subject of an advertisement placed by Coombe Wood & Co in the West Australian in November 1897, it is likely to have been a similar residence.

To Let, Cheriton-st., off Claisebrook-rd. Handsome Villa, five large, lofty rooms, hall, bathroom, pantry, wash-room, large yard, lovely view, low rent. Coombe, Wood & Co., Lord-st.

The following year the two halves of the duplex were transferred to separate owners. These owners were both women and in the following years women were often the owners, of these tenanted properties. On occasion the owners were the wives of the occupants. For example, Jane Key owned 60 Cheriton Street which was occupied by french polisher William Key in the early 1900s. No information has been found to determine the architect or builder of this duplex.

The site of the house at 64 Cheriton Street was owned by investor and MLA George Throssell who served in the parliament of John Forrest 1890-1904. He owned the property until 1910 when it was transferred to Elizabeth Bradbury in 1910. By 1912, the house was built and occupied by engineer Richard Bradbury and his wife Elizabeth Anne Bradbury who owned the house. The architect or builder of the house have not been determined. The Bradburys occupied the property for only a few years, and by 1919 it was owned and occupied by farmer and grazier Peter William Charleston and his wife Anne, nee Powell.

The duplex at 60/62 Cheriton Street was an investment property for the majority of the 20th century, whilst the adjacent house at 64 Cheriton Street appears to have been occupied by the owners. The scale and detail of the properties indicate that these residences were occupied by skilled tradesmen or professionals and their families. They are generous and finely detailed homes which suggests they were not homes for working families.

HISTORICAL INFORMATION

Until the 1950s Cheriton Street appears to have been primarily, if not exclusively, residential. In common with other areas of East Perth, its relatively intact streetscape underwent dramatic changes from the late 1950s when some residences were converted to commercial premises including bakehouse’s, warehouses, offices, factories, showrooms and commercial laundries.

An assessment of 60/62 Cheriton Street in 2014 described how the place had undergone some internal changes with the removal of walls and in c2009 a small self contained unit was added to the rear of 60 Cheriton Street and an additional room, bathroom and storage was added to the rear of 62 Cheriton Street. In 2014, the place was being used as a multiple occupancy dwelling.

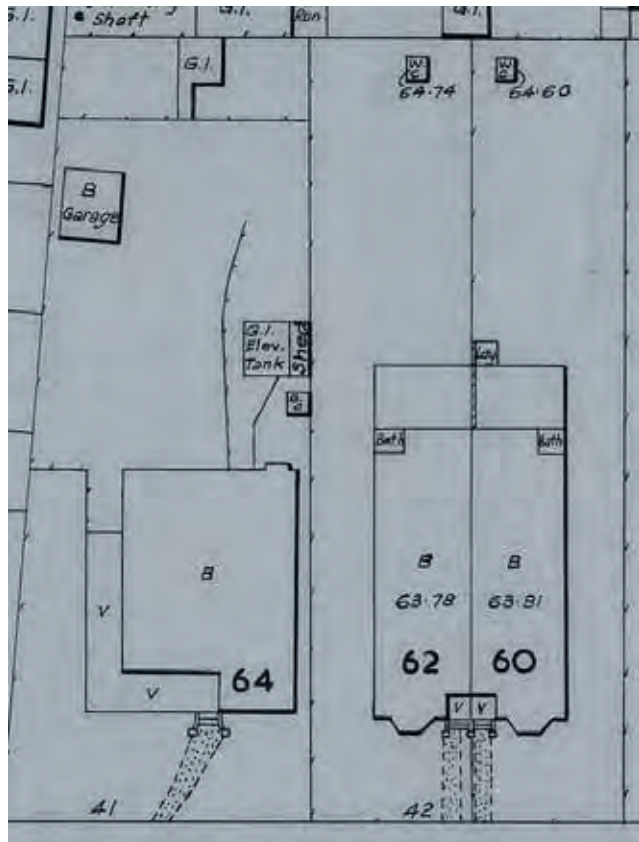
Aerial photographs from the mid 20th century show the transition of this area from residential and some small scale industry to an area of light industry with minimal residential occupation.

Historic theme	Peopling WA: Demographic development Cultural Life: Domestic Life Economy: Commerce	
Associations	Coombe Wood & Co Peter William Charleston Elizabeth and Richard Bradbury	Original owner Owner and occupant Original owner and occupant
Sources	City of Perth Rates Books Landgate aerial photographs The West Australian, 9 November 1897, p. 2; 14 December 1897, p. 4. 60 & 62 Cheriton Street, East Perth Heritage Assessment, Palassis Architects for City of Vincent 7 May 2014.	

ADDITIONAL PHOTOGRAPHS



ARCHIVAL IMAGES



Sewerage Plan 1957. Courtesy SROWA Cons 4156 item 107