

LACEY STREET PRECINCT, PERTH



| PLACE INFORMATION | |
|-------------------|----------------------------|
| Place name | Lacey Street Precinct |
| Other names | Lacey Street Heritage Area |
| Place type | Precinct or Streetscape |

| HERITAGE LISTING | |
|--------------------------|--|
| inHerit ID: | 27687 |
| State Heritage Register: | |
| Other Listing: | Municipal Inventory Adopted 13 Nov 1995 MRA Inventory |

| SITE LOCATION | |
|----------------|---|
| Street address | 5-26 Lacey St; 28, 30, 32, Lacey St; 72, 84 Brewer St; 25, 26, 33 Brisbane St |
| Locality | Perth |
| Survey | Various |
| Vol/folio | Various |
| Reserve | — |

| SIGNIFICANCE | |
|---------------------------|---|
| Level of significance | <p>Heritage Area</p> <p>A group of properties which are recognised to collectively form a streetscape, townscape or cultural environment with significant heritage characteristics, which may include architectural style, town planning or urban design excellence, landscape qualities, or strong historic associations.</p> |
| Management category | <p>Heritage Area</p> <p>Lacey Street has a distinctive intact and coherent urban character in the public realm that is confined by the roads truncating this short street.</p> <p>Within this setting the heritage character is derived from the modest, single storey suburban houses dating from the Federation era (c.1900-1915). The defined period and nature of development have resulted in a complimentary palette of materials and design idioms.</p> <p>The subdivision of this area was undertaken by Edmund Gilyard Lacey, a prominent businessman and property owner in the late 19th century. This subdivision represents the relatively common practice where private owners subdivided land parcels close to the Perth CBD.</p> <p>The collection of houses in the study area helps to demonstrate the scale and standard of houses built and occupied by people such as small business owners, clerks and tradesmen in the early twentieth century.</p> <p>The study area includes a good representative collection of modest early twentieth century brick houses developed near the Beaufort Street tramway and the Guildford Railway line.</p> |
| Statement of significance | |

| PLACE USE | |
|---------------------|---|
| Original use | Residential: Single Storey Residential Religious: Church |
| Current use | Residential: Single Storey Residential Religious: Church Commercial: Office |
| Other use | |

| CONSTRUCTION DETAILS | |
|-----------------------------|--|
| Construction date | c1900-c1915 |
| Walls | Rendered Brick Painted Brick Face Brick |
| Roof | Corrugated Sheet metal Coloured corrugated sheet metal Concrete tile |
| Architectural Style | Federation Bungalow Federation Queen Anne Inter War Californian Bungalow |
| Physical description | The Lacey Street buildings and streetscape demonstrate the following key features/elements. <ul style="list-style-type: none"> • Consistent block widths; • Generally consistent front setbacks - varying between about 3 to 5m; • Small, well maintained front gardens; • Low front fences (with the exception of #5, 10 and 13); • Modest suburban houses dating from c.1900 to c1915; • Small hipped and gabled roof forms; • Corrugated metal roof cladding; • A mixture of tuck-pointed, rendered and painted brick walls; • Restrained architectural detailing; |

| CONSTRUCTION DETAILS | |
|-----------------------------|---|
| Physical description | <ul style="list-style-type: none"> • Raked or bull-nosed verandahs to the main facades; • Vertical proportions to windows; and a low proportion of openings to wall area; • Consistent block depths in the order of 24.5m (approx. 80ft) <p>Whilst the street trees in the public realm are not consistent in their type or location, there are examples of mature trees that make a positive contribution to the streetscape.</p> |
| Condition | Variation across the building stock but generally good. |
| Integrity | Generally high as the original building form, details and materials are largely intact although additions to the rear can demonstrate alternate styles and materials. |
| Authenticity | High – The places continue to be used as residences. |

| HISTORICAL INFORMATION | |
|---|--|
| <p>Lacey Street and its immediate surrounds were formally approved for subdivision as residential lots in 1898. The parcel of land was owned by Edmund Gilyard Lacey (1843-1901) from where the name of the street originates. Lacey was a successful timber merchant who diversified his business interests into real estate amongst other investments.</p> <p>The subdivision of land around the City of Perth was undertaken at a rapid rate in the late 1890s and early 1900s as the colony experienced rapid growth with the discoveries of gold. The growth in the population led to demands of housing and many wealthy individuals invested in property at this time.</p> <p>The relatively generous size of the lots in Lacey Street indicates these lots were intended for skilled and semi-skilled tradespeople and their families. This was not a subdivision for working people who were typically accommodated in terrace housing or weatherboard cottages.</p> | |

HISTORICAL INFORMATION

The lots were slowly developed, with the Post Office Directories recording 2 homes in the street in 1900, 8 in 1901 and 10 in 1902. An advertisement in The West Australian in 1901 describes one of the homes for sale.

HIGHGATE – New brick villa, four rooms, bath, W.H. [washhouse], £425; Lacey St. ... J. H. Smith. 413 Beaufort St.

By 1904, many of the homes had been built in the street with information from the City of Perth Rates Books recording the occupations of those living there; clerk, civil servant, contractor, carpenter, squatter, carrier, contractor, salesman, local employee, farmer, miner, draper and bricklayer.

Most of the homes were owned by individuals who leased the homes to others, some were owner occupiers. There were some owners who owned multiple properties, one of these was Patrick McCafferty who owned six homes in the street in the early 20th century.

The lots were all developed by 1920 and continue to be used for residential accommodation. The occupation of this area of Perth does demonstrate the change in the demographics of the suburb.

In 1916, the predominantly coal fired East Perth Power Station opened on Summers Street providing electricity for homes, factories and for Perth's growing tram network. The East Perth Power Station and the East Perth Depot attracted a large workforce who bought or rented homes in the area.

After WWII, the areas to the east and north of the Perth CBD became a popular residential area for migrants from Southern and Eastern Europe who often lived with other family members in shared, cheap rental accommodation in close proximity to the factories and industrial workplaces where they were employed.

In the 1990s, the Graham Farmer Freeway was constructed to allow for an east-west bypass of the Perth CBD. It officially opened in April 2000 and comprised of the freeway itself, the Northbridge Tunnel and the Windan Bridge. It was named after high profile football star of the 1950s - 1970s Graham 'Polly' Farmer, who began his career with the East Perth Football Club. It cut the East Perth area in half, the northern part which came under the jurisdiction of Vincent, formed after the de-merger of Perth City Council in 1994.

HISTORICAL INFORMATION

Lacey Street continues to be used predominantly for residential occupancy and in recent years many of the properties have been extended to the rear and undergone renovations. The main elevations of the buildings have been maintained and in general they are visible to the street. Exceptions are HN 5, 10 and 13 which have large structures on the front property boundary.

It is acknowledged that there may be some places which retain their residential presentation but have a mixed use, where a business premises is operating from the premises. As far as can be determined these include HN 6, 17 and 28.

Those places which have had a different use from their construction include, the church on the eastern junction of Lacey and Brewer Streets which was built c1926, and the small shop and premises at 26 Brisbane Street which truncates Lacey Street on the north built c1902. These two places demonstrate how in the early 20th century goods and services were typically in walking distance to residents. Local 'mixed business' shops were established on many suburban streets.

Since the preparation of the Sewerage Plan in 1955, several places have been demolished. Houses at 25 and 27 Lacey Street, 23, 25 and 27 Brisbane Street have been replaced with commercial buildings constructed in the 1960s; and the house at 84 Brewer Street has been replaced with a commercial property. The loss of these places has not significantly impacted on the heritage values of Lacey Street.

| HISTORICAL INFORMATION | |
|------------------------|---|
| Historic theme | Peopling WA: Demographic Development Cultural Life: Domestic Life Cultural Life: Religion |
| Associations | Edmund Gilyard Lacey Landowner and developer |
| Sources | Wise's Post Office Directories, 1894-1949, SLWA Post office directories State Library of Western Australia (slwa.wa.gov.au) Australian Electoral Rolls, 1903-1983. City of Perth Rates Books 1915-1954. Landgate Aerial photographs, 1953-2024. City of Vincent Local History Centre, Suburb Histories, East Perth https://library.vincent.wa.gov.au/local-history-centre/suburb-histories/east-perth-history.aspx Perth Retro Maps, SROWA, SROWA Perth Metro Maps |

ADDITIONAL PHOTOGRAPHS



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ARCHIVAL IMAGES



Plan of Lacey Street, 1955. Courtesy SROWA Sheet 99 series 634 cons4156 item 0099.