

BAKER'S TERRACE, PERTH



PLACE INFORMATION	
Place name	Baker's Terrace
Other names	156-184 Lake St
Place type	Individual building or group

HERITAGE LISTING	
inHerit ID:	1000
State Heritage Register:	6 Sept 1996
Other Listing:	Municipal Inventory Adopted 13 Nov 1995 State Register of Heritage Places 6 Sept 1996 National Trust Classified 5 June 1990

SITE LOCATION	
Street address	156-184 Lake St
Locality	Perth
Survey	
Vol/folio	
Reserve	—

SIGNIFICANCE	
Level of significance	<p>Exceptional</p> <p>Essential to the heritage of the area. Rare or outstanding example. Consider for nomination for State Register of Heritage Places if not already included.</p>
Management category	<p>Category 1</p> <p>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.</p>
Statement of significance	<p>The place is the longest row of terrace housing in Western Australia.</p> <p>The place is a landmark in Lake Street, and the surrounding area, because of its imposing scale, classical detailing and lace-like façade.</p> <p>The place is a fine example of the Federation Filigree style of architecture, displaying the main features of the style.</p> <p>This place demonstrates the quality of accommodation constructed for investment purposes in Perth during the gold boom. The subsequent changes in occupancy and spatial arrangements demonstrate the evolving composition of Perth's inner city population after the Second World War</p> <p>The place, together with the neighbouring row houses in Moir and Brookman Streets, forms a unique precinct of residential accommodation constructed by a single property investment company during the 1890s gold boom.</p> <p>The place demonstrates the scale and form of housing for professional workers and their families.</p>

PLACE USE	
Original use	Residential: Terrace housing
Current use	Residential: Terrace housing
Other use	

CONSTRUCTION DETAILS	
Construction date	1897
Walls	Rendered brick Painted brick Tuckpointed brick
Roof	Corrugated metal sheeting
Architectural Style	Federation Filigree
Physical description	Bakers Terrace comprises fifteen, two-storey terrace dwellings with verandahs at each level. The central section and both ends have parapets with stucco decoration and ball finials. Over the central dwelling is a pediment inscribed with the name and date of the terrace. Originally face brick with tuck-pointing, stucco bands and cast iron friezes and balustrades, the individual dwellings have been modified to varying extents, with some retaining these original features. Minimal front setbacks and various combinations of gardens or paving behind a variety of front fences. Various-considerable interior modifications and refurbishments
Condition	Good
Integrity	High
Authenticity	High

HISTORICAL INFORMATION

In May 1895, Colonial Finance Corporation, a typical property investment company, became the sole proprietor of part of Suburban Lot 28 with the intention of building a housing estate. The part of Suburban Lot 28 owned by the Corporation was bounded by Lake Street to the west, Cicely Street (later known as Robinson Avenue) to the north, Wellman Avenue to the east, and by Forbes Street to the south. Forbes Street and Wellman Avenue were created by the Corporation in the process of developing the residential estate, as were Moir and Brookman Streets, which were named after two of the company's principal investors.

The seventy-five houses, including Baker's Terrace, built on the estate were designed by architect James Wright and constructed by contractors Hill and Moss.

The decision to call the group 'Baker's Terrace' is not known and may owe its origin to one of the investors or an attorney for the company in 1900 H.J. Baker. Further investigation may resolve this query.

In order to increase the desirability of the development, the Colonial Finance Corporation lobbied the City of Perth for a tram service in 1895.

The estate was set out so that Baker's Terrace, as the more gracious accommodation, provided more exposure for its more affluent occupants while the semi-detached workers' cottages were located in the streets behind. Colonial Finance Corporation's ownership of Baker's Terrace ceased in 1921, when the 15 terrace houses were sold to Hyan Hester.

The original managerial occupants of Baker's Terrace had moved out of the terraces in favour of more spacious detached suburban housing. The popularity of inner-city housing amongst the more affluent was in decline.

Baker's Terrace remained in single ownership until the early 1960s, by which time the houses were sold to individual owners. This period saw the arrival of many post-Second World War immigrants to Western Australia for whom unfashionable inexpensive inner-city living was an attractive option. In the late 1970s the pattern of ownership began to reverse with some inner-city areas gradually being upgraded and restored as young affluent professionals sought to benefit from inner-city living.

HISTORICAL INFORMATION

The individual terraces have all undergone some modification or additions to the rear since construction and the front elevations have a range of treatments over the original tuckpointed brickwork.

Historic theme	Peopling WA: Demographic Development	
Associations	Robin Warren James Wright Hill and Ross	Owner occupier, (2005 Nobel Prize - Physiology and Medicine) Architect Building Contractor
Sources	P1000 Baker's Terrace State Register Documentation. DPLH. Taylor, Dr John J., 'James William Wright (1854-1917)', Western Australian Architect Biographies, http://www.taylorarchitects.com.au/Biographies.html accessed 29 February 2024. The West Australian, 11 February 1897, p. 5. The Daily News, 6 April 1895, p. 6.	

ADDITIONAL PHOTOGRAPHS



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