

# LAKE STREET ORANGE ORCHARD ESTATE PRECINCT, PERTH



PLACE INFORMATION	
<b>Place name</b>	Lake Street Orange Orchard Estate precinct
<b>Other names</b>	Ensenada and Coronada, 165-167 Lake St Duplex, 169-173 Lake St Duplex, 181-185 Lake St Duplex, 175-179 Lake St
<b>Place type</b>	Individual building or group

HERITAGE LISTING	
<b>inHerit ID:</b>	18024
<b>State Heritage Register:</b>	
<b>Other Listing:</b>	Municipal Inventory Adopted 13 Nov 1995

SITE LOCATION	
<b>Street address</b>	165-185 Lake St
<b>Locality</b>	Perth
<b>Survey</b>	
<b>Vol/folio</b>	
<b>Reserve</b>	—

SIGNIFICANCE	
<b>Level of significance</b>	<b>Considerable</b> Very important to the heritage of the locality. High degree of integrity/authenticity.
<b>Management category</b>	<b>Category 2</b> Conservation of the place is highly desirable. Any alterations or extensions should reinforce the significance of the place.
<b>Statement of significance</b>	<p>The semi-detached pair (Ensenada &amp; Coronada) at 165-167 are a fine and unusual example of a Federation Filigree terrace pair. It makes a significant contribution to the streetscape particularly with the considerable plantings in the front garden. It demonstrates changes in the social status of the area.</p> <p>The semi-detached pairs, 169-173, 175-179 &amp; 181-185 Lake Street, are good and representative examples of the Federation Bungalow style that contribute to the streetscape and character of the area.</p> <p>The place reflects the expansion and development of residential buildings on the city fringes during the rapid population growth following the Gold Boom and in the early years of the twentieth century</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	
<b>Original use</b>	Residential: Conjoined Residence
<b>Current use</b>	Residential: Conjoined Residence
<b>Other use</b>	Residential: Two storey residence

CONSTRUCTION DETAILS	
<b>Construction date</b>	1903 onwards
<b>Walls</b>	Brick Painted Brick
<b>Roof</b>	Corrugated metal sheeting
<b>Architectural Style</b>	Federation Filigree Federation Bungalow
<b>Physical description</b>	<p>The pair of two storey houses (165-167) was built in 1902 opposite the similarly styled Baker's Terrace. The building has a parapet with balustrade and a pediment over each dwelling bearing the date and the names "Ensenada" and "Coronada" respectively.</p> <p>The three pairs of single storey semi-detached dwellings (169-173, 175-179 &amp; 181-185) have a turned bullnose verandah supported by stop chamfered posts with timber brackets. The gables have finials and are half timbered with roughcast infill and a timber bracketed frieze. A small gablet has a timber ventilator inset. Each has a brick chimney with a corbelled stucco trim. The casement windows have square lights above.</p> <p>The places are setback from the street, behind fences, but are mostly obscured by dense and plantings.</p>
<b>Condition</b>	Good
<b>Integrity</b>	High
<b>Authenticity</b>	High

## HISTORICAL INFORMATION

The residences at Nos. 165-167 Lake Street were built in 1902, and were given the names of 'Ensenada' and 'Coronada'. They were built on the Brooking Park Estate which was developed in 1896. The estate was named for surveyor J. S. Brooking, whose home 'Lakeside' at No. 106 Palmerston Street was on part of the Estate. The Estate included Suburban Lot 1, on the corner of Lake and Brisbane Streets, on which an orange orchard and associated residence were situated. (Nearby Orange Avenue was so named because of this.) This orchard was planted by early settler, Richard Gallop, who was granted four acres in 1885 on land between Palmerston and Lake Streets. Gallop who arrived in Western Australia in 1829 as an indentured labourer, also grew vegetables on the site.

In the estate subdivision, the orange orchard and residence were sited on Lots 9-17 on Lake Street, between Stuart and Hope streets, and were offered for sale as one parcel.

The existing residence, on Lot 17 (shown on the 1897 'City of Perth & Suburbs Sewerage Plans', 1897), then No. 239 was shown in the Wise's Post Office Directories as being occupied by Frederick Sandeman in 1901. It was later numbered 163 Lake Street.

Four semi-detached pairs and one detached dwelling (Nos. 165-187 Lake Street) were built on the remainder of the site, replacing the orange orchard.

In 1902, the land was owned by William Henry Vincent and was recorded as vacant. By 1904, there were six residences completed: two numbered 227-229 (Nos. 165-167) and four numbered 231-241 (No. 169-179). No 243 (No. 181) was occupied by the contractor, Fred James Vincent (also referred to as James Fred) and the rest of the land was still vacant.

### HISTORICAL INFORMATION

William Henry Vincent came to WA from Victoria in 1899. He had worked in his father's building company in Victoria and the USA in the mid 1880s. In WA, the company, R. P. Vincent & Son, built the Supreme Court, extensions to Government House, and Royal Perth Hospital. After his father's death William Vincent also built the Horseshoe Bridge and bought two brick companies. His other activities included terms as president of the Master Builder's Association, chairman of the Children's Hospital Board, Art Gallery Trustee, and member of the Weld Club. Fred James Vincent, was one of the brothers of William Henry Vincent.

The dwellings at Nos. 165-167 Lake Street, named Ensenada and Coronada, were originally occupied by a doctor and a retired person, and were valued at £47 each. They were the grandest of the four semi-detached residences in the group. Each have four bedrooms and a 10 metre long central hallway. The names Ensenada and Coronada appear to originate with the towns in Mexico.

In 1915, No. 165 was occupied by Mrs L. Allen and No. 167 by William Thomson and Charles Patterson. In 1932, both residences were listed as 'apartments', with No. 165 occupied by Mrs Rita Traynor and No. 167 by Mrs Milly Allen. The difference between apartments and a boarding house is not clear. It may have involved the provision, or not, of meals, but more likely 'apartments' was simply a more refined name for a boarding house.

In the 1960s and 1970s, No. 165 was still operating as a boarding house and had become run down. In 1981, it was purchased as a private residence and restored. The work included the removal of parts of walls to open and brighten the interior. No. 167 was also purchased for restoration in 1981.

Nos. 169-173, 175-179 & 181-185 are identical. When constructed they were valued at £39. No. 169-173 were occupied by a contractor and manager in 1904.

### HISTORICAL INFORMATION

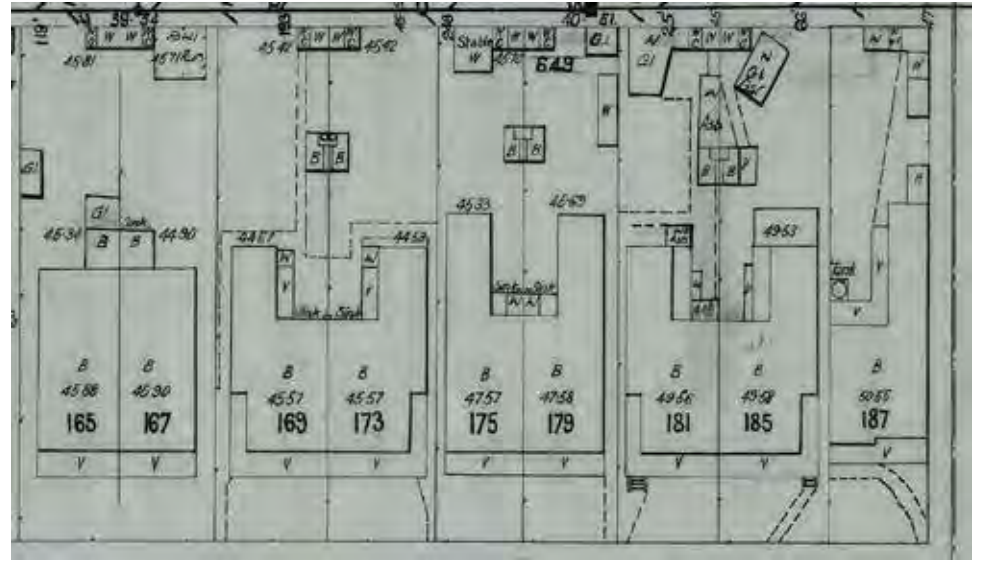
In 1915, they were occupied by Mrs A. King and Myer Sharp. No. 181-185 were occupied by Thomas Kane and Meyer Jacobs in that year. The semi-detached pair situated between these two semi pairs (Nos. 175-179) has a narrower street frontage. In 1949, the last year of the Directories, the residents of the subject places were; No. 165 Mrs Trayer - apartments. No. 167 T. M. Lynch, No. 169 Mrs Dalliston, No. 173 Paul Rispoli, No. 175 Mrs G. McLachlan, No. 179 Luke Vodanovic, No. 181 Mrs Ruby Ashton and No. 185 Leonard Mitchell.

Aerial photographs from the mid 20th century indicate that Nos. 165 and 167 had new roofs installed in the mid 1980s, followed by Nos. 173, 179 and 185 in the late 1980s. No. 175 installed a new roof in the late 1990s. Around the beginning of the 21st century renovations and extensions were added to several of the residences, starting with Nos. 173, 175 and 179. By 2002 all the original roofs had been replaced. 2013 saw more additions to No. 175 and in 2015 No. 173 added a structure to the back corner of the property.

In 2020, a large addition was built on the back half of No. 181. The street facing portions of these blocks changed little during this time, and there have been few changes since 2020.

<b>Historic theme</b>	Peopling WA: Demographic development Cultural Life: Domestic Life	
<b>Associations</b>	William Henry Vincent James Frederick Vincent	Owner and builder Builder
<b>Sources</b>	Municipal Heritage Inventory 2006 Landgate Aerial photographs 1953-2024.	

ADDITIONAL PHOTOGRAPHS



Sewerage Plan of Lake St, 1955. Courtesy State Records Office of WA.