

# SEMI-DETACHED DUPLEX, 21 MONEY ST PERTH



| PLACE INFORMATION  |                                   |
|--------------------|-----------------------------------|
| <b>Place name</b>  | Semi-detached Duplex, 21 Money St |
| <b>Other names</b> |                                   |
| <b>Place type</b>  | Individual building or group      |

| HERITAGE LISTING                |   |
|---------------------------------|---|
| <b>inHerit ID:</b>              | 18038                                   |
| <b>State Heritage Register:</b> |   |
| <b>Other Listing:</b>           | Municipal Inventory Adopted 12 Dec 2001 |

| SITE LOCATION         |                  |
|-----------------------|------------------|
| <b>Street address</b> | 21 Money St      |
| <b>Locality</b>       | Perth            |
| <b>Survey</b>         | LOT: 89 D/P: 613 |
| <b>Vol/folio</b>      | 1846/383         |
| <b>Reserve</b>        | —                |

| SIGNIFICANCE                     |   |
|----------------------------------|---|
| <b>Level of significance</b>     | <p><b>Moderate</b></p> <p>Contributes to the heritage of the locality. Has some altered or modified elements, not necessarily detracting from the overall significance of the place.</p>  |
| <b>Management category</b>       | <p><b>Category 3</b></p> <p>Conservation of the place is highly desirable. Any alterations or extensions should reinforce the significance of the place.</p>  |
| <b>Statement of significance</b> | <p>The place has aesthetic value as a good intact example of a duplex constructed in the Federation Italianate style with its distinct parapet .</p> <p>The place makes a positive contribution to the streetscape.</p> <p>The place reflects the expansion and development of residential buildings on the city fringes during the rapid population increase of the 1890's gold boom and the early years of the twentieth century.</p> <p>The place is representative as an example of a modest residential building for working families dating from the late nineteenth and early 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>    |                                  |

### CONSTRUCTION DETAILS

|                             |  |
|-----------------------------|--|
| <b>Construction date</b>    | 1904   |
| <b>Walls</b>                | Rendered brick   |
| <b>Roof</b>                 | Corrugated metal sheeting  |
| <b>Architectural Style</b>  | Federation Italianate  |
| <b>Physical description</b> | <p>The single storey brick structure is a semi-detached mirror duplex pair. The rendered front parapet is richly detailed in stucco draped design within recessed panels, with balusters above topped with balls and a central decorative pediment.</p> <p>The front verandahs, separated by a common wall, are bullnosed. The north side frontage has been infilled with glass within aluminium frames.</p> <p>There is an extensive addition at the rear.</p> <p>Small front setback behind a brick and palisade fence. The north side boundary is Little Parry Street, and the south has a courtyard space between No 23 and No 21. There is a rear extension with internal connections between the duplexes and extensive modern office fit out in north side.</p> |
| <b>Condition</b>            | Good   |
| <b>Integrity</b>            | High   |
| <b>Authenticity</b>         | Moderate   |

### HISTORICAL INFORMATION

The bed of Lake Thomson was used for farming and market gardening until the 1880s, when parcels of the land were sold off. One section of the land, comprising Money, Lindsay and Monger Streets and Robinson Ave, was subdivided by B.H. (Harry) Anstey in 1892. Anstey had amalgamated seven separate blocks into a 9.1 hectare block for residential subdivision. In 1896, carrier James George acquired Lot 89 on Money Street. He was already occupying a cottage on the adjoining lot on William Street.

James George was born in England in 1864 and, after arriving in Western Australia, he was at various times a miner and labourer before becoming a carrier, first at Guildford and then from his cottage at No. 364 William Street. George became a Perth City Councillor for the North Ward in 1904.

In 1902, James George had a semi-detached pair of residences built at Nos 23-25 Money Street, abutting the boundary of the drainage reserve for the lake's drain which fed into Claise Brook (now Claisebrook). This reserve later became Little Parry Street. On the south side of these residences he added another house, No 21, in 1904.

The properties were all rented out. Carpenter, William Henry Hill, occupied No. 23 in 1903 but by 1905 he had moved into No. 21 and he was still there in 1947. According to the City of Perth rate books, Jennie Vogt, who also owned No. 27, resided at No. 23 in 1905. In 1939, Thomas Patrick Duggan, farmer of Yericoin, purchased the three houses and his daughter, nursing assistant Ethel Duggan, is recorded in the Electoral Rolls as occupying No. 25. In 1945 the Duggans had extensions added to the rear of No 25. The work was subject to the approval of War Organisation of Industry as it was above 25 pounds in cost.

In 1947, application was made for the addition of a brick garage, accessed from the drainage reserve. A note on the building application states that the earlier additions had encroached onto the drainage reserve. In 1951, the properties were purchased by a trio of Macedonians and K Paraskos and others applied for a building licence in 1952. At this time a new laundry of concrete blocks and an iron roof was added by builder, G. Callegari. Haralampos Ioannou occupied No. 23 with his wife Melponreni until about the mid 1960s and Nos. 21 and 25 were rented out.

In 1964, Stefanos Paraskos and his wife Christina occupied No. 21 and from then into the 1970s. In the late 1980s the property was sold again and the new owners converted it to commercial use.

## HISTORICAL INFORMATION

A number of alterations were made to the buildings in 1989 to facilitate this change, including internal alterations, a zincalume roof to No. 25, a toilet addition and verandah along the rear (west). The backyard was converted to a 16-car parking area. The area at the front of the buildings was landscaped. In 2001, the three former residences continued to be occupied as offices. This was still the case in 2024.

Aerial photographs from the mid 20th century onwards show the aforementioned alterations in the late 1980s, but the form and extent of the subject place has changed little since then.

|                       |   |                |
|-----------------------|---|----------------|
| <b>Historic theme</b> | Peopling WA: Demographic development<br>Cultural Life: Domestic Life        |                |
| <b>Associations</b>   | James George  | Original owner |
| <b>Sources</b>        | Municipal Heritage Inventory 2006<br>Landgate Aerial photographs 1953-2024. |                |

## ADDITIONAL PHOTOGRAPHS

