

SEMI-DETACHED PAIR, 163-165 PALMERSTON ST, PERTH



PLACE INFORMATION	
Place name	Semi-detached Pair, 163-165 Palmerston St
Other names	
Place type	Individual building or group

HERITAGE LISTING	
inHerit ID:	8739
State Heritage Register:	
Other Listing:	Municipal Inventory Adopted 13 Nov 1995

SITE LOCATION	
Street address	163-165 Palmerston St
Locality	Perth
Survey	LOT: 2 STR: 18221 LOT: 1 STR: 18221
Vol/folio	1851/600 1851/599
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 place.</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>The place has aesthetic value as a good intact example of a duplex constructed in the Victorian Georgian style and makes a positive contribution to the streetscape.</p> <p>The place reflects the expansion and development of residential and commercial 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	
Original use	Residential: Conjoined Residences
Current use	Residential: Conjoined Residences
Other use	

CONSTRUCTION DETAILS	
Construction date	1895
Walls	Stone Brick
Roof	Corrugated metal sheeting
Architectural Style	Late Colonial Georgian
Physical description	<p>The stone, brick and iron semi-detached dwellings were constructed in the Late Colonial Georgian style. The dwellings, which have a simple, symmetrical front facade, are set back approximately 1.5 metres from the footpath behind a white picket fence.</p> <p>The symmetry is created by two tall chimneys, which service the front two rooms of each dwelling and by the centrally located front entry doors, which are flanked either side by projecting front rooms. The projecting front rooms are headed by hipped gables and have a shared iron skillion verandah. The windows within the projecting front rooms comprise a pair of timber framed sash windows and are covered by a timber and iron skillion awning. The walls of the projecting front rooms are stone with red brick quoining, the side elevations of the dwellings are brick.</p>
Condition	Good
Integrity	High
Authenticity	High

HISTORICAL INFORMATION

The subject dwellings are a semi-detached mirror pair of dwellings located at Nos. 163 and 165 Palmerston Street, Perth. The place is situated along Palmerston Street in the area north of Robertson Park and south of Hyde Park. The Robertson Park area covers part of a large water body previously called Lake Henderson, which once formed part of the series of freshwater lakes stretching from East Perth to Joondanna. Hyde Park was once known as Third Swamp. Perth's northern lakes were subject to flooding during the heavy winter months and the eastern lakes became heavily polluted. By the 1840s both these factors pressured the government to drain the lakes and sell off the land. The drained lakes proved to be ideal for growing vegetables and fruit, which encouraged the development of market gardens in the drained areas.

Market gardening activities were carried out on the bed of Lake Henderson in the early 1870s, and the surrounding areas were developed. The market gardens were first established by the British settlers. However, following the arrival of a significant number of Chinese immigrants to Western Australia, they became almost exclusively operated by the Chinese until the late 1920s. Third Swamp or Hyde Park (originally a camping ground for Aborigines) became a duck shooting resort for Europeans and, as late as 1888, drovers used the places as a camp when bringing sheep to Perth. In the mid 1890s the gold boom resulted in the rapid urbanisation of Perth.

Initially the immigrant population (which flocked to Perth), sought rental accommodation within walking distance to job opportunities and city services. In response to this increased need for housing, the inner city land was subdivided and then often subdivided again, resulting in an uneven, patchwork pattern of lot sizes in East Perth, Highgate and Northbridge. A small number of builders and investors built pockets of semi-detached houses in and around Perth, Highgate, Leederville, North Perth and Subiaco in anticipation of the development of high density neighbourhoods. The establishment of such neighbourhoods did not eventuate as the availability of relatively inexpensive and larger residential lots within easy access of the city enabled the majority of the population to pursue the popular ideal of a suburban lifestyle. The result of this left a few semi-detached houses isolated amongst detached suburban villas.

HISTORICAL INFORMATION

The semi-detached pair at Nos. 163 - 165 Palmerston Street were constructed on part of Perth Town Lot Y240 in 1895. Wise's Post Office Directories for 1895 did not list any properties along the portion of Palmerston Street between Myrtle and Bulwer Street where the subject semi-detached pair are located. However, they were drawn on the PWD sewerage plans dated 18 August 1897 (Sheet 8). The owner at the time of construction was Janet Cook. In 1895, No. 163 was occupied by civil servant Victor Watt and No. 165 by contractor J. Franklin. The 1898 edition of the Directories indicated that the semi-detached pair were originally Nos. 135 and 137 Palmerston Street.

At this time Walter Gillies was listed at No. 135 (now No. 163) and Daniel J. Molan at No. 137 (now No. 165) and there were only three people in all in the section between Myrtle and Bulwer streets. In 1899, the street numbering for the subject places changed to Nos. 165-167 but still with Walter Gillies at No. 135 and by then James N. Waxwell was in No. 137. The numbering remained as such until 1907 when it was changed to reflect the current numbering. Walter Gillies remained in residence at what is now referred to as No. 163 Palmerston Street until at least 1910.

The place that is now referred to as No. 165 changed frequently up until the second decade of the 20th Century. Occupants of these premises included: Samuel Correl in 1901, Edwin Curtwright in 1903, Mrs Carren in 1904, Michael Dwyer in 1908 and Mary Vincent in 1910. For the second decade of the 20th Century the pattern in occupancy changed between the dwellings as No. 165 was consistently occupied by the same person, John Eddy, and the place at No. 63 had a consistently high turnover of occupants. In 1949, the last year the Directories were published, the occupants were John Cockling at No. 163 and Mrs B. Gibson at No. 165.

No original building licences were located to assist the establishment of a precise construction date. However, a set of City of Perth building licence plans dated 1989, document that the owner of the place at the time, K. Roberts, undertook some alterations to the subject dwellings. These works involved the addition of a timber framed structure to the rear of both dwellings, which included a kitchen, bathroom and laundry.

HISTORICAL INFORMATION

Aerial photographs from the mid 20th century onwards show an extension added to the back of the subject places in the late 1980s and new roof installations in the early 2000s. There have been no visible changes to the site since.

Historic theme	Peopling WA: Demographic Development. Cultural Life: Domestic Life	
Associations	Janet Cook Victor Watt J. Franklin	Owner Occupant Occupant
Sources	Municipal Heritage Inventory 2006 Landgate Aerial photographs 1953-2024.	

ADDITIONAL PHOTOGRAPHS

