

# DUPLEX, 158-160 NEWCASTLE ST, PERTH



| PLACE INFORMATION |                              |
|-------------------|------------------------------|
| Place name        | Duplex, 158-160 Newcastle St |
| Other names       |                              |
| Place type        | Individual building or group |

| HERITAGE LISTING         |               |
|--------------------------|---------------|
| inHerit ID:              | TBA           |
| State Heritage Register: |               |
| Other Listing:           | MRA Inventory |

| SITE LOCATION  |                      |
|----------------|----------------------|
| Street address | 158-160 Newcastle St |
| Locality       | Perth                |
| Survey         | Lot 517, SP68155     |
| Vol/folio      | 2900/511             |
| Reserve        | —                    |

| SIGNIFICANCE              |  |
|---------------------------|--|
| Level of significance     | Some / moderate  |
| Management category       | <p><b>Category 3</b><br/>Conservation of the place is desirable. Any alterations or extensions should reinforce the significance of the place, and original fabric should be retained wherever feasible.</p>   |
| Statement of significance | <p>The place has interest as a modestly detailed Federation Bungalow style of residential building.</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> |

| PLACE USE           |                                      |
|---------------------|--------------------------------------|
| <b>Original use</b> | Residential: Single storey residence |
| <b>Current use</b>  | Commercial: Office                   |
| <b>Other use</b>    |                                      |

| CONSTRUCTION DETAILS        |   |
|-----------------------------|---|
| <b>Construction date</b>    | c1898   |
| <b>Walls</b>                | Rendered brick<br>Painted brick   |
| <b>Roof</b>                 | Corrugated metal sheeting   |
| <b>Architectural Style</b>  | Federation Bungalow   |
| <b>Physical description</b> | <p>A duplex of former residences with a hipped roof clad with corrugated metal sheeting. The façade is rendered and the side walls are painted face brick. The windows on façade are timber-framed casements. Side wall incorporates double-hung sash windows.</p> <p>A simple verandah supported on slim metal poles is located across the full width of the main elevation. The front boundary of the property is defined by a brick and railing fence, enclosing a small garden.</p> |
| <b>Condition</b>            | Good  |
| <b>Integrity</b>            | Moderate  |
| <b>Authenticity</b>         | Moderate  |

## HISTORICAL INFORMATION

Lindsay (Parker) and Money Streets were established sometime after 1880, with Parker Street being renamed in 1895. During the mid-1890s, settlement in the area was scattered between Beaufort and Money Streets, with large areas remaining vacant.

The 1890s gold boom, which resulted in a dramatic increase in the city's population, resulted in this area becoming more densely settled. Various types of cottages, and a few commercial premises, which provided a range of goods and services, began to appear along the streets during the latter half of the 1890s. Significant buildings included the Beaufort Arms Hotel on the corner of Beaufort and Newcastle Streets (since demolished), Harry Moore's bakery and flour mill, in Lindsay Street, and MacKay & Co's Aerated Water factory in Money Street.

Over time the area also attracted a large number of migrants who settled and established businesses. The Chinese were amongst the earliest settlers and, apart from their market gardens, were notable for the number of laundries they operated. By the mid-1930s, Italian and Greek migrants were settling in the district, to be followed in the post Second World War years, by various groups from Europe and Asia. These migrant groups helped to create the distinctive cultural diversity that has become synonymous with Northbridge.

From the readily available information this place was constructed in 1898 and first occupied in 1899 by William Taylor (158) and dressmaker Miss Ada Taylor (160). The place was owned by Robert Connell who leased the property to residential tenants for many years in the early 20th century.

Aerial photographs from the mid-20th century indicate that the place was originally clad with terracotta tile and had many mature trees in the back of the lot. In c2006, the lot was subdivided to enable the construction of Washing Lane across the rear of the lot.

In 2013, restoration works were undertaken to the building including replacement of the roof with a hipped zincalume roof, replacement of the concrete verandah awning with a contemporary steel and glass canopy, reconstruction of the original arched openings to the front façade and replacement of openings.

## HISTORICAL INFORMATION

Concurrent works comprising the demolition of the original brick chimneys with rendered cornices and rear skillion as well as the construction of a three-storey office addition at the rear of the site were also undertaken. The place continues to function as commercial premises.

|                       |   |                |
|-----------------------|---|----------------|
| <b>Historic theme</b> | Demographic Settlement and Mobility - Settlements<br>Peopling WA: Demographic Development<br>Occupations: Commercial services and industries  |                |
| <b>Associations</b>   | Robert Connell  | Original owner |
| <b>Sources</b>        | MRA Central Perth Heritage Inventory.<br>Wises Post Office Directory<br>Australian Electoral Rolls<br>Metropolitan Water & Sewerage Maps.<br>Landgate aerial photographs<br>City of Perth Rates Books |                |

## ADDITIONAL PHOTOGRAPHS

