

HOUSES, 134-136 SUMMERS ST, PERTH



PLACE INFORMATION	
Place name	Houses, 134-136 Summers St
Other names	
Place type	Individual building or group

HERITAGE LISTING	
inHerit ID:	11447
State Heritage Register:	
Other Listing:	Municipal Inventory Adopted 13 Nov 1995

SITE LOCATION	
Street address	134-136 Summers St
Locality	Perth
Survey	LOT: 2 STR: 51594 LOT: 1 STR: 51594
Vol/folio	2739/498 2739/497
Reserve	—

SIGNIFICANCE	
Level of significance	Considerable Very important to the heritage of the locality. High degree of integrity/authenticity.
Management category	Category 2 Conservation of the place is highly desirable. Any alterations or extensions should reinforce the significance of the place.
Statement of significance	<p>The pair of limestone houses at Nos 134-136 Summers Street are a fine and intact matching pair of Victorian Georgian cottages in good condition.</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 pair of cottages have historic value as a demonstration of small scale development undertaken in the Gold boom period. In this case developed by Mrs Eliza Gibbs who undertook several projects in the area.</p> <p>The 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: Single storey residence
Current use	Residential: Single storey residence
Other use	

CONSTRUCTION DETAILS

Construction date	1896
Walls	Brick Limestone
Roof	Terracotta Tiles
Architectural Style	Victorian Georgian
Physical description	<p>A matching pair of houses in a style from the Late Colonial period. The houses are consciously Georgian in inspiration with symmetrical frontages, hipped roofs and symmetrical chimneys. The houses are rectangular in plan with two front rooms flanking central entries. Walls are of limestone with brick quoins to door and window openings. The tiled roofs have clipped eaves.</p> <p>The separate skillion verandahs span the full width of the frontages and are supported on plain square posts and bressemers. Windows are double hung sashes. Entry doors have fanlights. The chimneys align with the front windows demonstrating these are back to back on the dividing walls to the four front rooms.</p> <p>Street oriented pair of houses, narrow front gardens and picket front fences. Roof cladding is a later replacement.</p>
Condition	Good
Integrity	High
Authenticity	Moderate

HISTORICAL INFORMATION

Summers Street was named after John Summers, a carriage maker and Perth City Councillor. He purchased about 20 acres of land (Subs 160-165) on the southern side of the street in 1874. At that time the area was outside the township of Perth but during the next few years Perth began to expand northwards. By 1877 the Guildford track had been transformed into a proper road and a map drawn that year also shows Summers Street as made a road. The northern side of the road remained part of Swan Location A4 which was owned by W.B. Andrews from 1830 until 1874 when it was sold to James Dyer, a Trustee for the Perth Building Society.

This section of Summers Street was developed as part of the East Norwood Estate, which was established in 1898, on the western side of the Fremantle-Guildford Railway line, in the East Perth area. The subdivision was carried out by the Perth (WA) Estate Company Limited and was a result of the population boom created by the gold discoveries in the State. One member of the Company was Zebina Lane, who was an engineer and mine owner at the Great Boulder mines, and one of many people who made money in gold mining and reinvested it in land developments during this period. The company later developed the adjoining East Norwood Estate on the east side of the railway line.

Initially the attraction of the area was that it was away from East Perth's southern factory area; the higher ground meant it was more desirable than the swampy parts; and its proximity to Highgate allowed them to identify with the more socially acceptable people in that area. However, the status of the area did decline somewhat as a result of the installation of the electric tram service along Guildford Road in 1899 and the growing number of small industries which began to set up there. The area was disadvantaged when the Perth to Guildford Railway line was put through cutting off the subdivision, and the construction of the Perth Powerhouse at the river end of the street.

The dwellings at Nos. 134-136 appeared on the 1897 PWD City of Perth & Suburbs sewerage plans (Sheet 7, 18.8.1897) and as almost identical detached houses on the MWSS&DD sewerage plan of 1953, and may have been identical when first constructed. They were first recorded on the 1898 City of Perth rate books, under the ownership of Mrs Eliza Gibbs, who had constructed five residences on her land.

HISTORICAL INFORMATION

No. 134 was occupied by Eliza and Stephen Gibbs and No. 136 by Bernard Walkemeyer, who operated a bakery on the opposite side of the street. Stephen Gibbs was a successful publican and timber merchant. Tenants changed often in the ensuing years.

Wise's Post Office Directories did not list any numbers in 1899 but Mrs Gibbs was mentioned and two 'off Summers St' were also noted. The latter was at the rear of what became No. 138 and that year they were occupied by Edward Bamfield and George Macgill.

In 1900, only Mrs Duncan Cumming was listed at No. 136. In 1910 there was not a No. 134 but No. 136 was occupied by Lewis Gibbs and No. 138 by Stephen Gibbs with the two at the rear of No. 138 by Mrs Louisa Chapman and Joseph Gregory.

In 1920 the residents of Nos. 134 and 136 were Alfred A. Worsley and Mrs S.H. Macmillan who had both been there since at least 1917. Mrs Eliza Gibbs was at No. 138 and three houses were listed at the rear. In 1930 Mrs R. Cunningham was at No. 134, George Macmillan (No. 136) and William H. Gibbs (No. 138).

In 1940, the occupants were Mrs Elizabeth H. Simmons (No.134), Mrs Sarah H. Macmillan (No. 136) and Edith and Ceil Morley (No. 138). The Gibbs family were no longer listed as residents in the street.

In 1948 A. Bianchi of the W.A Trustee Company, who were acting as agents, applied to the City of Perth for a building licence for Nos. 134 and 136 but no details were given. No. 138 was demolished by Homes West and the site redeveloped with a block of 20 flats in 1988 but the other two houses are still extant.

In 1999, local residents successfully fought plans by Westrail to move its bus depot from Hay Street to Summers Street. Improvements were made to the street in 2002 by the East Perth Redevelopment authority and the City of Vincent. These included new footpaths, a new road surface, lighting, grass verges, street trees and underground power.

HISTORICAL INFORMATION

Nos. 134 and 136 were advertised for sale at \$600,000 to \$650,000 in 2002 with plans available and planning approval for the construction of four town houses at the rear with access by a driveway between the two existing houses.

Nos. 134 and 136 were re-roofed with corrugated iron sheeting in 2006. Approval was granted in 2007 to add carports and to develop three town houses at the rear of these cottages with access still provided by an entry between them. In 2007, the owner of the two properties was awarded a Commendation in the City's Building Design and Conservation Awards for conservation works being undertaken on the two properties, including tuck-pointing, re-roofing and internal refurbishments.

Aerial photographs show the addition of the carports to the back of the site in 2007-2008, as well as a renovation of the back portion of No. 134 in 2012.

Historic theme	Peopling WA: Demographic Development Cultural Life: Domestic Life	
Associations	Eliza Gibbs	First owner and developer
Sources	Municipal Heritage Inventory 2006 Landgate Aerial photographs 1953-2024.	

ADDITIONAL PHOTOGRAPHS



ARCHIVAL IMAGES

