

FOUR HOUSES, 29-37 WADE ST, PERTH



PLACE INFORMATION	
Place name	Four Houses, 29-37 Wade St, Perth
Other names	
Place type	Individual building or group

HERITAGE LISTING	
inHerit ID:	3409
State Heritage Register:	
Other Listing:	Municipal Inventory Adopted 13 Nov 1995

SITE LOCATION	
Street address	29-31, 33, 35, 37 Wade St
Locality	Perth
Survey	
Vol/folio	
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 item.</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>This group has aesthetic value as good intact examples of the Federation Bungalow style with the majority of the original external detail intact.</p> <p>The group is a landmark in the streetscape as a demonstration of a replication of design in the 19th century.</p> <p>The group of residences reflect 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 residences have historic value as demonstrations of family home built for working families in the early 20th century.</p> <p>The group of houses have historic value for their demonstration of small scale property development by builders.</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> <p>The place has social value as it demonstrates the scale and form of a home for skilled tradespeople and professionals in the late 19th century.</p>

PLACE USE	
Original use	Residential: Single Storey Residence
Current use	Residential: Single Storey Residence
Other use	

CONSTRUCTION DETAILS	
Construction date	1899
Walls	Painted Brick Brick
Roof	Corrugated metal sheeting
Architectural Style	Federation Bungalow
Physical description	<p>Modest single storey dwellings, No 31 mirrors its neighbour at No. 33 Wade Street and, similarly, No 35 mirrors its neighbour at No. 37.</p> <p>All four dwellings have hipped roofs with a feature gable over the projecting front room and a verandah across the rest of the frontage. Each projecting front room has an awning over the window. The walls are tuckpointed and have two heavy stucco bands at window sill and door head height. The chimneys are corbelled. For the pair at No. 31-33, the gable is half-timbered with a rising sun motif, contrasted on 31 and painted out on No. 33. Both 31 and 33 have separate skillion verandahs. The verandah is supported by turned timber posts, which is detailed with a lattice valance at No. 31. For the pair at No. 35 & 37, the gable of No. 35 is treated as a shallow arched bottom chord, linking return eaves, and prominent gable finial. No. 37 is decorated with a circular air vent set high in the gable. No. 35 has a separate bullnose verandah, supported by turned timber posts, and originally had a cast-iron frieze. No. 35 has a separate skillion verandah. All four houses have a small front garden.</p>

CONSTRUCTION DETAILS	
Physical description	Along the front boundary at No. 31 & 33 is a low timber framed cyclone fence, while No 35 has a low brick fence, and No 37 a high brick fence.
Condition	Good
Integrity	High
Authenticity	High

HISTORICAL INFORMATION

Wade and Lane Streets developed as workers housing on the western side of Lake Poullet (later known as Birdwood Square). In 1920, Chinese market gardens were still being worked on the lake bed at the corner of Beaufort and Bulwer Streets. In the 1920s, the lake area was developed as Birdwood Square with adjoining residential subdivision on Baker Avenue. The large blocks on Baker Avenue resulted in larger homes overlooking the Square, in contrast to the smaller lots and modest houses on Lane and Wade Streets.

The four dwellings at No. 29-37 Wade Street were built in 1899 and appear on the 1900 PWD sewerage plans. The City of Perth Rates Books for the early 1900s indicate that there were two owners of the four properties. Contractor Martin Luther Lloyd owned 29-31 and 33 whilst Etheline Pitman, also designated as a contractor owned 35 and 37. Builders undertaking small projects such as this for investment was not an uncommon practice during this period of rapid expansion in the metropolitan area. Repetition of housing designs was also common and this group of four with their similar design indicates that the same builder undertook construction of each pair.

Martin Luther Lloyd (1861-1935) arrived in Western Australia in 1899 therefore this was one of his first projects. He later took on the role of President of the Builders and Contractors Association. Etheline Pitman (c1882-1945) was the wife of contractor Herbert Charles Pitman (c1866-1958) and the couple appeared to have owned many properties in North Perth whilst they lived in Cottesloe

HISTORICAL INFORMATION

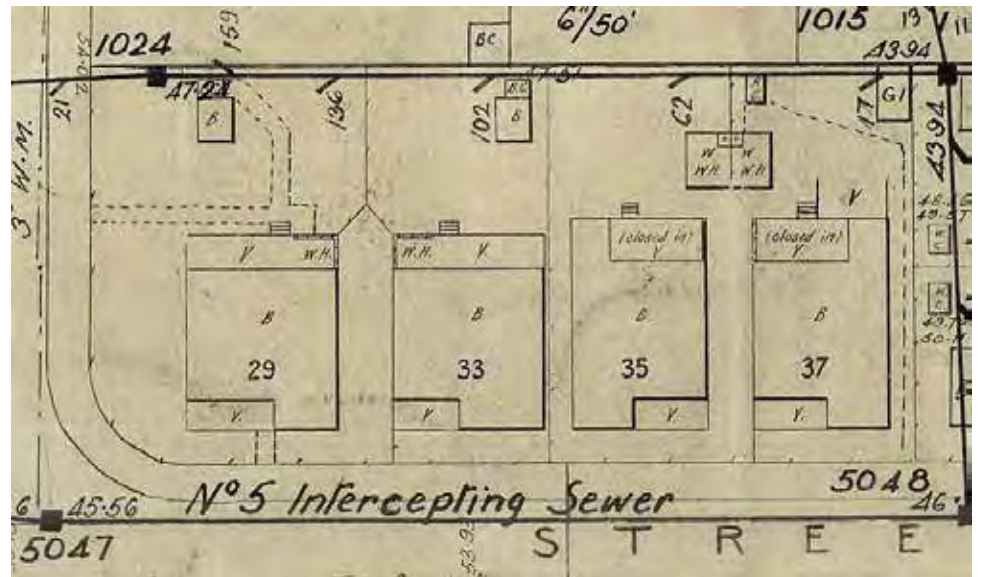
The first residential listings for the properties appear in the Wise's Post Office Directories in 1909 for Nos. 29-31 and 33 and in 1910 Nos. 35 and 37 appear. The four dwellings are situated on the west side of Wade Street, in the space created by the bend in William Street (formerly Clifton Street) where, after traversing the reclaimed area of Lake Thomson, it was redirected to join Clifton Street on the east side of Hyde Park.

The Wise's Post Office Directories list the occupants in these four dwellings over the years, including Walter E. McDiarmid, William J. Hocking and James Quan-Han at Nos. 29-31; Edward J. Fox, Hugh J. A. Fox, Allen Abbott, Danile E. Bevis, Mrs Francis and Stanley M. Lake at No. 33; Reuben Johnston, John Burns, William Hancock, Mrs Anne Burns, Mrs Minnie Tate, Richard Reed, George H. Bullard, Mrs Lillian Davey and Frank Cullen at No. 35 and Samuel H. Sommers, H. W. Blackburn, Mrs A. Burns, Lieb Sainken, Mrs Ethel M. Warner and Mrs McKendry at No. 37. Grace Emma Fox was shown as the owner of No. 33 in 1951 on a Certificate of Title. The frequently changes of the residency indicate that the dwellings were believed to be tenanted. These occupants were generally skilled tradespeople or professionals and their families.

Aerial photographs from the mid 20th century onwards show little change in the residences until more recent times. In the late 1990s No. 31 (also listed as 29-31) had its roof replaced and in the mid 2000s, No. 33 had an extension added to the rear of the residence, finished by 2008. The four residences have changed little since then.

Historic theme	Peopling WA: Demographic Development Cultural Life: Domestic Life	
Associations	Edward Butt and family	Owner, builder and occupier
Sources	Municipal Heritage Inventory 2006 Landgate Aerial photographs 1953-2024. City of Perth Rates Books	

ADDITIONAL PHOTOGRAPHS



Wade St Houses, 1953. Courtesy SROWA Cons 4156 item 92-92A.