

DUPLEXES, 43-45, 47-49 AND 51-53 ROBINSON AVE, PERTH



PLACE INFORMATION	
Place name	Duplexes, 43-45, 47-49 and 51-53 Robinson Ave
Other names	Duplexes, 43-45, 47-49 and 51-53 Cicely Street
Place type	Individual building or group

HERITAGE LISTING	
inHerit ID:	18049
State Heritage Register:	
Other Listing:	Municipal Inventory Adopted 22 Dec 1997

SITE LOCATION	
Street address	43-45, 47-49, 51-53 Robinson Ave
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 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 semi-detached dwellings at Nos. 43 - 45, 47 - 49, 51 - 53 Robinson Avenue are a cohesive group of three similar semi-detached mirror pair duplexes.</p> <p>They are an unusual group example of intact Federation bungalow duplexes whose rhythm, scale, form and fabric contribute to the character of the area.</p> <p>This group has historic value for its association with the development of North Perth in the Gold Boom period by investors who provided modest accommodation for working families.</p> <p>The place has historic value for its association with John Stuart who was a successful businessman and pastoralists who built these three duplexes as an investment.</p> <p>The place contributes to the community's sense of history for its contribution to the streetscape and its demonstration of the original scale of housing for working families.</p>

PLACE USE	
Original use	Residential: Conjoined residences
Current use	Residential: Conjoined residences
Other use	

CONSTRUCTION DETAILS	
Construction date	c1899
Walls	Rendered brick
Roof	Corrugated metal sheeting
Architectural Style	Federation Bungalow
Physical description	<p>The single storey semi-detached houses at Nos. 43 - 45, 47-49 and 51 - 53 Robinson Avenue are constructed in brick with double hipped roofs and demonstrate the same proportions and details. In all the dwellings a skillion front verandah that spans the full width of the street facade.</p> <p>The semi-detached dwellings at Nos. 43 - 45, and 47-49 Robinson Avenue feature rendered and capped dado wall supported by half height Doric columns. The dado wall follows the slope of the ground, and the columns vary in height to provide a common height for the bressemeres.</p> <p>The verandah at Nos. 51 - 53 Robinson Avenue is supported by timber posts. In all the dwellings the front doors are set near to the common wall and the remaining one room frontage has a central double hung window.</p>

CONSTRUCTION DETAILS	
Physical description	<p>The double hung windows in the dwelling at Nos. 51 - 53 Robinson Avenue has been replaced with aluminium frame windows. The chimneys in all dwellings are tall with a rendered base and rendered moulded corbel. The chimney of No. 51 has been removed.</p> <p>The duplexes are located close to the front property boundary which are defined either by a fence or low rendered brick walls.</p>
Condition	Good
Integrity	High
Authenticity	High

HISTORICAL INFORMATION	
<p>During the Gold Boom period in Perth a demand for rental accommodation within walking distance to job opportunities and city services increased. A survey of the Wise Postal Directories indicates that there was a considerable mobility of residents in the area, suggesting that many were rented homes.</p>	
<p>The semi-detached pairs at Nos. 43-45, 47-49 and 51-53 Robinson Avenue fit the above criteria well with a high turnover of tenancy from the 1890s throughout the first part of the 20th century evident. This section of Robinson Avenue between William and Lake Streets was originally called Cicely Street until 1910 when it became an extension of Robinson Avenue.</p>	
<p>The 1897 Perth Metropolitan Sewerage Plans show the three semi-detached dwellings to be the only dwellings to have been constructed in this section Robinson Avenue (then Cicely Street), between Lake Street and William Street at this time.</p>	
<p>By 1901, the Perth Metropolitan Sewerage Plans indicate that a number of other dwellings to have been constructed by this time along this northern section of Robinson Avenue. This development pattern correlates with the information within the Wise Postal Directories. The three semi-detached pairs are first listed in the Wise Postal Directories in 1899.</p>	

HISTORICAL INFORMATION

The City of Perth Rates Books confirm that in 1899 the lots were vacant and in 1900 these three duplexes were present. The owner was designated as John Stuart who was a pastoralists and former proprietor of the Governor Broome Hotel on the corner of William and Roe Streets. The first occupants of the three residences were No. 1 (No. 43) A. Hogg, carpenter, No. 3 (No. 45) W.J. Starr, coach builder; No. 5 (No. 47) Spalding, Railway Employee; No. 7 (No. 49) Edward Lee, Boilers (?); No. 9 (No. 51) J. G. Hughes, civil servant; No. 11 (No. 53) William McMiles, railway employee.

It is clear that the dwellings were constructed as an investment and the Rates Books indicate that John Stuart owned other properties nearby. The turnover of occupants in the first half of the 20th century is rapid with most occupancy lasting just one or two years. Ownership of the properties largely remained with the one owner until the 1940s when 47-53 had one owner and 43-45 another. They remained as predominately rental accommodation.

Aerial photographs from the mid 20th century onwards indicate that the subject sites had new roof cladding installed in the late 1990s. The roof of 43-45 has had a double hipped roof extended the full length of the building from at least the mid 20th century.

The pillars and balustrade on the front verandah of 43-45 and 47-49 are likely to have been later alteration.

Most recently in 2024 the middle residence at Nos. 47-49 has had an extension added to the rear, but aside from this there have been no visible changes to the subject sites since the mid 20th century.

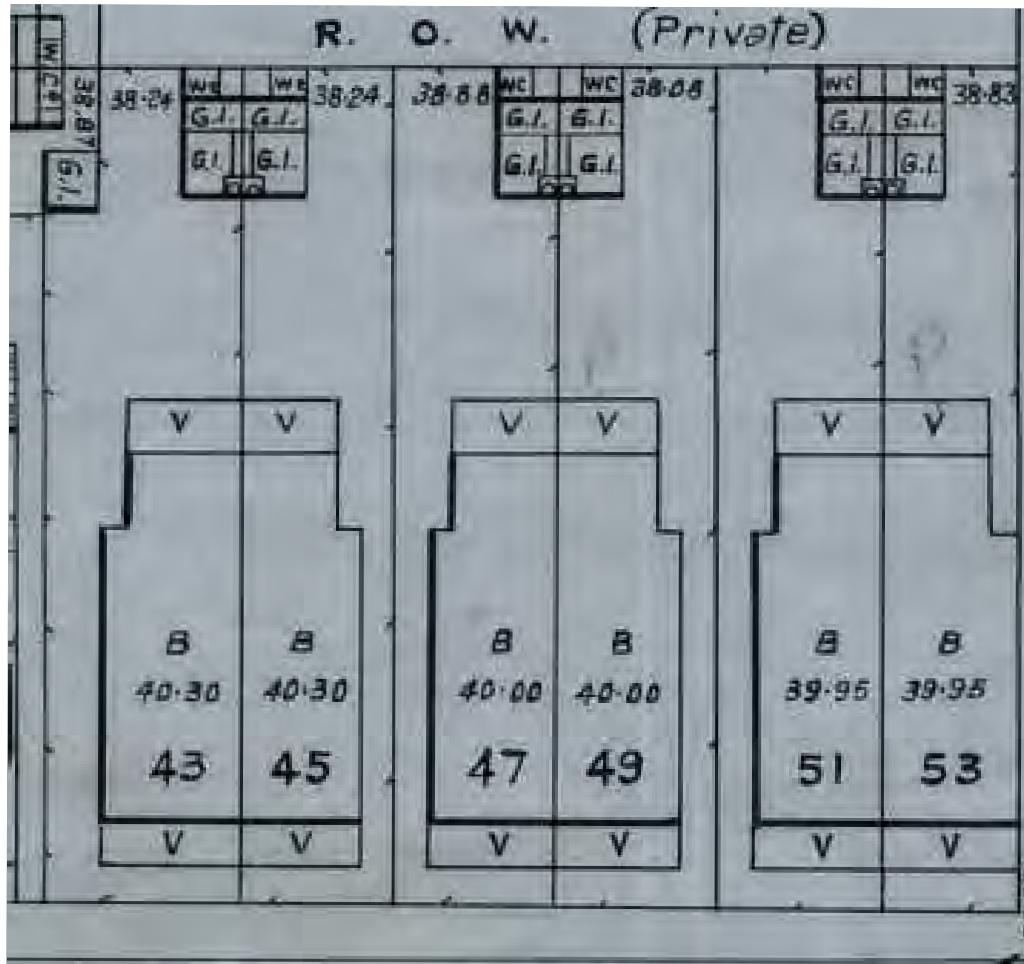
HISTORICAL INFORMATION

Historic theme	Peopling WA: Demographic Development Cultural Life: Domestic Life	
Associations	John Stuart	Original Landowner
Sources	Municipal Heritage Inventory 2006 Landgate Aerial photographs 1953-2024. City of Perth Rates Books Midlands Advertiser, 15 Nov 1929, p. 3.	

ADDITIONAL PHOTOGRAPHS



ARCHIVAL IMAGES



Plan of the site 1954, Sheet 1522. Courtesy SROWA