

HOUSE, 18 STUART ST, PERTH



PLACE INFORMATION	
Place name	House, 18 Stuart St
Other names	Butt Residence (fmr)
Place type	Individual building or group

HERITAGE LISTING	
inHerit ID:	18054
State Heritage Register:	
Other Listing:	Municipal Inventory 12 Sep 2006

SITE LOCATION	
Street address	18 Stuart St
Locality	Perth
Survey	LOT: 39 D/P: 1488
Vol/folio	566/A/159
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>The place has aesthetic value as a good and intact example of the Federation Queen Anne style executed in brick.</p> <p>The place reflects the expansion and development of residential 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>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 still demonstrates the scale and form of a home for a professional, or skilled worker typical of the early 20th century.</p>

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

CONSTRUCTION DETAILS	
Construction date	1906
Walls	Painted Brick
Roof	Corrugated sheet metal
Architectural Style	Federation Queen Anne
Physical description	<p>The house is a corner model, mirrored around the leading corner. The City of Vincent, had several models of housing that were designed to address the corner. Each principal façade has a gabled protruding front room against which the return verandah terminates. The roof is hipped with gambrel ventilators. The separate skillion verandah is supported by simple timber posts and bressemeres. The protruding rooms have bay windows with two double hung sashes. The flying gables above the protruding rooms have a simply bracketed finial which provides drama and emphasis.</p> <p>The house retains its original chimneys with corbelled heads. The uniform pale colour scheme and plant screening detracts from the place as a fine example of its style. The property is enclosed by a picket fence to both frontages. The garden has large shrubs and small trees that screen the house.</p>
Condition	Good
Integrity	High
Authenticity	High

HISTORICAL INFORMATION

Stuart Street was named after Councillor Stuart of the Governor Broome Hotel in William Street, Perth and Orange Avenue was named because it was made through an old orange grove in 1896. It was part of Walter Edward Joseph (Joseph) Gallop's market garden. In 1885 Joseph Gallop was granted four acres fronting Lake Street as compensation for the resumption of part of his allotment W1 to round off the corner of Beaufort and Wellington Streets and eliminate an awkward break in the continuity of Barrack Street. It was declared a public road at the request of the City of Perth on 3 June 1905.

No. 18 Stuart Street was just a street block east of Robertson Park, a natural wetland known originally as Lake Henderson. The lake was first drained in 1852 for market gardening. Farm buildings were erected there in the 1890s and in 1903 Dr Kenny built a four room cottage there. A Chinese market gardener (Lee Hop) then lived in the cottage and worked the land with the aid of about five other Chinese men. The section of Stuart Street between Lake and Palmerston Streets was part of the Brooking Park Estate, which was developed in 1896. The estate, which consisted of nine lots in the area around Palmerston Street and Orange Avenue, was named for surveyor J. S. Brooking, whose home, 'Lakeside', was on part of the estate, in Palmerston Street.

No. 18 Stuart Street was not shown on the 1900 PWD Perth City & Suburbs sewerage plans, and neither Stuart Street nor Orange Avenue appeared in the 1905 Wise's Post Office Directories. In 1906, the street was listed and there were just two houses and in 1907 there were six. Street numbers were listed for the first time in 1908 and No. 18 was occupied by Edward Butt senior.

The City of Perth Rates Books indicate that the land was owned in the early 1900s by George Throssell and his son-in-law and draftsman Joseph Hope. George Throssell was the MLA for Northam and Western Australia's second Premier. The property was transferred to contractor Edward Butt who built this residence for himself and the duplex pair at 14 and 16 Stuart Street as an investment property in 1906. It is likely that Butt constructed the residence for himself and his family comprising his wife and three children.

In 1910, the occupant was George Watson and in 1919 Thomas G. Hamilton. John Bridgeman was listed as the resident in 1930 and S.P. Nicholas in 1949. Robertson Park was declared a Council Reserve in 1913 and further filling took place in the 1920s.

HISTORICAL INFORMATION

By 1929, when tennis courts were established and a pavilion erected, market gardening had ceased. Many local residents played tennis on the courts there or hockey on the oval and the children's playground attracted many of the younger residents.

In 1990 and 2004 there were extensive upgrades made to the tennis facilities and conservation work and re-creation of a wetland began in 2002. No. 18 was also fortunate in having the Stuart Street Reserve across the road, which was established in later years. In 2008 this park had a children's playground and a bicycle track. Both have remained to 2024.

Aerial photographs from the mid 20th century onward show that the subject place had a new roof installed in the early 1980s, and another in the early 1990s. These appear to be the only changes.

In April 2022, plans were approved for alterations and additions, which is to see the rear skillion structure demolished and replaced by a new two storey addition with roof top terrace facing Orange Avenue. This application also included a car port accessed from Orange Avenue.

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

