

DUPLEX, 86-88 COWLE ST, WEST PERTH



PLACE INFORMATION	
Place name	Semi-detached duplex, 86-88 Cowle St
Other names	
Place type	Individual building or group

HERITAGE LISTING	
inHerit ID:	17996
State Heritage Register:	
Other Listing:	Municipal Inventory Adopted 12 Sep 2006

SITE LOCATION	
Street address	86-88 Cowle St
Locality	West Perth
Survey	LOT: 1 and 2 STR: 7728
Vol/folio	1554/341
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 place has aesthetic value as a fine and intact example of the Federation Bungalow style applied to a duplex which is a landmark in the streetscape.</p> <p>The place reflects the expansion and development of residential buildings on the city fringes during the rapid population increase of 1890's gold boom and the early years of the twentieth century.</p> <p>The duplex 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: Conjoined Residences
Current use	Residential: Conjoined Residences
Other use	

CONSTRUCTION DETAILS

Construction date	c1903
Walls	Painted Brick
Roof	Corrugated metal sheeting
Architectural Style	Federation Bungalow
Physical description	<p>The single storey semi-detached pair present a symmetrical frontage with the doors together at the centre and a double hung sash window on the one room frontage of each duplex.</p> <p>The building has a high pitched hipped iron roof and separate skillion verandah. The walls are brickwork. Set behind low fences, the places are set below the footpath level.</p> <p>Roof extension has been added to create a windowed room in the roof space, facing Charles Street.</p>
Condition	Good
Integrity	Moderate
Authenticity	High

HISTORICAL INFORMATION

Cowle Street borders Dorrien Gardens, a recreation area development on the former Lake Henderson. Market gardening activities were carried out on the bed of Lake Henderson after it was drained in the early 1870s. European gardeners were followed by Chinese market gardeners who operated until the early 1920s.

The earliest residence in the street dates from 1884, and at least 10 existing places are shown on the 1897 PWD sewerage plans.

Nos. 86-88 are a semi-detached pair of residences that first appear in the City of Perth rate books in 1904. They were owned by members of parliament, Henry Briggs and Malcolm Moss. That year No. 86 was occupied by Thomas Hamilton and No. 88 by Solomon Levi.

In 1909 Thomas Hamilton was still in residence and No. 88 was occupied by Mr Harrison but in 1920 both residences were vacant for some reason. In 1930 the residents were George Hanly (No. 86) and Mrs Rose Baker (No.88) and in 1959 it was Robert McConchie in No. 86 and Mrs Annie Fuller at No. 88.

The property is situated near the corner of Charles Street, which became an important thoroughfare during the 1870s. It led to the northern track along which produce grown further out was carted in to the Perth markets. By 1904 when this place was constructed other places in the area included the West Perth Public School (No.480 Newcastle Street), the Methodist Chapel (established 1895) and St Paul's Anglican Church in Charles Street (established 1897), the Commonwealth Hotel which opened in 1898 (now the Hyde Park Hotel), Robertson Park and a number of corner shops, including one at each end of Cowle Street.

In the 1950s, the Perth City Council acquired the vacant land behind the residences on the north side of Cowle Street and established a soccer ground, Dorrien Gardens Reserve, on the former Lake bed. Many of the properties on the north side of the street are owned by Alfred Roworth, but No. 86-88 were not part of his estate.

Aerial photographs from the mid 20th century onwards show a small extension to No. 88 in 2008 and a similarly small addition to No. 86 in 2017. Aside from these the form and extent of the residences have changed little since the aerial photographs began.

HISTORICAL INFORMATION	
Historic theme	Peopling WA: Demographic development Cultural Life: Domestic Life
Associations	
Sources	Municipal Heritage Inventory 2006. Landgate Aerial photographs 1953-2024.

ADDITIONAL PHOTOGRAPHS

