

SEMI-DETACHED PAIR OF HOUSES, 28-30 COWLE ST, WEST PERTH



PLACE INFORMATION	
Place name	Semi-detached pair of houses, 28-30 Cowle St
Other names	
Place type	Individual building or group

HERITAGE LISTING	
inHerit ID:	17993
State Heritage Register:	
Other Listing:	Municipal Inventory Adopted 29 Dec 2006

SITE LOCATION	
Street address	28-30 Cowle St
Locality	West Perth
Survey	
Vol/folio	
Reserve	—

SIGNIFICANCE	
Level of significance	<p>Considerable</p> <p>Very important to the heritage of the locality. High degree of integrity/authenticity.</p>
Management category	<p>Category 2</p> <p>Conservation of the place is highly desirable. Any alterations or extensions should reinforce the significance of the place.</p>
Statement of significance	<p>This duplex is a rare intact example of the Victorian Georgian 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 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	c1892
Walls	Brick
Roof	Corrugated metal sheeting
Architectural Style	Victorian Georgian

Physical description	<p>The semi-detached pair is an example of the Victorian Georgian style. The dwellings consist of a mirrored pair, which have symmetrical façades. Each front door is in the centre of the façade and flanked by two multi-paned sash windows.</p> <p>The front door to the western portion of dwelling has a metal security door while the other front door has a timber framed fly screen door.</p> <p>The front façade is Flemish bonded facing brick and a narrow party wall projects from the centre of the façade. The dwellings have a hipped roof and a separate concave bell verandah, which is an uncommon feature of dwellings in the Town.</p> <p>The verandah is supported by square metal posts which are not the original. The roof and verandah are clad in corrugated iron. The chimneys are located at the ends of the dwelling. The chimneys are constructed using bricks which are corbelled near the top.</p> <p>The side walls are in the English Garden Wall brickwork bond. The dwelling is delineated from the street by a low white timber picket fence.</p>
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CONSTRUCTION DETAILS	
Condition	Good
Integrity	High
Authenticity	Moderate

HISTORICAL INFORMATION

Cowle Street is located on the former Lake Henderson, which was part of the lake and wetland system which covered much of the Perth area. Due to the arrival of convicts and pensioner guards which increased the population, market gardens were established on some of the lakes which had been drained. Lake Henderson was drained in the early 1870s, with the drain running through Dorrien Gardens, Robertson Park and further. It was farmed by European market gardeners. In the 1870s Charles Street became a major road in the area and settlers established dairy farms and market gardens along its length, such as the area along Cowle Street. The land over the former Lake Henderson was taken up quickly for market gardens, including what is now Robertson Park purchased by James Fox.

After the European market gardeners, many Chinese immigrants developed their own market gardens in the same area until the 1920s. Chinese gardener Hong Cheong is listed as working the reclaimed land behind Nos. 32 and 40 from 1907 to 1916 and in the 1930s another garden further north in Dorrien Gardens was run by Kai. W. E. Bold, who was the Perth City Town Clerk from 1901 to 1944, advocated the 'City Beautiful' movement where the health of a city's residents was enhanced by the beauty of the environment. To implement this philosophy it was suggested that some of the Chinese market gardens, which had the reputation for being unhealthy areas, be converted to public parks and recreation areas. Some of the land was used to establish Birdwood Square, Hamilton Square, Dorrien Gardens, Lake Monger reserve and Robertson Park.

HISTORICAL INFORMATION

The semi-detached dwellings located at Nos. 28 - 30 Cowle Street were built between 1891 and 1893 and first appeared in the City of Perth Rate Books in 1892. The land was previously owned by Hotelkeeper, John Charles Chipper who also owned the John Bull Inn (now the Criterion Hotel) along Hay Street. His heirs subdivided the land following his death, which included eight blocks in Cowle Street on the north side from the corner of Fitzgerald Street and another seven in Fitzgerald Street (Perth Town Lots Y210, 211, 212, 229, 230 and 231). Chas Crossland & Co. handled the sales of what was advertised as 'splendid building and garden land'. F.D Good purchased the land and Nos. 28 - 30 were constructed in 1891. They were then rented to Frank Bell, a clerk (No. 28), and C. Turner, a surveyor (No. 30).

In 1897 Thomas William Wade bought the properties, and his wife Catherine took on ownership in 1911, after his death. The properties were rented out for many years but the street numbers only appear in the Wise's Post Office Directories in 1904 when Mrs Mulwaur is listed as occupying No. 30. William Nicholls moved in the following year and there was a further change the year after. The first resident listed for No. 28 was Frederick Rogers in 1908. In 1910 the occupants were Frederick Rogers (No. 28) and Michael Dwyer (No. 30).

In 1927 David Everett bought the property and lived there until 1929, when he moved next door to No. 32 Cowle Street. That year he constructed about eight tennis courts on the reclaimed land behind Nos. 12 - 32. These operated until at least the 1950's. Andrew Mian states in his historical work, A History of Cowle Street, West Perth, Western Australia, "it is claimed that the courts were the first floodlit courts in Perth and were known as the 'Start Tennis Courts'". The entrance to the courts was the driveway between Nos. 30 and 32 and to advertise the tennis courts, a star was painted on the eastern wall of No. 32.

Throughout the 20th century there were many occupants of the dwellings, indicating that for much of the time, both were rented. One long term family was the Munday - Esther May (O'Reilly) and Walter John Munday and their three children, who first moved into No. 29 around 1922 and then to No. 28 from 1935 until well beyond 1949. Their son Harold said that like other children of the time, they were to be seen and not heard and they were sent outside to play when the adults had things to discuss. They played in the street and would 'kick a footy, play cricket against the lamp post, 'throw the tin'. "We used to play marbles and we would even play a game called 'follow the tor' and it was down along the gutters of the street." (Harold Munday).

HISTORICAL INFORMATION

It was occupied by the Hicks family in the 1930s and Charlie, their eldest son, played football for West Perth. In 1936 the site of Dorrien Gardens was cleared and in the 1950s the Perth City Council established a soccer ground behind the dwellings on the north side of Cowle Street. In the 1940s the Perth City Council commenced discussion to extend Dorrien Gardens. In a land transfer undertaken in 1969 the land of which the subject place is located was purchased by the Perth City Council from Mrs Emily M Edwards (nee Everett) and transferred to Mr A. R. Roworth in exchange for land to the north of the subject property that was owned by Mr Roworth, who lived at No. 40 and operated a nursery on the land at the rear. Once transferred to the City of Perth the land north of the subject place was consolidated with the existing land that formed Dorrien Gardens.

Aerial photographs from the mid 20th century onwards indicate that the form and extent of the residence have changed little since that time. The four buildings from No. 28 to No 40 were unaltered until No. 32 to No. 40 were demolished and a large number of flats were built in their place. This included the portion of the property behind the subject place. The other buildings were demolished in 2014 and the flats completed by 2016. During this time the subject place had the roof replaced. Excluding the roof, there have been no visible changes to No. 28 and No. 30.

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

ADDITIONAL PHOTOGRAPHS

