



TOWN OF VINCENT

HERITAGE ASSESSMENT



File No. PRO3624	Address: No.136 East Parade, East Perth			
Precinct: Banks	Place Name: N/A			
Locality: Riverside	Folio: 113	Lot : 96	D/P: 2001	Vol. 1744

STATEMENT OF SIGNIFICANCE

As a weatherboard dwelling, the place has *some rarity value* as it represents a building material that is no longer widely used in the construction of residential buildings in Perth.

The place is representative of the type of modest dwelling constructed along Zebina Street/East Parade at the beginning of the twentieth century for the lower to middle working class.

The place is considered to have *little cultural heritage significance* and does not meet the threshold for inclusion on the Municipal Heritage Inventory in accordance with Heritage Management Policy 3.6.2 - Assessment.

MANAGEMENT CATEGORY:

N/A

1.0 ASSESSMENT OF CULTURAL HERITAGE SIGNIFICANCE

The Policy '*Heritage Management – Assessment*', adopted by the Council at its Ordinary Meeting held on 17 January 2006, has been used to determine the cultural heritage significance of the place.

1.1 PRINCIPAL HISTORIC THEMES

- Population and Settlement.

HISTORIC SUB THEMES

- Residential Development.

1.2 AESTHETIC VALUE

The place has *little aesthetic value*. The place exhibits limited aesthetic characteristics valued by the community.

1.3 HISTORIC VALUE

The place being a modest weatherboard and iron dwelling was built as part of the East Norwood Estate in 1897. However, when considered individually the place does not meet the minimum criteria for entry into the Town of Vincent Municipal Heritage Inventory.

1.4 SCIENTIFIC VALUE

The place has *little scientific value*. There is no obvious potential for the place to yield information that will contribute to an understanding of the natural or cultural history of the Town.

1.5 SOCIAL VALUE

The place has *little social value*. It contributes in a minor way to the community's sense of place.

2.0 DEGREE OF SIGNIFICANCE

2.1 RARITY

As a weatherboard dwelling, the place has *some rarity value* as it represents a building material that is no longer widely used in the construction of residential buildings in Perth.

2.2 REPRESENTATIVENESS

The place is representative of the type of modest dwelling constructed along Zebina Street/East Parade at the beginning of the twentieth century for the lower to middle working class.

2.3 CONDITION

The place is in a good condition.

2.4 INTEGRITY

The dwelling has a high degree of integrity as it has retained its original function as a residence.

2.5 AUTHENTICITY

The dwelling has a moderate degree of authenticity. Additional rooms have been constructed to the rear of the place, the original roof and verandah have been replaced and the chimneys have been removed. It also appears that the decorative sash window detail is not original.

However, the front four rooms have retained the majority of the original detailing, including: the timber floors, ceiling detail and cornices, picture rail. The bathroom and kitchen facilities have been upgraded.

3.0 SUPPORTING EVIDENCE

3.1 DOCUMENTARY EVIDENCE

In 1881, the construction of the Perth-Guildford railway was completed. The railway effectively moved the focus of the city away from the Swan River and encouraged settlement to the immediate north and eastern areas. However, residential growth in these areas was not rapid and was sparse until the following decade.¹

In the 1890s the pressure on housing was substantial as a result of the Western Australian Gold Rush and the resultant large increase in Perth's population. This huge demand for housing led to the subdivision of large blocks of land in the vicinity of Perth, and in particular along the railway line. The section of East Perth, where the subject place at No.136 East Parade is located originally formed part of Swan Location A4 and was subdivided in 1897 as part of the East Norwood Estate. The surveyors were Crossland and Hardy and the developer was the Perth (WA) Estate Company Limited, a syndicate consisting of GF Salas, CHD Smith, CW Garland and Zebina Lane.

The streets within the subdivision were Bramall, Westralia (named after the adjacent Westralia Estate developed by the same syndicate) and Zebina Streets (named after Lane himself), Joel Terrace and Swan Road. It is not known if Swan Road was actually laid out. This street led from Joel Terrace down to the river in the area which is now Banks Reserve.

¹ Hocking Planning & Architecture Collaboration, *Town of Vincent Municipal Heritage Inventory - Draft Thematic History*, 2004 p: 47

The blocks in this estate were described as ‘splendid building lots’ and those with river frontages – between Joel Terrace and the river – were double the size of the interior ones. A large number of the blocks were sold initially to developers and private owners and in 1913 those that remained were passed onto the State Government. Most of the early blocks were used for housing – the first few residences were erected along East Parade (adjacent to the railway line) by developers as cheap rentals – but there were also a few corner shops and one or two boarding houses constructed. The East Norwood Estate attracted working class and lower middle class residents, with occupations such as carpenter, painter, butcher, dressmaker, printer, civil servant and bricklayer.²

The portion of East Parade that the subject place is located was originally a section of Zebina Street, which was set back one street from the railway line. From approximately 1881 to 1915, the street in front of Zebina Street, which ran alongside the railway line was part of the original East Parade alignment. It appears between this period East Parade was completely separate and ran parallel to Zebina Street. In 1915, the land area for the portion of the Fremantle to Guildford Railway between Summers Street and Guilford Road was enlarged, which required the demolition of all houses and the removal of the Road section along this block of East Parade. Thus Zebina Street was left as the main road fronting the Fremantle to Guildford Railway. It was not until sometime after 1949 that the portion of Zebina Street was renamed East Parade.

The Wise Post Office Directories do not list Zebina Street until in 1906. At this time the Directories list the subject house and four others along the street. From 1906, Mr William Oliver is listed as the sole occupant of the house until 1909 when Mr Oliver shares the house with Mr Thomas Parker. Mr Parker only resided at the place for one year, leaving Mr Oliver as the sole occupant for a further year. From 1915 to 1919, Mr William Hazelgrove resided at the place and from 1920 to 1928 Mr Jonathan Bourn is listed. In 1929, Mr William Scott is listed and the following year Mr Scott shared the house with two other men: Mr George Ferguson and Mr James White. Mr Scott lived at the subject place until 1934 when a Mrs Margaret Scott is listed until 1949.

After 1949 there is limited information that outlines the occupancy or history of the place.

3.2 PHYSICAL EVIDENCE

The place at No.136 East Parade, East Perth was constructed circa 1906 in the Federation Georgian style of architecture. The place is set back approximately five metres from the road. The dwelling is shielded from the street by a high brick wall and a pair of timber gates. The front yard has been paved in brick and features a few medium size plantings.

The dwelling has an iron hipped roof form, which has recently been replaced and the original chimney's removed. The dwelling has a two room symmetrical presentation to the street and features a central entrance, which is flanked on either side by a timber framed sash window. The sash windows each feature a decorative timber sill detail. The entrance has a decorative timber fly screen and has both side and fan lights. A skillion verandah runs the length of the façade, which is supported by four timber posts, with timber brackets. The verandah floor is painted red poured concreted.

The entrance opens into a central hallway from which two bedroom areas project. These two rooms and the hallway have similar detailing, including high ceilings, timber floors, which are concealed by carpet, deep detailed timber skirtings with

² Palassis Architects (2004) *Heritage Assessment for Nos.208-210 East Parade, North Perth.*

similar architraves, a picture rail and a plaster vents. None of these areas have cornices. The two bedroom areas feature ornate ceiling roses and heavily articulated timber fireplace surrounds, which are set within a projecting portion of the eastern wall.

At the end of the hallway there is a simple door opening, which opens into a living/dining area. The living/dining area features a heavily detailed fireplace along its western wall, a timber framed top hung window along its northern wall, an ornate ceiling rose, a picture rail and detailed skirtings. Another bedroom projects to the south of the living/dining area, which features the same details as described above.

Along the eastern wall of the living/dining area there is simple timber framed door opening with clear glass fan light above, which opens in the kitchen area. The kitchen is contained under a skillion roof section, which runs the width of the house. The original kitchen amenities have been completely removed and replaced with modern alternatives. Even the original window in the northern wall on the kitchen has been replaced with a large timber framed top hung window with mullion detailing. Located at the southern end of the skillion addition is the bathroom area. Alike the kitchen area the bathroom contains all modern facilities and detailing.

Another skillion addition has been added to the eastern wall of the kitchen area. Along the eastern wall of the area there is a pair of timber doors and adjoining windows. The southern section of this area comprises a toilet and small laundry area.

Streetscape

The subject place is located on the eastern side of East Parade between Westralia Street and Bramall Street in East Perth. Along this portion of the street there are ten single storey dwellings, which are comparable in terms of bulk and scale and all of which have a consistent set back to the street. These original dwellings have varying degrees of intactness.

Directly opposite the subject place is the Westrail Centre (street address No.116 West Parade, Mount Lawley), which is on the Town's Municipal Heritage Inventory. The place, which was built in the Late Twentieth Century Brutalist style of architecture in 1976, is the interstate passenger terminal for train travel and is the administration headquarters of the Public Transport Authority, formerly known as Westrail.

3.3 COMPARATIVE INFORMATION

The Maylands and Mount Lawley areas have a number of locations that were developed in a short periods from the end of the 1890s up to WWI, which mainly accommodated middle to lower class residents. The subject place is compatible to a number of dwellings along East Parade in terms of bulk and scale. Other dwellings within the Town of Vincent that are comparable to the subject Georgian style place include those at No.245 Vincent Street, Leederville and No.13 Daphne Street, North Perth.

3.4 REFERENCES

Hocking Planning & Architecture Collaboration, *Town of Vincent Municipal Heritage Inventory - Draft Thematic History*, 2004.

The Wise Post Office Directories.

Building Licence Archive Cards.

Perth Water Department Metropolitan Sewerage Plans.

HCWA (1995) *Register of Heritage Places - Assessment Documentation for Leederville Post Office*, Online: www.heritage.wa.gov.au.

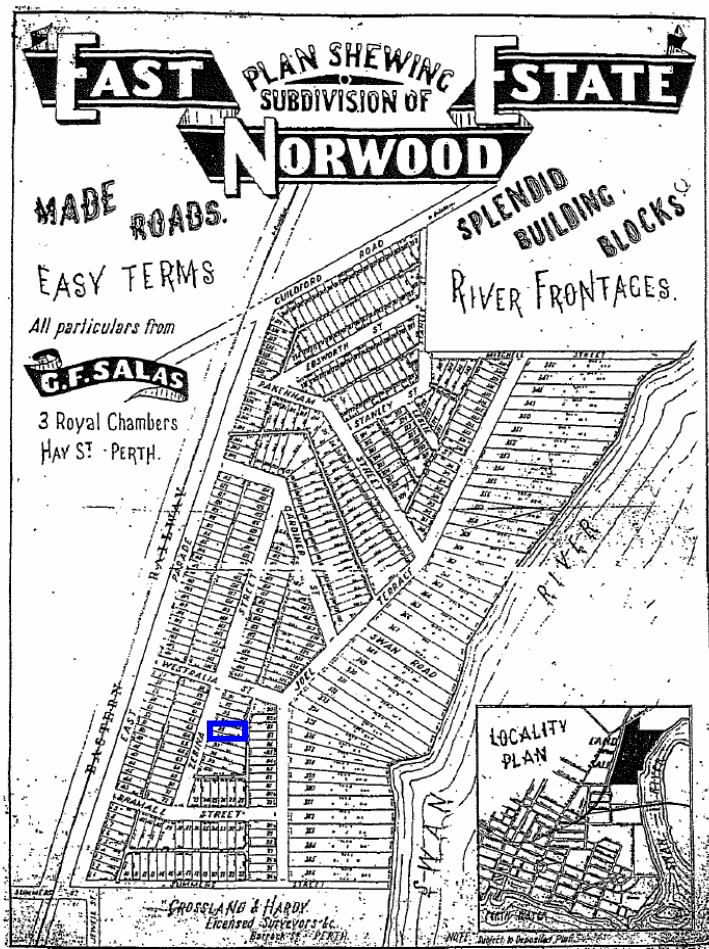
Appendix 1: Themes and Sub-Themes

Theme	Sub-Theme
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1. Population and settlement	<ul style="list-style-type: none"> a. Aboriginal occupation b. Surveys and land allocation c. Workers d. Technology e. Government policy f. Depression and boom g. Exploitation h. Residential development i. Redevelopment and infill j. Refurbishment and recycling
2. Transport and communication	<ul style="list-style-type: none"> a. Roads b. Horses c. Rail d. Mail services e. Newspapers f. Telecommunications g. Bus transport h. Trams
3. What people did for a living	<ul style="list-style-type: none"> a. Rural activities b. Domestic activities c. Factories d. Retail and commercial businesses e. Government utilities and agencies f. Service industries
4. What people did together	<ul style="list-style-type: none"> a. Government and politics b. Education c. Law and order d. Community services and utilities e. Sport, recreation and entertainment f. Religion g. Cultural activities h. Health i. Community organisations j. Environment
5. Outside influences	<ul style="list-style-type: none"> a. Wars b. Other national and world events c. Depression and boom d. Transport routes e. Immigration
6. Famous people and events	<ul style="list-style-type: none"> a. Aborigines b. Early settlement c. Local heroes and battlers d. Famous and infamous

Appendix 2: Maps/Plans

No. 136 East Parade, East Perth



Bathc Library, Real Estate Plan # 286, no date.

No. 136 East Parade,
East Perth (original
location)



Front elevation of No. 136 East Parade, East Perth



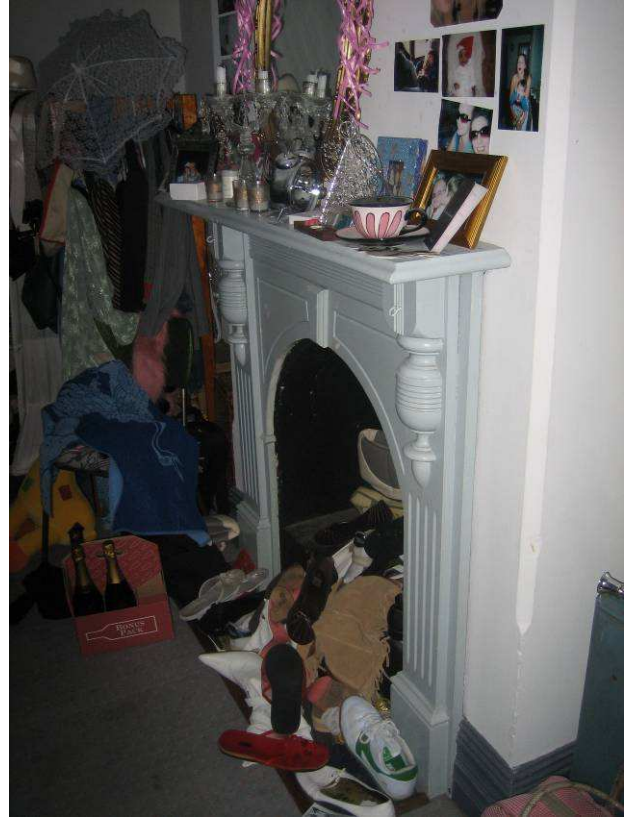
Rear elevation of No. 136 East Parade, East Perth



Northern elevation of No. 136 East Parade, East Perth



Central hallway looking east.



Fireplace in front northern room.



Ceiling rose in front southern room.



Kitchen area.



Toilet and Laundry facility in sleep-out area.

