



TOWN OF VINCENT

HERITAGE ASSESSMENT



File No. PRO4827	Address: No. 252 Charles Street, North Perth		
Precinct: Smith's Lake	Place Name: N/A		
Locality: Monastery	Folio: 558	Lot: 301, 401	D/P: 302590, 34634
			Vol. 1896

STATEMENT OF SIGNIFICANCE

The place has *little* significance and does not meet the threshold for inclusion on the Municipal Heritage Inventory.

MANAGEMENT CATEGORY:

Not applicable

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 has *little historic value* as it plays only a minor role in the evolution or pattern of history in the Town of Vincent. No specific links of historical importance have been established with the place.

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

The place is not rare and does not represent any aspect of cultural heritage of the Town of Vincent that may be endangered.

2.2 REPRESENTATIVENESS

The place is representative of the Interwar Bungalow style of architecture.

2.3 CONDITION

The place appears to be in *good condition*.

2.4 INTEGRITY

The place has a *high level* of integrity due to its continued use as a residence.

2.5 AUTHENTICITY

The exterior of the place appears to have a *high level* of authenticity.

3.0 SUPPORTING EVIDENCE

3.1 DOCUMENTARY EVIDENCE

The earliest subdivisions in the North Perth area were developed in 1898 by Solomon Herman's Gold Estates of Australia. The first subdivision was called Percy Estate. It covered the area south of Angove Street and included Olive, Peach, Vine and Persimmon Streets. The second subdivision was called Woodville. This was in the triangle formed by Angove, Farmer and Parker Streets. Between 1891 and 1919, other early estates were Christmas Hill, Toorak, Forrest Hill, Lurline Park, View Park, Monastery Grounds Estate and North Perth Estate as part of the Highgate Hill subdivision. Initially called Woodville and Toorak after the early estates, it was not until circa 1901 that the area was named North Perth.¹

Charles Street, then known as Wanneroo Road, became a well-used thoroughfare in the 19th Century as it led to the northern track along which farmers carried their produce from their farms in the north to the Perth markets. In response to this, businesses opened along Wanneroo Road, often in the form of small shops at the front of existing homes or alongside.

The subject dwelling is located in the section of Charles Street between Alma Road and View Street. A Metropolitan Water Supply Sewerage & Drainage Department (MWSSD) Plan dated 1922 reveals that the subject lot and its adjoining lots remained vacant in that year.²

The WA Post Office Directories first list the subject dwelling in 1940, with George James as the occupier, who stayed at the residence until at least 1949. There is limited information documenting the occupancy of the subject dwelling since then as the Post Office Directories ceased its publication in 1949.³

Although the original plan was not located, a number of Building Licence Plans were found illustrating later alterations and additions to the subject dwelling. A Building Licence Plan dated June 1953 shows that G. James, the then owner of the subject dwelling, proposed to erect a brick garage to the south east of the subject dwelling.⁴ An internal inspection undertaken on 21 September 2009 indicates that the garage is still exist, which has the door fronting Alma Road.

A Building Licence Plan dated 29 August 1955 illustrates that G. F. James, the then owner of the subject dwelling, submitted an application to the City of Perth to construct an addition to the north of the existing dwelling. The addition comprises two bedrooms and a bathroom. The Plan also reveals the internal layout of the subject dwelling, which includes two original bedrooms, a lounge, dining room, kitchen, sleep out, rear verandah and laundry.⁵

¹ Town of Vincent Local Studies, A Brief History of the Suburb North Perth, 2005.

² Metropolitan Water Supply Sewerage & Drainage Department (MWSSD) Plan dated November 1922, sheet no. 135, see Appendix 2, figure 2.

³ H. Pierssené & H. Wise & Co., The Western Australian Post Office Directories.

⁴ Building Licence Plan dated 30 June 1953, No. 1338/53.

⁵ Building Licence Plan dated 29 August 1955, No. 1706/55, see appendix 2, figure 3.

No other historical information relating to the subject place was obtained as part of this assessment.

3.2 PHYSICAL EVIDENCE

An internal inspection was undertaken on 21 September 2009 for the purpose of this assessment, and the following is also based on the information provided in the Development Application received for the demolition and redevelopment of the property and the Town of Vincent Property File.⁶

The subject dwelling is an example of an Interwar Californian Bungalow constructed circa 1939, located on the corner of Charles Street and Alma Road. The Interwar Bungalow style of architecture gained almost universal acceptance in Australia as the ideal style for the average suburban house. In its basic form it was step away from the complexity and ornamentation of houses built in the Federation Period.⁷

The subject dwelling, which features an extensive street frontage addressing Charles Street, is set back approximately four metres from the footpath and elevated above a low brick wall, however a number of well established trees obscure the street frontage of the house. The dwelling has a three-room frontage and a main hipped roof form with three front gables, which have white painted barge board and are end with white painted battens in a vertical orientation. Two chimneys, with one of them features a terracotta pot on the top, are set above the southern part of the roof.

There are about ten concrete steps leading up to the main central entrance of the subject place. A shady verandah, which is sheltered by one of the front gables, runs the southern length of the frontage. The verandah is supported by white painted columns which are connected by a waist high wall. The dwelling has a façade consisting of the front door and art-deco casement windows spaced on either side of it.

The front door opens to a hall area which links up the main rooms. All the original elaborate ceiling roses, skirtings, fireplaces and carpets are extant throughout the dwelling. A sliding door opens into the lounge area which give access to the kitchen and dining area. The kitchen features a fit-out which reminiscent of the 1950s, including flowery wall papers, tiled floorings and a traditional tiled hearth. To the north of the entrance hall, there is a short passage which directs to the additions constructed in 1955. Two bedrooms and a bathroom are contained within this additions.

Streetscape

Overall, Charles Street is comprised of an eclectic range of dwellings, offices, shops and warehouses. However the section of Charles Street between Alma Road and View Street is dominated by residential development dating from various periods.

3.3 COMPARATIVE INFORMATION

The subject dwelling is constructed in the Interwar Bungalow style of architecture. There are many variations on the Interwar Bungalow style, but are generally characterised by tiled roof, exposed gable with decorative battens, face brickwork, shady verandah and masonry verandah piers. Some comparative properties within the Town of Vincent Municipal Heritage Inventory include the dwelling at No. 150 Coogee Street, Mount Hawthorn.

⁶ Town of Vincent Property File PRO4827. Existing plan dated 27 August 2009, see appendix 2, figure 4.

⁷ Peter Cuffley, *Australian Houses of the Twenties & Thirties*, Victoria: The Five Mile Press, 1989, p. 48.

3.4 REFERENCES

- Building Licence Plan dated 29 August 1955, No. 1706/55, 30 June 1953, No. 1338/53.
H. Pierssené & H. Wise & Co., The Western Australian Post Office Directories.
Metropolitan Water Supply Sewerage & Drainage Department (MWSSD) Plan dated November 1922, sheet no. 135.
Peter Cuffley, Australian Houses of the Twenties & Thirties, Victoria: The Five Mile Press, 1989.
Town of Vincent Local Studies, A Brief History of the Suburb North Perth, 2005.
Town of Vincent Property File PRO4827.

Appendix 1: Themes and Sub-Themes

Theme	Sub-Theme
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: Plans

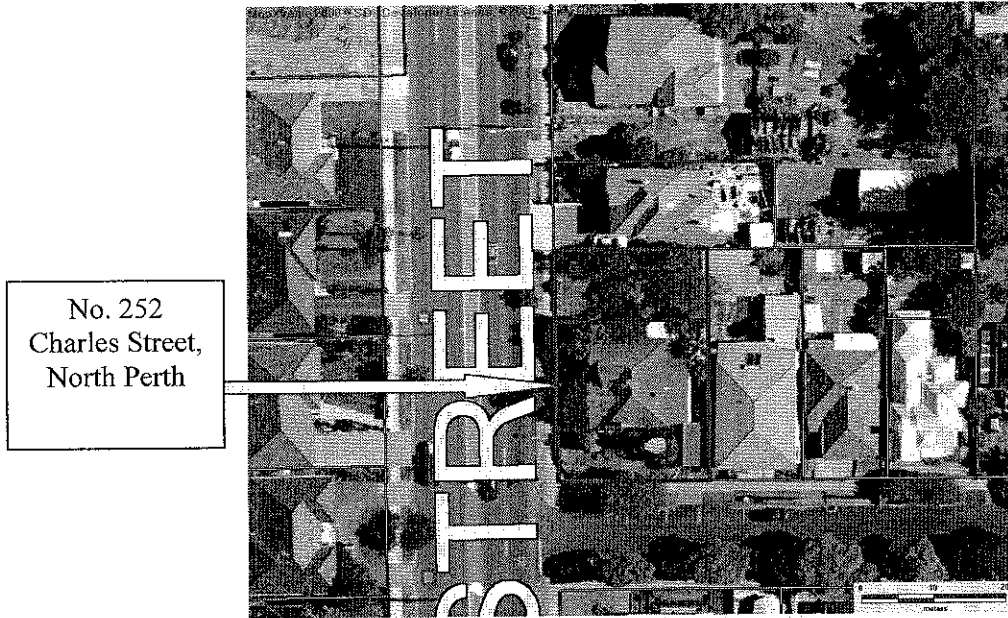


Figure 1: Town of Vincent, IntraMaps Aerial Photography, 2009.

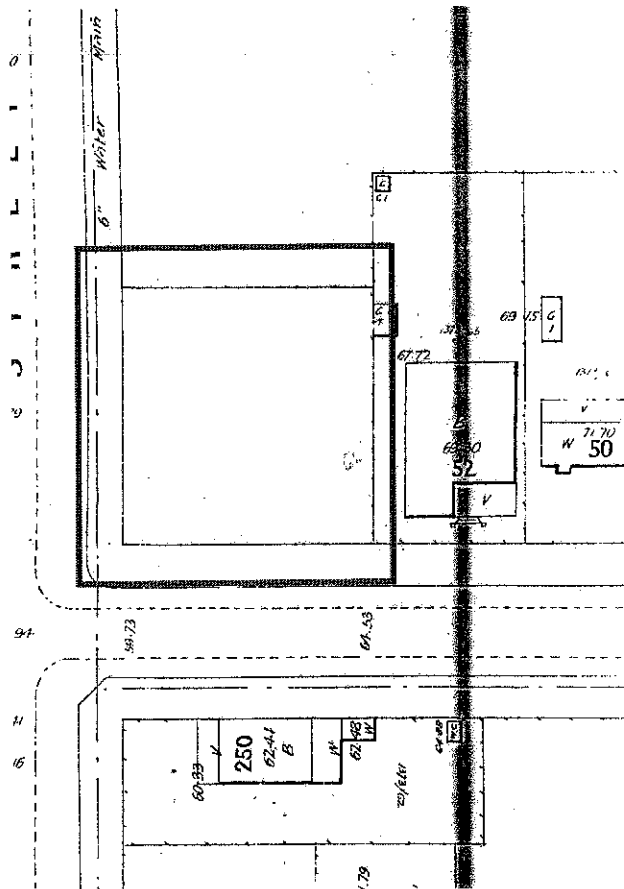


Figure 2: Metropolitan Water Supply Sewerage & Drainage Department (MWSSD) Plan dated November 1922, sheet no. 135.

Appendix 2: Plans

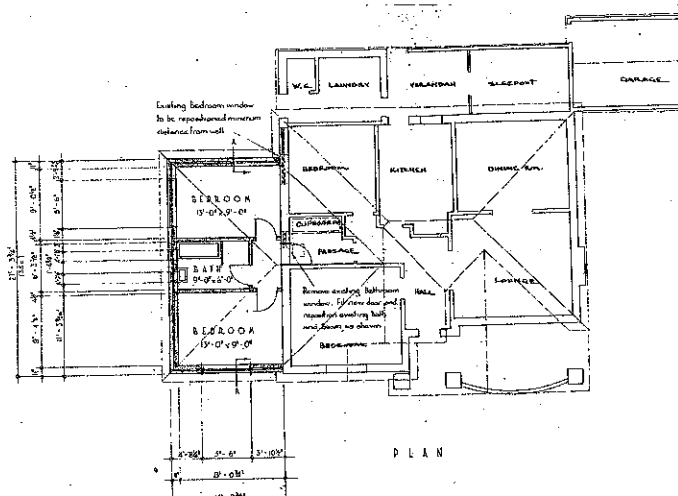


Figure 3: Building Licence Plan dated 29 August 1955, No. 1706/55.

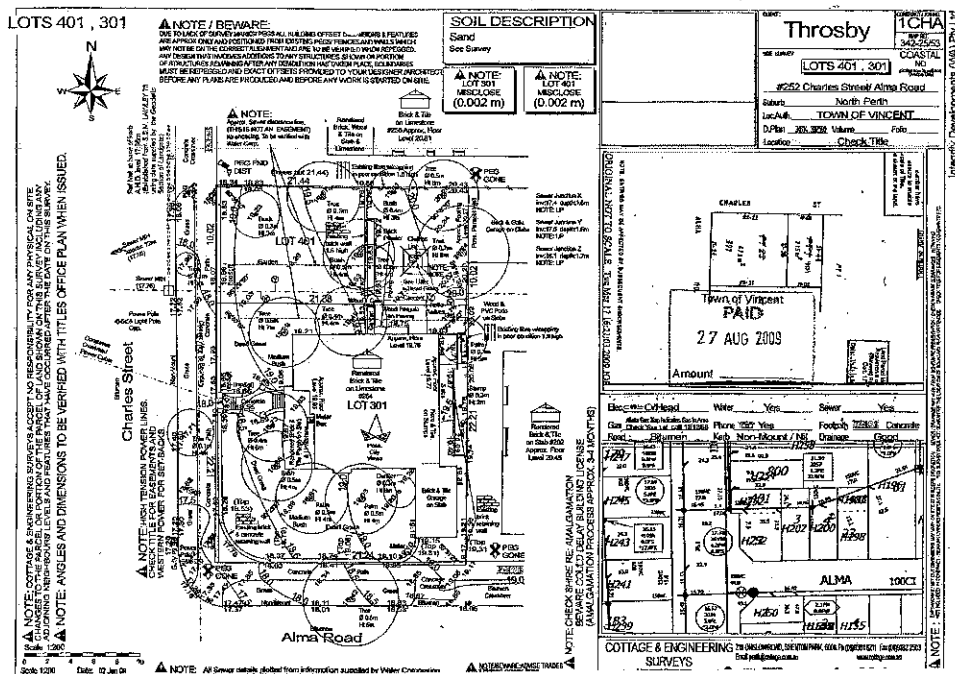
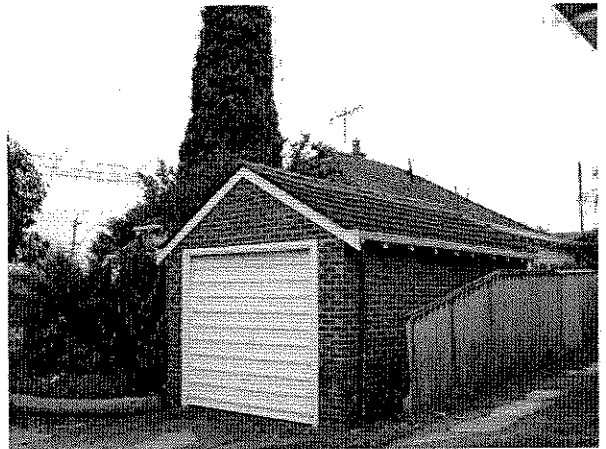


Figure 4: Existing plan dated 27 August 2009.

Appendix 3: Images



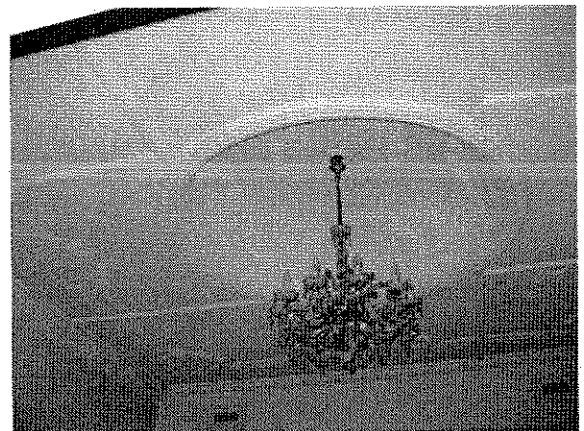
Front elevation



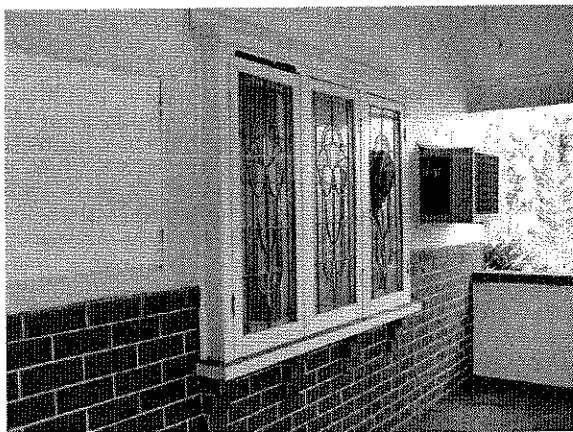
Garage addressing Alma Road



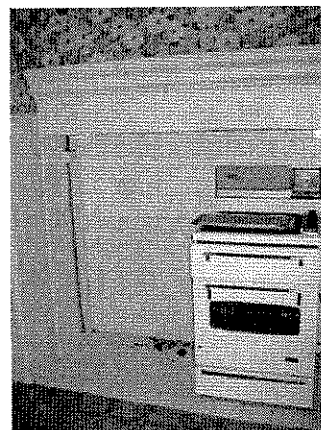
South elevation



Ceiling roses



Casement windows fronting Charles Street



Kitchen