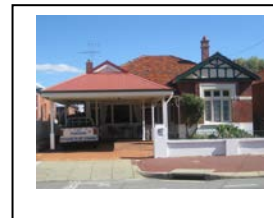




HERITAGE ASSESSMENT



CITY OF VINCENT

File No. PRO3091	Address: No. 107 Carr Street, West Perth			
Precinct: Cleaver	Place Name: N/A			
Locality: N/A	Folio: 832	Lot: 56	D/P: 2931	Vol. 1715

STATEMENT OF SIGNIFICANCE

The place has *moderate aesthetic value* as it is a fine and representative example of a Federation Queen Anne bungalow, which demonstrates a high quality of architectural design and detailing in its front façade that contributes to the character of the area.

MANAGEMENT CATEGORY:

The place has *moderate cultural heritage value* to warrant entry onto the City of Vincent's Municipal Heritage Inventory, as a Management Category B – Conservation Recommended.

1.0 ASSESSMENT OF CULTURAL HERITAGE SIGNIFICANCE

The Policy No. 3.6.2 '*Heritage Management – Assessment*', adopted by the Council at its Ordinary Meeting held on 17 January 2006, amended on 10 July 2012 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 *moderate aesthetic value* as it is a fine and representative example of a Federation Queen Anne bungalow, which demonstrates a high quality of architectural design and detailing in its front façade that contributes to the character of the area.

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 City 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 City.

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 considered rare as a representative example of a Federation Queen Anne Bungalow with a richly detailed protruding front room.

2.2 REPRESENTATIVENESS

The place is representative of the Federation Queen Anne style of architecture as its protruding front room features ornamental mouldings, raised motifs and elaborated gable that demonstrates typical characteristics of the style.

2.3 CONDITION

The place appears to be in *good condition*.

2.4 INTEGRITY

The dwelling has a *high degree* of integrity as it continues to be used for residential purposes.

2.5 AUTHENTICITY

Overall the place has a *medium degree* of authenticity. Although there has been some interference with the original fabric of the place particularly the removal of the original detail of the front verandah and the construction of the carport within the front setback, these are not considered to have substantially affected the authenticity of the place, which retains much of its original detailing.

3.0 SUPPORTING EVIDENCE

3.1 DOCUMENTARY EVIDENCE

The first inhabitants in West Perth were the Aboriginal people who were attracted to the wetland. In 1871, The Municipal Institutions Act of 1871 established eight municipalities, including Perth – the western and northern boundaries of which were Loftus, Vincent and Walcott Streets, thus placing the West Perth area within the City of Perth. Suburban Perth spread northwards to Vincent Street and beyond due to the large increases in population and rising affluence as a result of the West Australian gold rushes. An increase in West Perth's population occurred after the subdivision of the No. 1 Leederville Estate. The lots in this subdivision (Location Ax) in the area south of Vincent Street and east of Oxford Street, including Carr Street, in which the subject property is located, were half or full acre lots.

During the Depression, which began in 1929, many West Perth residents were out of work and rent payments were difficult to meet. There was little development in the 1930s as a result of this downturn in the economy. By 1920, there were 120 residences listed along the full length of Carr Street. During the World War II, in spite of the restrictions on building, a block of four flats, Mayfair, was erected in nearby Carr Street in 1940.

Overcrowding was experienced in West Perth in the post-World War II period due to a population boom and waves of immigrants and refugees from Europe. The pressure of numbers forced the division of residences into flats, and makeshift renovations were made such as balconies being enclosed and stairwells being turned into rooms. Later, as the migrants settled into their own homes, the façades and interiors were considerably altered as they renovated them in a manner reminiscent of their countries of origin.

The subsequent construction of the Graham Farmer Freeway and tunnel in 2000 and its links with the Mitchell Freeway also led to the widening and upgrading of Loftus Street. Some of West Perth's homes and businesses were demolished to make way for

this and access to and from Loftus for both Carr and Kingston Streets was limited as a result.

There has been both a residential and commercial revival in the area in recent years as the cheaper land prices and its proximity to Perth and transport routes has attracted private home owners, developers and commercial enterprises. This has meant the area has undergone considerable change, as this revival of inner city living has led to the opening up of battle axe blocks, and its increase in popularity amongst young people, families and developers has meant the renovation of older homes or their replacement with either new single residences, duplexes or groups of two storey town houses.¹

Carr Street is named after J.G.C. Carr, Merchant of Perth. His business was on the site of the AMP Buildings. He was also the Chairman of the Perth City Council about 1872.

A Public Works Department (PWD) Sewerage Plans dated 1897 shows that the block of land between Cleaver and Strathcona Streets, in which the subject property is located, was undeveloped at the time.²

About 1913-1914, subdivision and development began to grow in the portion of Carr Street between Cleaver and Strathcona Streets. The WA Post Office Directories indicate that five houses were first occupied in this section of Carr Street in 1914, including the subject dwelling. However, the subject dwelling was first listed as No. 139 Carr Street in 1914, with the first occupier known as David Gray.³

A Certificate of Title indicates that David Elisha Gray (David Gray) was the first owner of the subject dwelling.⁴ David Elisha Gray stayed at the subject dwelling for the first year after construction and then rented the house out to Henry H Green in 1915 to 1916.⁵ In 1917, the street number of the subject dwelling changed from No. 139 Carr Street to No. 107 Carr Street and the tenant was John Moore, who lived in the subject dwelling until the early 1920s.

In 1925, David Elisha Gray, the owner of the subject dwelling, returned to the subject dwelling and stayed until 1934. An article published on the WA Sunday Times in 1935 under the section "Latest Wills" reveals that David Elisha Gray, a retired postal employee, has passed away in 1935 and left £827 to his wife Annabell Gray.⁶ The information on the Certificate of Title is consistent with the newspaper article, which indicates that Ethel Annabell Gray, a widow, became the sole proprietor of the subject dwelling in 1936.⁷

Ethel Annabell Gray did not stay at the subject dwelling and rented the house out instead. About this time in 1935, a new house was constructed to the rear of the existing dwelling. The front house No. 107 Carr Street was occupied by William M Bellon whereas the rear new house, which was numbered as No. 107A, was accommodated by Lionel D Wiltshire.⁸ It is understood from the current owner at No. 107 Carr Street that the rear house at No. 107A Carr Street was originally built for a wedding dress factory.

¹ City of Vincent Local Studies, A Brief History of the Suburb West Perth, 2005.

² Public Works Department (PWD) Sewerage Plans dated 1897. See Appendix.

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

⁴ Certificate of Title Vol. 1049 Fol. 195.

⁵ H. Pierssené & H. Wise & Co., The Western Australian Post Office Directories.

⁶ WA Sunday Times Perth, Sunday 8 December 1935. (Retrieved from National Library of Australia – Trove, <http://trove.nla.gov.au/> on 1 February 2013)

⁷ Certificate of Title Vol. 1049 Fol. 195.

⁸ H. Pierssené & H. Wise & Co., The Western Australian Post Office Directories.

Since then, No. 107 Carr Street was occupied by various tenants over the years, including Walter Kendrick in 1940 and James H Crocker in 1945-1949. The WA Post Office Directories ceased its publication in 1949 and there is limited information available in relation to the residency of the subject dwelling since then.

Ethel Annabelle Gray passed away in 1967 in according to the Index of Western Australia Obituaries.⁹ The Certificate of Title also indicates that Ethel Annabell Gray died and thus the ownership of the subject dwelling was transferred to David Douglas Gray in 1967.¹⁰

A Metropolitan Water Supply Sewerage & Drainage Department (MWSS&DD) Plan dated 1952 illustrates that No. 107 Carr Street had a western protruding room and a eastern verandah. The rear verandah had been enclosed. A path was leading to the two pairs of water closets and laundries to the rear of No. 107 Carr Street. To the rear of the existing dwelling at No. 107 Carr Street, there was a brick dwelling numbered No. 107A Carr Street. The rear dwelling was smaller in scale and had a front and rear verandah.¹¹

The City of Perth Building Licence Cards shows that the then owner David Gray has submitted a planning application in 1913. Whilst the plans could not be located, the year of the application is consistent with the above WA Post Office Directories, to confirm that the subject dwelling was constructed circa 1913.

A City of Perth Building Licence Plan dated 1953 shows that the then owner Mrs E A Gray submitted a planning application to the City of Perth to construct a pergola shelter in front of the existing front verandah. However, it is believed that the pergola has not been constructed.¹²

A City of Vincent Building Licence Plan dated 5 May 2005 indicates that the then owner proposed to build a carport to the north of existing open verandah.¹³ The site inspection undertaken on 20 September 2012 reveals that the carport has been constructed and still in existence.

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 20 September 2012 for the purpose of this assessment, and the following is also based the City of Vincent Property File.

The subject single storey brick and tile dwelling at No. 107 Carr Street, West Perth is an example of the Federation Queen Anne style of architecture constructed in 1913, as a simplified and widely used example of the style.

The Federation Queen Anne was the dominant style in Australian domestic architecture during the decades immediately before and after 1900. Federation Queen Anne houses often have simple plan-shapes with a corridor running from the front door past living rooms and bedrooms to the kitchen, bathroom and laundry at the rear.

⁹ Index of Western Australia Obituaries - From Various Local and National Newspapers. (Retrieved from http://www.genealogybuff.com/misc/west_australia_obits7.htm on 1 February 2013)

¹⁰ Certificate of Title Vol. 1049 Fol. 195.

¹¹ A Metropolitan Water Supply Sewerage & Drainage Department (MWSS&DD) Plan dated 1952, sheet no. 73.

¹² City of Perth Building Licence Plan dated 1953.

¹³ City of Vincent Building Licence Plan dated 5 May 2005.

The ubiquitous verandah featured timber posts with ornamental brackets, balustrades and valances. Gable ends, too, were elaborated with timber and stucco ornament.¹⁴

The subject dwelling at No. 107 Carr Street was constructed in an asymmetrical form, with a tiled hipped and gabled roof. The dwelling is delineated from the footpath by a low brick fence which is rendered in white paint. The pillar located at the eastern end of the front fence has a metal street number reads No. 107. The western pillar has a metal street number No. 107A on it, which directs to the footpath that leads to the rear house.

The front exterior of the house has a red brick wall and rendered to sill height. A horizontal rendered band runs the length of the façade at head height. The dwelling has a protruding front room on the west side of the façade. This room has three-casement windows, framed with ornamental mouldings, decorated with smaller multi-paned windows above. The windows have a plaster window head and a projecting sill, which are surrounded by raised motifs. The gable end up above the window is elaborated with timber ornament painted in green. An original chimney, which features a terracotta pot, is still extant.

To the east of the protruding room, the front room behind the front verandah features a large pane window flanked by two double hung sash windows. The main entrance of the dwelling is located under the front verandah and has a typical Federation style arrangement, which comprises a five-panel front door and leadlights and fanlights glazing that are decorated with floral patterns.

The original Federation valances along the edge of the front verandah have been removed at some stage. At present, a contemporary carport, which features an iron roof and tubular iron posts, is situated in front of the open verandah.

Internally, the main entrance opens into a hallway which features an arch that has a string of alternating motifs based on eggs and arrowheads, which is widely used in the early twentieth century.

Projecting off the entrance to the west is the front bedroom which features an original fireplace. To the south of the front bedroom, there are a second bedroom and a toilet and bathroom. To the east of the hallway, the original kitchen and fireplaces have been removed to accommodate a larger lounge. A door to the south of the lounge opens into the rear addition where the kitchen is located. A pair of sliding door leads to the backyard which has a lawn and paved area and a brick shed to the east of the subject dwelling. The rear building at No. 107A, which is accessed through the rear garden at the subject dwelling, is an iron and brick single story house.

It is understood that external and internal alterations and additions have been undertaken to the subject dwelling over the years, including the replacement of the original iron roof with tile roof, the construction of the front carport and the replacement of the original cornices, ceiling roses, archway and timber doors internally. However, it is considered that the original ornamental features at the protruding front room are largely retained to a high level of integrity, and that the altered elements are not necessarily detracting from the overall significance of the place. As such, it is considered that the subject dwelling has moderate aesthetic value as a fine and representative example of a Federation Queen Anne bungalow within the City of Vincent and meets the threshold for entry on the City's Municipal Heritage Inventory.

¹⁴ Apperly, Richard, Irving, Robert & Reynolds, Peter, A Pictorial Guide to Identifying Australian Architecture: Styles and Terms from 1788 to the Present, Angus & Robertson, 1989, p.132.

Streetscape

The subject place is situated on the southern side of Carr Street between Cleaver and Strathcona Streets. The dwellings on this side of the street are predominantly single storey residences constructed in the Federation and Inter-war period, though some variation in scale and form and period of construction are found. The opposite side of the road features a variety of architectural styles, which differ from one another in their form, scale, massing and usage.

3.3 COMPARATIVE INFORMATION

The subject dwelling is constructed in the Federation Queen Anne style of architecture. Some comparative properties within the City of Vincent include the dwellings at No. 3 Glebe Street, North Perth, which has a dominant front gable end and a protruding front room that are richly detailed with decorative curved battens and a moulded arch, similar to those at No. 107 Carr Street, West Perth. No. 3 Glebe Street, North Perth is currently listed on the City's Municipal Heritage Inventory as Management Category B – Management Recommended. No. 168 Vincent Street, North Perth also features adorable front gable and windows comparable to the subject dwelling.

3.4 REFERENCES

A Metropolitan Water Supply Sewerage & Drainage Department (MWSS&DD) Plan dated 1952, sheet no. 73.

Apperly, Richard, Irving, Robert & Reynolds, Peter, A Pictorial Guide to Identifying Australian Architecture: Styles and Terms from 1788 to the Present, Angus & Robertson, 1989.

Certificate of Title Vol. 1049 Fol. 195.

City of Perth Building Licence Plan dated 1953, 5 May 2005.

City of Vincent Local Studies, A Brief History of the Suburb West Perth, 2005.

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

Index of Western Australia Obituaries - From Various Local and National Newspapers. (Retrieved from http://www.genealogybuff.com/misc/west_australia_obits7.htm on 1 February 2013)

Public Works Department (PWD) Sewerage Plans dated 1897.

WA Sunday Times Perth, Sunday 8 December 1935. (Retrieved from National Library of Australia – Trove, <http://trove.nla.gov.au/> on 1 February 2013)

Appendix 1: Themes and Sub-Themes

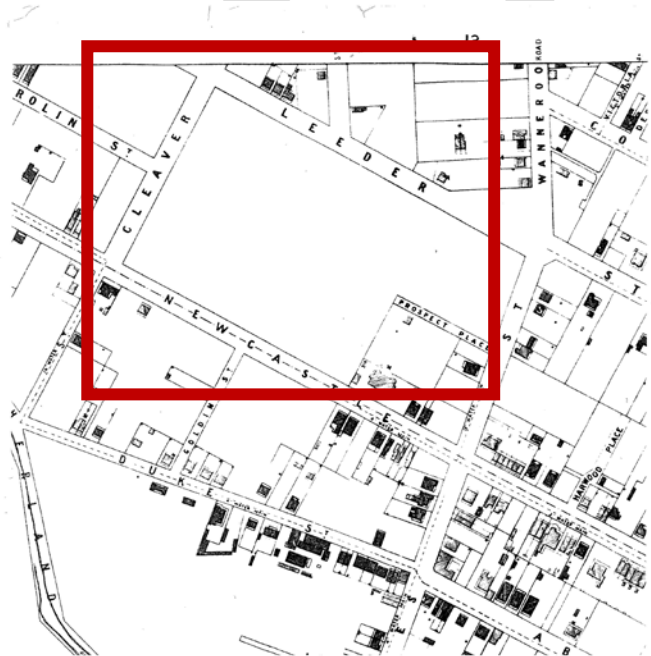
Theme	Sub-Theme
1. Population and settlement	<ul style="list-style-type: none"> a. Aboriginal occupation b. Surveys and land allocation c. Workers d. Technology e. Government policy f. Depression and boom g. Exploitation h. Residential development i. Redevelopment and infill j. Refurbishment and recycling
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

No. 107 Carr Street, West Perth

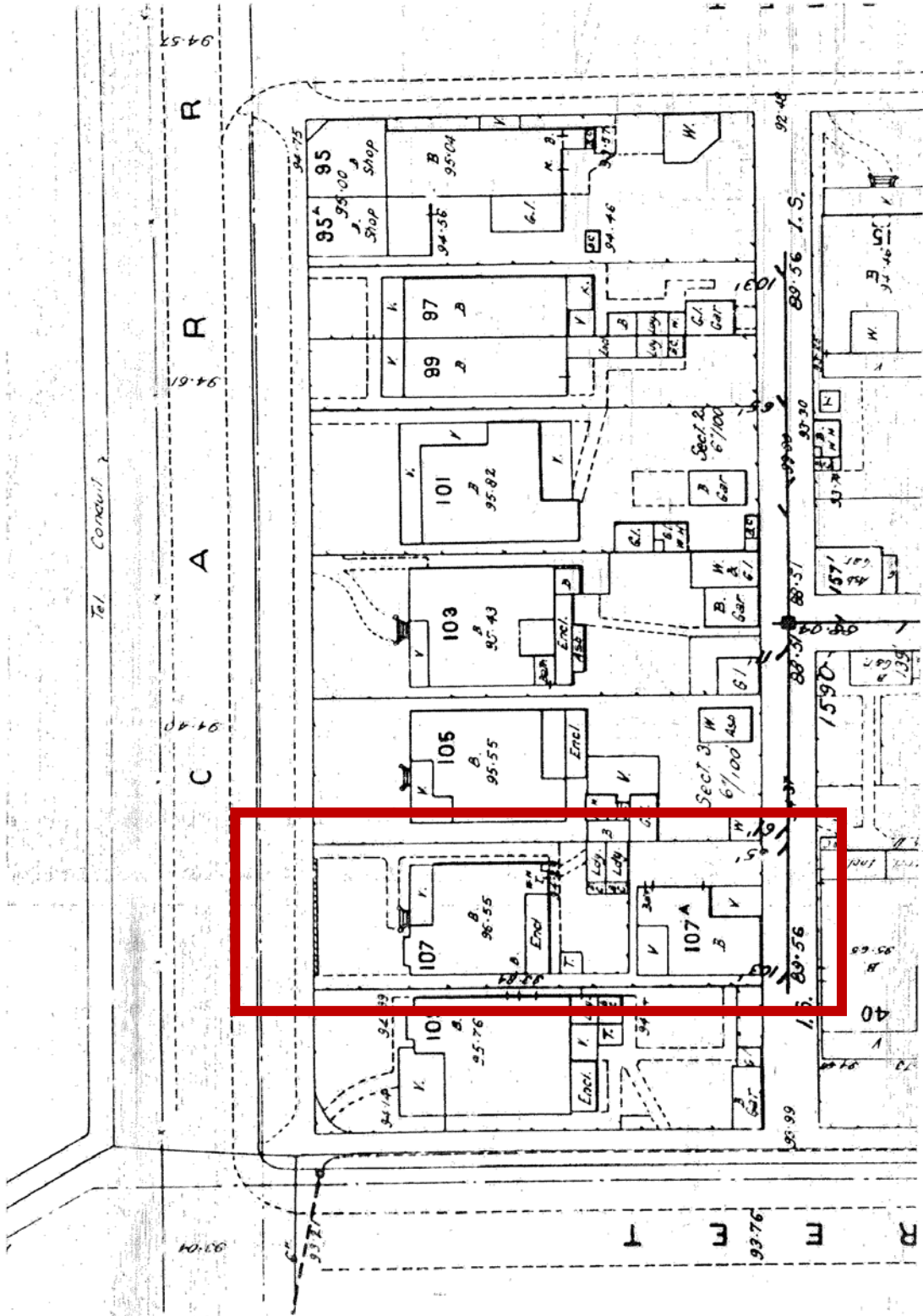


City of Vincent, IntraMaps Aerial Photography, 2013.



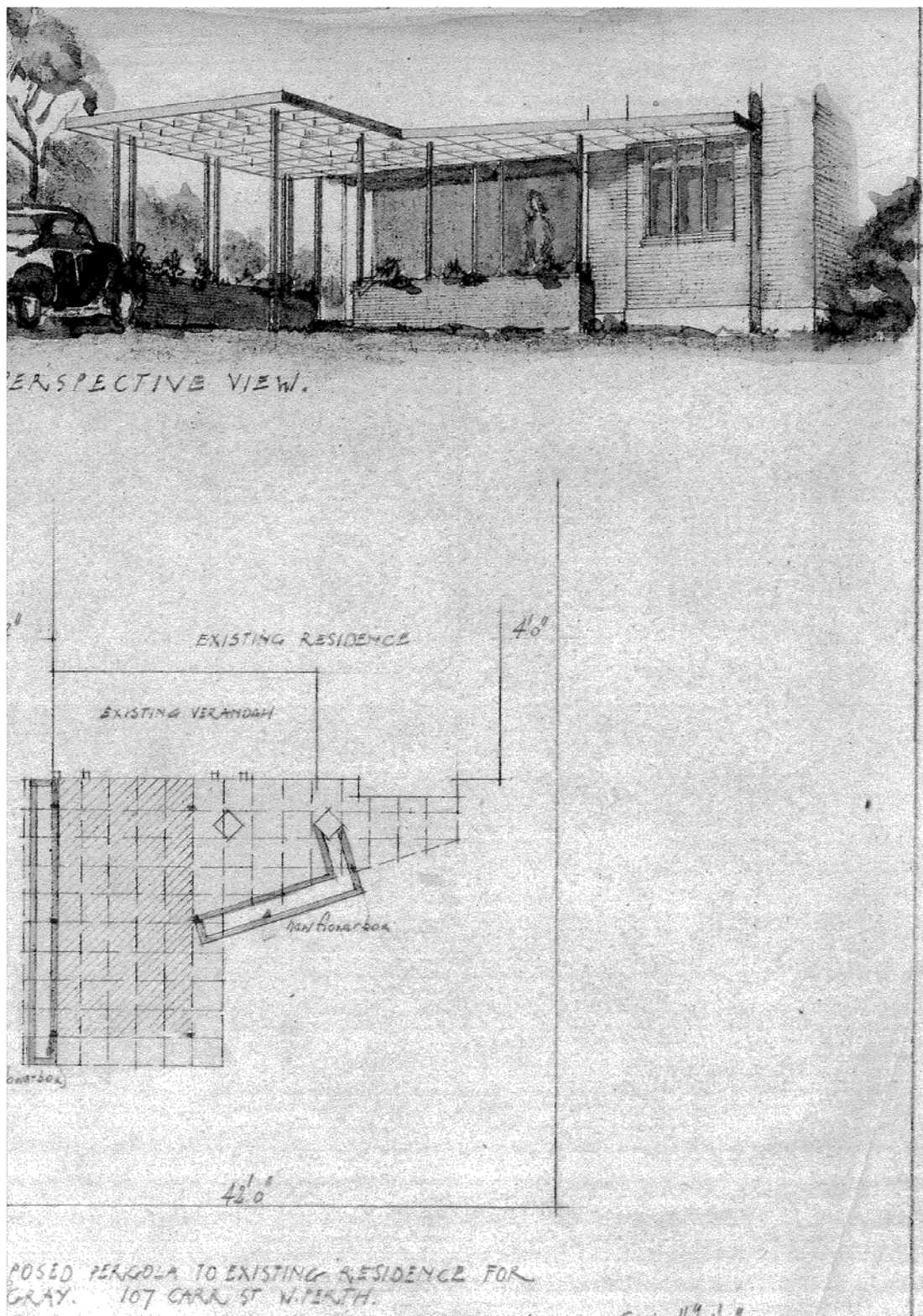
Public Works Department (PWD) Sewerage Plans dated 1897.

Appendix 2: Plans



Metropolitan Water Supply Sewerage & Drainage Department (MWSS&DD) Plan dated 1952, sheet no. 73.

Appendix 2: Plans



City of Vincent Building Licence Plan dated 5 May 2005 (The proposed pergola was not constructed).

Appendix 3: Images



Front elevation



Lounge



Protruding Front room



Raise motifs at protruding front room

Appendix 3: Images



Hallway



Original fireplace



Archway



Front fence