



**HERITAGE
COUNCIL**
OF WESTERN AUSTRALIA

REGISTER OF HERITAGE PLACES – ASSESSMENT DOCUMENTATION

11. ASSESSMENT OF CULTURAL HERITAGE SIGNIFICANCE

The criteria adopted by the Heritage Council in November 1996 have been used to determine the cultural heritage significance of the place.

PRINCIPAL AUSTRALIAN HISTORIC THEME(S)

- 4.1.2 Making suburbs
- 4.2 Supplying urban services
- 4.6 Remembering significant phases in the development of settlements, towns and cities

HERITAGE COUNCIL OF WESTERN AUSTRALIA THEME(S)

- 104 Land allocation and subdivision
- 107 Settlements
- 111 Depression and Boom

11.1 AESTHETIC VALUE*

Brookman and Moir Streets Precinct is a significant pair of visually cohesive streetscapes comprising 58 semi-detached paired residential buildings, one shop attached to one of the houses, and one detached house, dating from the late 19th century, in the Federation Queen Anne style of architecture. The buildings are modestly-scaled with a simple basic form, making good use of their architectural language and detail. The sum total of the whole, notwithstanding the changes wrought through time, is visually homogeneous due to its limited palette of materials, its uniform plan, and its massing and base design. (Criterion 1.1)

The precinct is a significantly intact example of a late 19th century housing estate. The semi-detached dwellings were derived from essentially the same blueprint, with the exception of Numbers 2 and 4 Brookman Street and 3 Moir Street (shop). The changes to the precinct have some significance in themselves, reflecting a changing demographic and way of living, together with the capacity of the buildings themselves to accept change and adapt, without losing the overall cohesion of the precinct. (Criterion 1.4)

The one-way thoroughfares and modest lot sizes of the semi-detached dwellings contained within the precinct give it a particular character and sense of enclosure in combination with the scale and repetition of the elements. (Criterion 1.4)

* For consistency, all references to architectural style are taken from Apperly, Richard; Irving, Robert and Reynolds, Peter *A Pictorial Guide to Identifying Australian Architecture: Styles and Terms from 1788 to the Present*, Angus & Robertson, North Ryde, 1989.

Brookman and Moir Streets Precinct forms an integral part of, and contributes visually to, a residential area of Perth, north of the Central Business District, where residential use declined but became popular again towards the end of the 20th century. (Criterion 1.4)

11. 2. HISTORIC VALUE

Brookman and Moir Streets Precinct is significant as a substantial section of the estate developed by the Colonial Finance Corporation in 1897-98. This estate, comprising the historic precinct in Brookman and Moir Streets, and *Baker's Terrace* in Lake Street, was the largest estate of its type developed in Western Australia in the Gold Boom period. (Criterion 2.1)

Brookman and Moir Streets Precinct is significant as a precinct of residences built in the northern part of Perth in 1897-98, as residential accommodation rapidly expanded north of the original townsite of Perth during the Western Australian Gold Boom, providing evidence of the rapid expansion. (Criterion 2.2)

Brookman and Moir Streets Precinct is significant as an almost complete example of two late 19th century streets, with all the residences that comprise it built in the late 1890s. It provides a good historic record of the accommodation of people in the late 19th century and the first two decades of the 20th century, in particular, when it was owned by the Colonial Finance Corporation, a property investment company registered in England, and provided rental accommodation for people who were mostly members of what were considered in the 19th century to be the 'lower', 'middle' and 'working classes'. (Criterion 2.2)

Brookman and Moir Streets Precinct was developed by the Colonial Finance Corporation, with Brookman and Moir Streets being named after two of the principal investors in the company. (Criterion 2.3)

Brookman and Moir Streets Precinct is unique in Western Australia as two streets in which a single basic design was utilised for all the residences. Numbers 2 and 4 Brookman Street are distinguished from the other residences by a bay at the front, but are otherwise built to the same basic design. Some modifications to the residences are evident, but the basic concept remains clearly legible in 2002. (Criterion 2.4)

11. 3. SCIENTIFIC VALUE

11. 4. SOCIAL VALUE

Brookman and Moir Streets Precinct is valued by the local community; as a precinct which retains the characteristics of a late 19th century streetscape, as an extant example of late 19th century residential accommodation, and, through the continued use of the individual residences as residential accommodation throughout the 20th century. (Criterion 4.1)

Brookman and Moir Streets Precinct, due to the homogeneity of design of the residences, is a rare precinct in Perth, and as such, contributes to the community's sense of place, as evidenced by campaigns to save it. (Criterion 4.2)

12. DEGREE OF SIGNIFICANCE

12. 1. RARITY

Brookman and Moir Streets are unique, relatively intact, modestly scaled, inner city, residential streets from the late 19th and early 20th centuries, with visual overlays reflecting adaptation through time by various owners. (Criterion 5.1)

Brookman and Moir Streets Precinct, due to the homogeneity of design of the residences, the considerable size of the estate and its relative intactness, is

unique in Western Australia as evidence as a late 19th century pair of streetscapes of paired or semi detached houses. (Criterion 5.1)

12.2 REPRESENTATIVENESS

The precinct is a significant representation of a housing estate development from the late 19th century, created by the economic prosperity of the Western Australian gold boom. (Criterion 6.2)

The buildings are representative of what was considered to be 'working class' accommodation in Perth from the late 19th century. (Criterion 6.2)

12.3 CONDITION

The individual properties located within the precinct vary from very good to poor condition. Several of the properties, such as Numbers 12 and 15 Brookman Street, have undergone successful conservation and restoration. Number 2 Brookman Street is partway through restoration, which has included the removal of paint from external walls and the reconstruction and repair/reinstatement of timber trims.

Much of the estate is built on old swampland, which has led to a good deal of cracking to masonry due to the peat subsoil and the dewatering of subsoils in connection with the construction of the by-pass Northbridge tunnel.

Utilitarian-style maintenance has been applied to several of the properties, which includes the application of render and paint to exterior walls. Number 6 Moir Street is an example of a rendered residence in poor condition, with cracks to its facade. Continual building up of road and path surface has caused ground levels to rise, further exacerbating damp related problems.

Most of the roofs of the residences have been replaced, with only a few retaining their early painted corrugated-iron roofs. Although some premises have reasonably new roof plumbing, there are several houses with deteriorated roofing, gutters and downpipes which require replacement, but which conversely provide good evidence of early and original roof finishes and detailing.

12.4 INTEGRITY

Brookman and Moir Streets Precinct has undergone a transition from being all rental accommodation at the period of construction, to predominantly owner occupied since 1921. Notwithstanding this shift in the social demographic, the precinct remains residential (although Numbers 2 and 4 Brookman Street have been vacant for an extended period of time) and so the original purpose of the precinct is clearly apparent with no conflicting uses.

Although some of the houses, through time, have been modified by various owners, the places remain modest residences, with the original design intent of all buildings remaining clearly evident.

The shop located at Number 3 Moir Street, which retains its commercial use, has undergone the greatest modification and is missing much of its original detail. The shop retains a moderate to low level of integrity.

The identified cultural heritage values are sustainable in the indefinite long-term, providing continued protection of the basic structures through planning controls and basic care and conservation, are maintained. *Brookman and Moir Streets Precinct* retains a high level of integrity.

12.5 AUTHENTICITY

The authenticity of the individual properties range from high to moderate.

Some building elements, such as bargeboards, decorative gable covers and finials are missing from a large number of the dwellings. Fortunately, missing or damaged elements can be replaced to match their original, since there are several buildings retaining their original elements and the buildings originated from essentially the same blueprint. Some properties have already been conserved using the physical evidence available.

A number of properties retain the original underlying fabric, but have been restyled to suit a population from Mediterranean cultures and these elements reflect the changing demographic.

8 Brookman Street has been demolished and a new building constructed with some original features.

13. SUPPORTING EVIDENCE

Documentary Evidence compiled by Robin Chinnery, Historian, and physical Evidence compiled by Philip Griffiths (Architect) and Olivia Burrige (Graduate Architect) of Considine and Griffiths Architects Pty Ltd, in November 2002, with amendments and/or additions by HCWA staff and the Register Committee.

13.1 DOCUMENTARY EVIDENCE

Brookman and Moir Streets Precinct consists of two streets in Perth. It comprises 58 semi-detached residences and one detached residence in two variants of the Federation Queen Anne style, constructed of limestone and brick in 1897-98 during the Western Australian Gold Boom period. Also included in the precinct is a shop at the corner of Moir Street and Forbes Road, built in 1940.

Street numbering

The present street numbers have been used throughout the Documentary Evidence to avoid confusion.

Research

Historic Title searches for 2-4 Brookman Street and 3 Moir Street were undertaken by the Town of Vincent for research at Stage 2, in order to provide details and information about the precinct in the period 1895-1921. To date, no archival searches have been undertaken at City of Perth.

Following the foundation of Perth on 12 August 1829, the townsite of Perth was laid out between Mount Eliza and Heirisson Island, facing the Swan River on the south, with a chain of swamps and lagoons to the north. In 1834, Perth Suburban Lot 28, part of which is the site of the future *Brookman and Moir Streets Precinct*, was assigned to Thomas W. Mews. He had arrived at the colony with his family per *Rockingham* in May 1830 and had acquired a substantial amount of land at York (3,000 acres), the Lakes, Perth (3,084 acres), as well as suburban lots at Perth and Guildford, by 1834.¹

From the 1840s, the area of land to the north of the original townsite began to be taken up for farmlets and market gardens, when drainage of the wetlands made the fertile swamp land available for agriculture. By the 1870s, the city centre of Perth was consolidated on the grid laid out by Roe's survey. There were about 800 houses accommodating about 4,600 people.²

In January 1870, Thomas Mews died. On 8 December 1877, his youngest son, James Robert Mews (contractor of Perth) was registered as sole proprietor of Suburban Lot 28 and Building Lot N25, 32 acres and 31 perches in area. James Mews (b. 1833, d. 1918) a boat owner of Perth in the 1860s, operated as a carter and firewood contractor nearby in Beaufort Street.³

On 15 January 1878, the transfer of Suburban Lot 28 and Building Lot N25 to Edward Albert Stone (Esquire) of Perth was registered. Stone (b. 1844, knighted in 1902, d. 1920) was called to the Bar in Western Australia in 1865. He had a very distinguished career culminating in his appointments as Chief Justice (1902-06) and Lieutenant Governor (1909). He proceeded to sub-divide the land, transferring the north-western portion of Suburban Lot 28, six acres and 28 perches in area and the future site of the *Brookman and Moir Street Precinct*, to

¹ Erickson, Rica (Ed.) *The Bicentennial Dictionary of Western Australians pre-1829-1888* (University of Western Australia Press, Nedlands, 1988) p. 2154; and Turner, Paige 'Brookman and Moir Streets, Perth: An Architectural and Historical Record' (B. Arch. Curtin University, November 1990) p. 1.

² Campbell, Robin McK. in Pitt Morrison, Margaret, and White, John (Eds.) *Western Towns and Buildings* (UWA Press, Nedlands, 1979) p. 104.

³ Certificate of Title Vol. II Fol. 378; and Erickson, Rica (Ed.) op. cit., pp. 2153-54.

William Wellman (yeoman) of Guildford, this being registered on 27 February. He purchased two further portions of Suburban Lot 28, one rood and 38 perches and one rood and 28 perches respectively, in October 1881.⁴

On 13 January 1893, William Wellman died, and his sons, Charles and William, were appointed as Executors of his will on 10 February.⁵

While the 1880s, particularly after the construction of Perth Railway Station, saw expansion of the city in general — with rapid expansion of residential accommodation northwards — the Western Australian Gold Boom, from the mid-1890s, heralded the arrival of large urban land companies, notably absent from the State in the previous decades. There was considerable expansion of residential and commercial building in the areas to the north, east and west of the city. Many of the large Perth Town Lots were subdivided during this period.⁶

In May 1895, the Colonial Finance Corporation, a property investment company incorporated in England, eager to take advantage of the opportunities in Western Australia, acquired parts of Perth Suburban Lot 28, this being vacant ground and seven acres, one rood and one perch in area. It was bounded by Lake Street to the west, Cicely Street (Robinson Avenue) to the north and Water Lane (now Forbes Road) to the south.⁷ In late 1895, a Surveyor's field book drawing shows most of the area to the east of Lake Street as vacant land, crossed by a drain.⁸

Subsequently, as part of the development of the residential estate in the late 1890s, Water Lane and the western part of Little Parry Street were renamed after the previous owners, becoming Forbes Road and Wellman Avenue (now Street). Also named were Brookman and Moir Streets, after two of the principal investors in the company who had made fortunes in the gold boom; William Brookman and Herbert Moir of London.⁹

The estate developed as a portion of Suburban Lot 28 by the Colonial Finance Corporation, comprised of 75 rental properties. On 19 January 1897 application was made, and approval granted, to build 60 single-storey, semi-detached villa residences, each with a bathroom and privy, at Brookman Street and Forbes Road, which comprise *Brookman and Moir Streets Precinct*. On 3 May, a building application was approved for the 15 residences comprising *Baker's Terrace*, a row of two-storey brick and iron terraced houses in the Federation Filigree style, fronting the east side of Lake Street. The builder was Hill and Moss.¹⁰

City of Perth building applications show this development to be the largest residential estate developed by any company in Perth in the late 19th and early 20th centuries.¹¹ In Sydney and Melbourne, from the 1840s, extensive terrace development had been commonplace, but in Western Australia similar developments had not been encouraged by the early land legislation. Colonial Finance Corporation's development of a large estate of rental properties,

4 Certificate of Titles Vol. II Fol. 378, Vol. III Fol. 67, Vol. VIII Fols. 223 and 224; and Erickson, Rica (Ed.) op. cit., pp. 2957.

5 Certificates of Title Vol. III Fol. 67, and Vol. VIII Fols. 223 and 224.

6 Stannage, C. T. *The People of Perth* (Perth City Council, Perth, 1979) pp. 235-236.

7 Certificate of Title Vol. LXX Fol. 113.

8 Surveyor's Fieldbook 2283 SROWA Cons. 4156 WAS 84 Item 16 (October-December 1895).

9 Certificates of Title Vol. LXX Fol. 113 and Vol. 463 Fol. 30; and Turner, Paige op. cit., p. 3.

10 Building Licence Applications, City of Perth, Vol. 1, p. 36. Little is known of the builder, Hill and Moss, since the only other works for which they are recorded was additions at Lot 2, Howick Street, for T. H. Parker in 1898. (No. 1357/98, in ibid, p. 82.)

11 Building Licence Applications, City of Perth, 1896-1900.

although not uncommon in the Eastern Colonies, was innovative in Western Australia, and the only such estate built in the 19th and early 20th centuries.¹²

In 1897, building commenced. Each of the pairs of five-roomed villas were a mirror image, with entry from the front verandah to a central passage leading through to the kitchen where the back door opened to the rear verandah. The living room and two bedrooms opened from the passage, while another room opened from the kitchen. There were corner fireplaces in two of the main rooms and the kitchen.¹³

Sewerage plans, dated 1897, show the development of the area to date, revealing that the residences that comprise the precinct had been completed. The first plan shows 16 brick dwellings on each side of Brookman Street (i.e. eight pairs) on either side of the street, 15 houses on the eastern side of Moir Street (i.e. seven pairs and the separate house) at the corner of Forbes Road and 12 houses (i.e. six pairs) on the western side of Moir Street. Apart from the separate house, all the villas follow the same plan, with a verandah at the front adjoining the pair and a brick water closet in the rear yard. Groups of four houses, being those on the eastern side of Moir Street and the western side of Brookman Street, share the sewer connection at the corner of the lots. Sewer connections to the pairs of houses at the eastern side of Brookman Street are on the rear boundary to Wellman Avenue, while the connections for the pairs of houses at the western side of Moir Street are at the boundary adjoining the right-of-way. At this date, the street on the north (now Robinson Avenue) was still Cicely Street, and there were no buildings shown fronting the north side of it between William Street and Lake Street. There are houses fronting the south side of Cicely Street to the corner of Wellman Avenue, and only one small building is shown on the lots fronting the eastern side of Wellman Avenue.¹⁴ The subsequent plan, also dated 1897, shows Cicely Street re-named Robinson Avenue, as a continuation of the street of that name to the east. Houses have been built on most of the lots fronting the north side between Wellman Avenue and Lake Street. Four of the lots on the eastern side of Wellman Avenue have been developed.¹⁵

It has been suggested that 2 and 4 Brookman Street were built first, as prototypes for the four rows of houses that comprise the precinct, and that this accounts for the variation in their design that includes a bay window at the front.¹⁶ However, the 1897 plans and surveyor's field book drawings dated 1898, do not support this hypothesis. The plans show the front of these houses to be identical to the others in the street, and the field book notes the houses in Brookman Street are similar to those shown at the northern end of the street. It must be concluded that the feature bay windows were a later addition.

In 1898, a surveyor's field book recorded the development to that period. It shows Robinson Avenue with Wellman Avenue and Brookman and Moir Streets to the south. On the eastern side of Brookman Street, four brick houses are shown, with 12 more recorded as built along the same lines. Each is on a frontage of 33 ft, with a verandah at the front and water closets in the rear yard adjoining the shared boundary of each pair of houses. On the western side two houses are shown, with 14 more houses along the same lines recorded as built. On the eastern side of Moir Street, a pair of houses is shown, with 13 more houses, the

12 *ibid*, 1896-1920.

13 Working drawings by Billy Wilkes in Turner, Paige *op. cit.*, pp. 7-9.

14 Perth Sewerage PWDWA 5647 SROWA Cons. 1647 Microfiche 4, 1897.

15 Perth Sewerage PWDWA 5647 SROWA Cons. 1647 Microfiche 2, 1897.

16 Alannah McTiernan, A.J. Marks and Michelle Roberts to Town Clerk in PCC File 2.101 Vol. 1, August 1988.

same as the first, having been recorded. At the eastern corner of Moir Street and Forbes Road, on a 50 ft frontage, the single brick house is shown set farther back on the lot, at 39'3" from the front boundary, with a verandah at the south-western corner of the house. There is a brick water closet in the rear yard on the eastern boundary. Thus, all the residences in the precinct had been built by this date.¹⁷

In 1898, *Wise's Post Office Directory* did not record Moir Street or Forbes Road, and only seven addressees were recorded at Brookman Street, as follows: Henry J. Easy (2), Jacob Steinberg (6), Karl Ceneik (8), Harris Wolfson (10), Lewis Mendelawitz (12), Menden Gordan (14) and Mrs J. Fletcher.¹⁸ It is noteworthy that five of the seven residents' names are of European origin. When Moir Street was first included in the directory in 1899, at least two addressees were of European origin, Benjamin Cohn and Arthur Handriks.¹⁹ Among others was Alwin Crasswaller (recorded on some occasions as Crassweller), whose wife was a resident in Moir Street for more than 10 years, at different periods at Nos. 24, 22 and 20. She was one of the few tenants who remained resident in the street for an extended period from the late 1890s.²⁰

In 1899, the name of the Colonial Finance Corporation was changed to The Colonial Consolidated Finance Corporation Limited. The Certificate of Title recorded the transfer by endorsement to this company. However, the former name continued to be recorded in the Rate Books through the subsequent period.²¹

In December 1899, the Certificate of Title for Parts of Perth Suburban Lot 28 was partially cancelled, by the transfer to Jane Moss of a portion of the one link reserve with a right-of-carriageway over Cicely Street. There were similar transfers of portions of the one link reserve on Cicely Street on three further occasions to 19 September 1901.²²

By 1900, the Rate Book recorded that all 58 residences fronting Brookman and Moir Streets were occupied with few, if any, of the occupants' names indicating European origin. Diverse occupations of the tenants included: a builder, a stonemason, a plasterer, carpenters, a plumber, a painter, a cabinet maker, laborers, an iron monger, a compositor, a cycle maker, an engineer, a cabman, miners, a grocer, a guard, a draftsman, tram and railway employees, an engine driver, a driver, a lamp lighter, a caretaker, a warehouseman, a barman, a Government House orderly, a baker, butchers, a draper, a hairdresser, a photographer, a machinist, travellers, an inspection agent, an inspector, a collector, a secretary, a civil servant, a manager, a clerk and an accountant.²³ This socio-economic pattern of occupation continued through the pre-WWI period, and examination of Rate Books and Electoral Rolls indicates that most tenants named were of British origin.²⁴

In 1900, Brookman was elected Mayor of Perth. However, in 1901, his financial empire was brought down by the collapse of the London Stock Exchange. He was removed from his London directorates and resigned his position as Mayor of Perth on 26 June. Subsequently, he retired to Mandurah and commenced selling

17 Surveyor's Fieldbook 1995 SROWA Cons. 4156 WAS 84 Item 13, p. 37.

18 *Wise's Post Office Directory* 1898, p. 216.

19 *ibid*, 1899, as per Turner, Paige *op. cit.*, Postal Records.

20 *ibid*, 1899-1909; and North Ward City of Perth Rate Book Records, 1899-1909.

21 Turner, Paige *op. cit.*, p. 5; and North Ward City of Perth Rate Books, 1899-1920.

22 Certificates of Title Vol. LXX Fol. 113.

23 North Ward, City of Perth Rate Book, 1900, pp. 134-137.

24 North Ward City of Perth Rate Books, 1900-1914; Electoral Rolls, Commonwealth and Legislative Assembly.

his real estate investments in an endeavour to pay his debts before departing for South Australia in 1904, where he died in 1910.²⁵

In 1905, the residences in the precinct were recorded with a capital value of £110 each, other than those located at the street corners, which were all valued at £120 each. All the residences were let to tenants.²⁶

In 1908, the footpaths on one side of each of Brookman and Moir Streets were re-paved by Perth City Council. Colonial Consolidated Finance Corporation requested that the other footpaths in the streets should also be re-paved, but the request was denied.²⁷

In 1909, two building applications were approved for alterations at Brookman and Moir Streets, comprising the additions of washhouses of brick and galvanised iron construction to a number of residences in the precinct. The architect was Cavanagh, Cavanagh and Parry, and the builder was Pitman and Totterdell.²⁸ The block plan shows the wash-house additions coloured red and also the two residences at 2 and 4 Brookman Street, which are shown with a bay window at the front of each, indicating that it was at this period that they were altered to differ from the others with a bay window added at the front of each.²⁹ The small washhouses were intended to complete the houses on the same lines as those in Lake Street, but on a more economical scale. At this period, owing to the economic depression in Perth, it had been difficult to secure tenants for many of the houses in the precinct.³⁰

Subsequent to the above works, Cavanagh, Cavanagh and Parry requested, on the company's behalf, that the footpaths and roadway in Brookman Street be paved as they were in a very bad condition, noting that £4,000 had been expended on recent improvements and renovations to the residences. Despite continued requests, it was not until after receipt of a petition from the residents that it was agreed to repair the path on the eastern side in 1910. However, problems persisted, and the City Engineer informed the Town Clerk that the footpaths in Brookman and Moir Streets had not settled due to the operations of the Sewerage Department.³¹

In 1909, the company again changed its name, the new name being Colonial Proprietary & Rubber Company. No change in name was recorded in the Rate Books.³² On 16 May 1910, a new Certificate of Title was issued, recording Colonial Property and Rubber Company as the sole proprietor of portion of Perth Suburban Lot 28, six acres and 10 perches in area. By this date, Cicely Street had been re-named Robinson Avenue.³³

In 1915, A. Jamieson was granted a special licence for an open timber shed, consisting of six timber posts with an iron roof, which he erected at the corner of Brookman and Forbes Road to be used as a garage for a motorcar.³⁴ So far as is known, this was the first garage erected in the precinct.

25 Turner, Paige op. cit., p. 2; and Stannage, C. T. op. cit., pp. 214-215.

26 North Ward City of Perth Rate Books, 1905, pp. 111-115.

27 Correspondence and memoranda, June -September 1908, in Turner, Paige op. cit., Notes A.

28 Building Licence Applications, City of Perth, Vol. 23, p. 173.

29 Restoration and Additions to Houses in Brookman and Moir Streets, Cavanagh, Cavanagh and Parry, 1909. City of Perth Building Records, reproduced in Turner, Paige op. cit. Special Licence B144, re Building Licence 176, 15 June 1908, 6 May 1909.

30 Correspondence with PCC, 1908, in Turner, Paige op. cit., Notes A.

31 Correspondence etc., PCC, 1908-10, in *ibid*.

32 Turner, Paige op. cit.; and North Ward City of Perth Rate Books op. cit.

33 Certificate of Title Vol. 463 Fol. 30.

34 Correspondence, A. Jamieson and PCC, in Turner, Paige op. cit., Notes A.

The place continued in the company's ownership as rental properties until late 1920, when it was transferred to William Padbury (merchant) of Guildford.³⁵ In this year, the Rate Books recorded a capital value of £500 for each residence.³⁶

William Padbury was a prominent businessman and agriculturist in Guildford, where his business interests included the principal mercantile business, The Colonial Stores and the Peerless Roller-Flour Mill. His public service included membership of the local Municipal Council, serving as Vice-President of the Chamber of Manufactures and Vice-President of the Royal Agricultural Society. He served terms as President and Vice-President of the Swan Agricultural and Horticultural Society, Vice-President of the Moora Agricultural Society, was a member of the Grain Committee of the Chamber of Commerce, Chairman of the Insurance Office of Australia and the inaugural Vice-President of the YMCA.³⁷

At the same date as the transfer to Padbury, a portion of the land was transferred to the City of Perth, thereby reducing the total area of the place to five acres one rood and 16 and four-tenths perches. Padbury mortgaged the place to The Colonial Property and Rubber Company Limited to secure £27,000.³⁸

In 1921, the villas were sold off as individual residences. By mid July, most of the residences had been sold. Party wall easements were reserved and granted where required. Whilst the majority of purchasers took up residence, other buyers purchased one or more as investment properties that were rented to tenants. Among those who took up residence was William Wibberley (baker) at 5 Moir Street, at the corner of Moir and Forbes Road. Some speculators also seized the opportunity, such as Oliver McCall (farmer) of West Leederville, who bought 2 and 4 Brookman Street, Lots 73, 74, 75 and 76 in early July, and sold them in September to Frank Steffan (engine driver) of North Dandalup and Annie Marion Boyd, of Newcastle Street, Perth, wife of Walter Deeble Boyd (labourer). Hyem Hester and Company Limited, a prominent real estate company, purchased Lots 1 to 15 inclusive and Lots 133 to 160 inclusive in mid July. Also purchased were Lots 65 and 84, being the balance remaining in November 1921. All lots were soon resold.³⁹

From 1921, individual owners made building licence applications for various alterations and/or additions to the residences, some of which were of brick construction, whilst others were of timber and iron. There was no longer the uniformity that had characterized the early period of development of the precinct from 1897. From the 1920s, garages were built in the rear portion of some of the residences, with access from the Wellman Avenue and the right of way.⁴⁰

From the mid to late 1920s, there was a change in the demographic composition of the areas in proximity to the city, as the 'middle classes' began moving out to the new suburbs. Terrace and row houses were perceived as unfashionable, a view that persisted through to the 1970s. Most of the houses in the precinct continued to be owner occupied, mostly by what was considered at the time to be the 'working class' and 'lower middle class'. Other houses were rented to tenants. From the 1930s, a change in the demographic composition of the precinct is evident as more names of non-British origin appear in the records. In Moir Street,

35 Certificates of Title Vol. 463 Fol. 30 and Vol. 763 Fol. 198.

36 North Ward, City of Perth Rate Books, 1920.

37 *Twentieth Century Impressions of Western Australia* op. cit., pp. 623-624; and Battye, J. S. *The Cyclopaedia of Western Australia* (The Cyclopaedia Company, Perth, 1912-13) Vol. 1, pp. 688-690.

38 Certificates of Title Vol. 463 Fol. 30 and Vol. 763 Fol. 198.

39 Certificates of Title Vol. 763 Fol. 198, Vol. 779 Fol. 135, Vol. 780 Fol. 32 and Vol. 813 Fols. 35 and 143; and North Ward, City of Perth Rate Books, 1921 and 1922, both pp. 122-126.

40 Building Licence Applications, City of Perth, Vols. 6-20, 1920-1955, and Metropolitan Sewerage City of Perth, SROWA Cons. 4156 Item 66, 22 November 1954.

there were a number of Greek families, and in Brookman Street there a number of families of German and Austrian origin.⁴¹

While William Wibberley had been an owner/occupier of 5 Moir Street, the two subsequent owners, William Wilson (labourer) of James Street, Perth, (December 1924 to March 1933), and then Fateh Bux (draper) of Harwood Place, Perth, acquired it as an investment. On 19 August 1938, the place was transferred to Florian Glauder (storekeeper) of Pemberton.⁴²

On 7 August 1940, F. Glauder was granted approval of his application to build a shop, with a total area 480 sq ft, at the corner of Moir Street and Forbes Road. The shop was designed by architect A.H. Guy and built by M.D. Wray at a cost of £400.⁴³ On 4 February 1942, Florian Glauder died, the place being transferred to his widow, Xenia, of 30 Lane Street, Perth, on 2 November.⁴⁴

During World War II, regulations were introduced controlling building and rents. Consequently, repair and maintenance of buildings was limited. The area in which the precinct is located declined, and in the late 1940s it was 'officially recognised as a slum'.⁴⁵ A number of families who had purchased houses in the precinct in the 1920s and 1930s continued to reside there into the post-WWII period, as did some Greek families who came to Moir Street in the 1930s and early 1940s. Around one third of the residents were of Greek origin in 1949.⁴⁶

In the post-WWII period, following the lifting of restrictions on building and building materials, there was a resurgence of building in Perth. Through the 1950s and 1960s, alterations and/or additions and renovations were made to a number of the residences in the precinct, some of which involved re-construction of the kitchen and/or bathroom and laundry.⁴⁷

In November 1954, a Metropolitan Sewerage plan shows *Brookman and Moir Streets Precinct* with 58 single-storey residences fronting Brookman and Moir Streets and 40 Forbes Road fronting that road. The plan shows the pairs of villa residences in each street, with verandahs at front and rear, with a bathroom located at the end of the rear verandah nearest to the side boundary. There is a brick water closet located at the rear boundary of each lot. 2-4 Brookman Street are shown with their distinguishing bay windows at the front. A number of places have timber and/or galvanised iron outbuildings and/or additions, including washhouses. The shop at the south-western corner of Moir Street and Forbes Road is shown adjoining 5 Moir Street.⁴⁸

Following the influx of European immigrants to Australia in the post-WWII period, many settled in Highgate and North Perth, in proximity to the city. A number of the residences in *Brookman and Moir Streets Precinct* were owned and/or occupied by immigrant families in the post-war period, in particular, through the 1950s and 1960s and into the 1970s, some of whom continued to own and reside in the precinct into the 1990s.⁴⁹ Among these was the place at 5 Moir Street, which was transferred to Anthony John Anthonas (grocer) of 6 Moir Street, in April 1954. It continued in his ownership to November 1968, when it was transferred to Donato Colella (labourer), Maria Colella (married woman) and

41 *Wise's Post Office Directory* 1930-46.

42 Certificates of Title Vol. 779 Fol. 135 and Vol. 1061 Fol. 301.

43 Building Licence Applications, City of Perth, Vol. 13, p. 55.

44 Certificate of Title Vol. 1061 Fol. 301.

45 Turner, Paige op. cit., 'Residential Patterns'.

46 *Wise's Post Office Directory* 1946-49.

47 Building Licence Applications, City of Perth, Vols. 17-31, 1950-1967.

48 Metropolitan Sewerage City of Perth, SROWA Cons. 4156 Item 66, 22 November 1954.

49 Turner, Paige op. cit., Interior Inspections.

Nicola Colella (assistant fitter) all of Thompson Road, Fremantle, as tenants in common, with Donato and Maria each holding one undivided fourth share and Nicola the remaining two undivided fourth shares. Donato and Maria Colella took up residence at the place, which remained in the family's ownership to 1995.⁵⁰

The influence of European immigrants was evident in some of the changes to the residences. Some were painted in colourful hues, while others had alterations to verandahs, some of which have been reversed in the late 20th and early 21st centuries. A strong sense of community developed. From the late 1950s, a small but growing number of Australians also began to recognise the attractions of living in proximity to the city and cast aside the prejudices against terrace and row housing, with an appreciation of the aesthetic appeal of Federation period design. In the 1960s and 1970s, terrace and row housing returned to fashion, leading to a resurgence in the area, and with it, demographic change as many of those who were attracted to the area were 'middle class', often young professionals.⁵¹

In late 1978, when a change in zoning from residential to commercial was proposed, a petition was presented to Perth City Council suggesting that the area bounded by William, Brisbane and Lake Streets and Forbes Road, which includes *Brookman and Moir Streets Precinct*, be retained for residential purposes. The spokesman for the petitioners, architect Ian Kelly, noted that in the preceding two years 'many young professional people had moved and renovated the old houses'.⁵² The retention of residential zoning in *Brookman and Moir Streets Precinct* saw a continuation of this trend through the latter part of the 20th century and into the 21st century. This was part of a major shift in the demographics of the inner-city areas of Perth whereby the population drift from the city to the suburbs began to reverse.

Further alterations and/or additions were made to some of the residences in the latter decades of the 20th century. Through the late 1960s, 1970s and 1980s, a number of places had the addition of a carport, with one or two being located within the front setback. From the 1980s and through to 2002, renovations and restoration works were implemented at a number of residences and these are more fully documented in the appendix.⁵³

In the late 1980s, concerns were voiced about the damage caused to a number of the residences in the precinct by retail development in neighbouring Wellman Street, which involved demolition, de-watering and re-development. Ian Alexander MLA, wrote to Perth City Council on this matter and noted with regard to *Brookman and Moir Streets Precinct*: 'This is Perth's (and perhaps Australia's) only chance to boast two complete streets of colonial cottages of identical design. It is a chance that we must grasp while we can'.⁵⁴

In August 1988, when 2 Brookman Street was advertised for sale as a single existing residence, or for possible redevelopment, residents of the precinct held meetings to discuss their concerns. Subsequently, they wrote to Perth City Council to request retention of the facades and exterior walls of the individual residences, retention of the streetscape and of the current density. Perth City Councillors Alannah McTiernan, A.J. Marks and Michelle Roberts, wrote to the

50 Certificates of Title Vol. 1061 Fol. 301, Vol. 1330 Fol. 268 and Vol. 2028 Fol. 492.

51 Turner, Paige op. cit., 'Residential Patterns'.

52 *The West Australian* 1 November 1978.

53 Turner, Paige op. cit., Interior Inspections; and Building Licence Applications, City of Perth, 1967-89.

54 Correspondence to Town Clerk, City of Perth, in City of Perth File 2.99 Vol. 1, held by Town of Vincent, 1988; and Ian Alexander ,M.L.A., to Town Clerk, City of Perth, in Perth City Council File 2.101 Vol. 1, held by Town of Vincent, 5 August 1988.

Town Clerk supporting the residents' opposition to any proposal to demolish 2-4 Brookman Street and concerns for the precinct. They noted:

the four rows of identical houses ... form a complete set of units in a uniquely co-ordinated sub-division and building development that certainly seems to have no parallel elsewhere in Perth until the sub-divisions of the late 1930s.⁵⁵

In September 1988, Perth City Council resolved to include the buildings in Brookman and Moir Streets within the provisions of Clause 46 of the City Planning Scheme (promoting conservation and preservation of buildings or places of historical architectural significance) and agreed to the need for planning and development guidelines for these two streets.⁵⁶ Subsequently, Bill Wilkes was commissioned to prepare detailed measured drawings of the buildings.⁵⁷

In 1989, City of Perth reconstructed the road in Moir Street using interlocking concrete pavers. They were selected because the precinct is constructed on peat, which is susceptible to movement depending on its moisture content and not suitable as a surface or base on which to build bitumen surfaced roads.⁵⁸

In June 1990, the National Trust of Australia (WA) classified the place, along with Bakers' Terrace at 156-184 Lake Street. 13/15 and 14/16 Moir Street were singled out as the most intact, with 2-4 Brookman Street noted as the best in this street and for their slightly different design elements.⁵⁹ On 21 June, Perth City Council carried a motion that the area be recognised as places of historical and architectural interest.⁶⁰

In 1991, in consultation with the owners of property in the precinct, the City of Perth developed Design Guidelines for Brookman and Moir Streets that were published in a brochure for handy reference. The Guidelines sought to ensure preservation of the streetscape and recognised the heritage significance of the precinct.⁶¹ Since this period, building applications not conforming to the Design Guidelines have been refused. For example, in 2000, an application for an additional two-storey grouped dwelling at the rear of 30 Brookman Street to front Wellman Street was vigorously opposed by other residents of the precinct and the application was refused.⁶²

In 1995, the place was included in the Municipal Heritage Inventory for the Town of Vincent.

In October 1996, fire caused extensive damage to 3-5 and 7 Moir Street. The necessary repairs included replacement of ceilings and replastering of walls.⁶³

In September 1997, an application was made for a change of use from local shop to shop and tearooms for the Moir Street shop. No structural changes were proposed, just repairs, including new plastering and ceilings. Conditional approval was granted,⁶⁴ however the place appears not to be used as a shop at present.

55 Alannah McTiernan, A. J. Marks and Michelle Roberts to Town Clerk, in *ibid*, August 1988.

56 *Guardian Express* 27 Sept 1988; and Memo. R. Pether, City Planner City of Perth, in *ibid*, 15 Nov 1989.

57 *ibid*.

58 R. Lotznicher to Mark Butler in Town of Vincent File TES 0069 Roads Moir St., N Perth, 27 July 1998.

59 National Trust of Australia (WA) to Town Clerk, in File 2.101 Vol. 1, *op. cit.*, 14 June 1990.

60 Minutes PCC meeting in *ibid*, 21 June 1990.

61 Brookman and Moir Streets Design Guidelines, 1991; and *The West Australian* 11 July 1991.

62 Application and correspondence in File PRO 1563, Vol. 1, 30 Brookman St, Perth, August 2000; and in Town of Vincent File Pla. 0092 Vol. 1, Planning Town Planning- Residential Design - Wellman & Brookman Streets, 1999-2000.

63 Correspondence in File Pla. 0092 Vol. 1, November 1996-1997.

64 Applications and correspondence in File Pla. 0092 Vol. 1, Sept 1997-Sept 1998. Note: Subsequently, in 1998, the Council refused applications made for further changes of use from shop and tearooms. (*ibid.*)

In 1998, gradual subsidence of the roadway in Moir Street was causing drainage problems. It was intended to remove the 1989 surface and to replace it with fresh asphalt. The works were to be considered in the Town's draft budget for 1999-2000. However, the file does not record whether the work was implemented.⁶⁵

In 1998, concerns were voiced about problems with subsidence and cracking to the walls of a number of the residences, which some residents and property owners believed was related to the de-watering carried out for the construction of the Graham Farmer Freeway. Inspection of approximately 25 houses in the precinct revealed that cracks had opened up and, in addition, there had been significant damage in the past that had been progressively repaired. Studies of the water table suggested that, in addition to seasonal damage, there has been a tendency for cracking to be exacerbated due to the influence of the de-watering.⁶⁶

The majority of the residences have continued to be occupied as single residences through the late 20th century and into the 21st century, with applications for commercial use being refused, other than the shop in Moir Street. However, occasionally approval has been granted for home occupations, for example, a graphic design studio at 3 Brookman Street.⁶⁷ Whilst most of the residences have been, more or less, continuously occupied either by owners or tenants, 2-4 Brookman Street has been vacant for much of the time in recent years, with the on-going problem of the place being used by squatters.⁶⁸

In the late 20th century, there were alterations and/or additions to a number of residences, most frequently at the rear, to provide upgraded bathroom, kitchen and laundry facilities, and to provide a dining room, as at 18 Brookman Street (2000).⁶⁹ Minor works have included fencing, as at 31 Brookman Street.⁷⁰

In May 2000, the Town of Vincent Council carried a motion to re-zone the precinct, from Residential R80, per Town Planning Scheme No. 1 (December 1998), to Residential R25. The intention was to limit the sub-division and development potential of the subject lots and to protect the existing buildings, recognised as being of heritage significance, from possible demolition or replacement by new and/or additional buildings. In early 2001, the proposed amendment to the zoning was duly advertised, with owners of properties in the precinct being advised, a number of whom wrote to the Council in support. In June 2001, the Council adopted the amendment.⁷¹ The Town Planning Scheme amendment was officially gazetted on 22 January 2002.

An aerial photograph of the precinct shows that, while the basic roof forms have been maintained at the front, alterations and additions have been implemented at the rear in numerous instances. There are outbuildings in most rear yards, a number of which are garages and/or carports. They exist on the eastern side of

65 R. Lotznicher to Mark Butler op. cit.

66 Correspondence etc. and plans in File PRO 1014 8 Brookman St., Vol. 1, 1998-2001; correspondence and news cuttings, March-June 1998, in File Pla. 0070 Vol. 1, 2001; and correspondence, and reports on 21 Brookman St., Airey Ryan & Hill, and Graham Tubby of G.A. B. Robins, March-May 1998.

67 Applications and correspondence in PCC File 2.100, 1973-88; and application for home occupation licence, 3 Brookman St., in Town of Vincent File PRO 1649 Vol. 1, 28 June 1995; and licence renewal, in Town of Vincent File PRO 634 Brookman St., Perth, 8 November 1996.

68 Memos. and correspondence in File PRO 634 Brookman St., Perth, op. cit., 1996-2002.

69 Application, correspondence etc. in File PRO 1419, 18 Brookman St., Vol. 1, 2000. See Appendix for details.

70 Building licence application in File PRO 634 Brookman St., Perth, op. cit., 6 December 1999.

71 Correspondence, memos. etc., *Government Gazette* 22 January 2002, p. 370, and Minutes, Council meeting 9 May 2000 and 12 June 2001, in Town of Vincent File Pla. 0070 Vol. 1, 2000-01. Note: The owner of 20 Brookman St. disagreed with the amendment proposal unless the Town compensated owners. (Vinh Co Kha, in *ibid*, 11 May 2001.

Brookman Street (with openings at the rear to Wellman Street) and on the western side of Moir Street (with openings on to the right-of-way that runs the length of the block between Robinson Avenue and Forbes Road). In general, the rear yards of the residences at the western side of Brookman and the eastern side of Moir Street have more plantings, as there has not been the same opportunity for the development of garages and carports, etc.⁷²

Whilst most of the works to the houses in recent years has focused on restoration and/or alterations and additions at the rear, as noted above, the works scheduled to be implemented at 8 Brookman Street are the most major works to any building in the precinct, with almost 90% of the existing dwelling planned for demolition. In early 2002, when conditional approval was granted, the house was in poor condition and urgent works were considered critical to ensure there was no further damage. It was anticipated that the works would be undertaken and completed within six months.⁷³ The work has not been undertaken.

An extensive search Certificates of Title, and Rate Books post World War II was not undertaken as part of this assessment. At least one house, 17 Brookman Street, has been in the ownership of the Lamp family since 1921, and 7 Moir Street has been in the ownership of the Chedid family since c. 1922-23.⁷⁴

In 2003, the residences in the precinct continue to be occupied as residences, although 2 and 4 Brookman Street have been vacant for an extended period.⁷⁵

13.2 PHYSICAL EVIDENCE

Brookman and Moir Streets Precinct consists of 26 single-storey semi-detached dwellings and one shop in Moir Street, one single-storey unattached house in Forbes Road and 32 single-storey semi-detached dwellings in Brookman Street, making a total of 59 dwellings and a shop. In considering the context, reference is made to Baker's Terrace, which was part of the development of the same estate, although on a much grander scale and destined for a different residential market. The precinct includes the road reserves of Brookman and Moir streets as well as Robinson street and Forbes Road.

Method of Collecting Evidence

The Physical Evidence of this heritage assessment concentrates on the fabric that can be viewed from the public domain for the whole of the street. A small number of residences were inspected internally to get a sense of the evolution of places to accommodate stages of occupation.

Location of the Precinct

Brookman and Moir Streets Precinct is located in the northern residential district of Perth city. The precinct comprises residences in Brookman and Moir Streets and Forbes Road. Residences in Robinson Avenue lie to the north of the street, outside the precinct, and are not included in the study area. Baker's Terrace is simply discussed in a contextual sense. Brookman and Moir Streets are aligned on a north-east, south-west axis and are flanked by Forbes Road to the south and Robinson Avenue to the north.

Urban Context

Brookman and Moir Streets Precinct has strong architectural character as a significantly intact collection of buildings constructed as part of the same

⁷² Vinproxy File Pla 0070 Vol. 1, Town of Vincent.

⁷³ Correspondence etc. and plans in File PRO 1014 8 Brookman St., Vol. 1, 1998-2001.

⁷⁴ Correspondence, T. A. Twomey, and C. H. & V. F. Smith, in File Pla. 0070 Vol. 1, August 1994 and 4 April 2001 respectively.

⁷⁵ Site visit, Robin Chinnery, April 2002.

residential estate development, completed in 1897-98. To the west of the study area lies Baker's Terrace, constructed in 1897, as part of the same estate. This is a substantial terrace of fifteen two-storey attached houses extending between Robinson Avenue and Forbes Road. They are rendered in a classically-derived style, sometimes referred to as the Federation Filigree style. The study area lies to the immediate east, separated by a narrow unsurfaced right-of-way.

The buildings in the study area are all single-storied, semi-detached residences, with the exception of 40 Forbes Road, a detached house in a matching pattern, and 3 Moir Street, a shop.

Moir and Brookman Streets are narrow, one-way roads, flanked by parallel street parking and footpaths on either side, surfaced with interlocking road pavers. There are no street trees or furniture located on the street, with trees and plantings only located within the individual boundary fences.

Character of the public domain

The edges of the study area

Forbes Road is a side street, with a narrow bitumen-paved, two-way road, insitu concrete footpaths and no street trees. Within the study area, apart from the shop and the house at 40 Forbes Road, the north side of the street is, essentially, sides of buildings and garden fences.

Wellman Street, named after a former owner in the 1890s, is essentially a service road. It runs north-south, with the road extending right up to the rear boundaries of properties facing onto Brookman Street, providing a footpath to the eastern side of a bitumen carriageway and right angle parking to commercial properties facing on to William Street, both of the latter elements are constructed in concrete interlocking blocks. There are timber-construction power poles on the eastern side of the street. The study area presents a variety of mostly more recent buildings to Wellman Street, including brick and rendered garages, brick garages, brick walls and a variety of fences. Some original brick construction outside toilets can still be seen set back from fences. Plantings in rear gardens, visible from the street include; Jacaranda, Lemon Trees, Palms, Chilean Willows, Ficus Trees, a large Rottneft Island Ti Tree and Bottle Brushes.

Robinson Avenue to the north is elevated above the study area. It is a side street to the houses in the study area and the main frontage for development is along its north side. The mix of development on the north side is diverse and includes; Gold Boom-period single dwellings, semi-detached houses and recently completed two storey-terraced townhouses. It is a two-way, bitumen-paved road, with insitu concrete paths and timber power poles. There are no street trees.

Between Baker's Terrace and the rear of the properties on the western side of Moir Street, there is a narrow, unpaved right-of-way, with a wide variety of outbuildings, garages and old brick-construction water closets facing onto the lane. Plantings visible from the lane include; Mandarin Trees, Grape Vines, Chilean Willow, Norfolk Island Pine, Bottle Brush, Lemon Trees, Palms, Cypress Trees, Fig Trees, Olive Trees, Bougainvillea and Peppermint Trees.

Study area streets

Brookman Street falls away from Robinson Avenue to Forbes Road and the axial view down the street terminates with dramatic views of the city skyline. It has an intimate scale, reminiscent of artisan cottage precincts in East Fremantle, parts of Melbourne, Sydney and London (e.g. Barnes). Brookman Street is a one-way street with a south traffic flow. The public domain is entirely hard-surfaced, with an interlocking red concrete block road, concrete kerbs, red bitumen paths, CCA-treated power poles and traffic control signage. There are no street trees.

Properties are variously fenced or without front fences and garden types are diverse; most front fences are a low height and allow a clear view of the houses. More common plantings in this street include; various Conifers, Peppermint Trees, Weeping Mulberry, Cannas, Japanese Jade, Roses, Lavender, Loquat, Hibiscus, Frangipani, Lemon Trees, Magnolia, Chinese Tallow, Kangaroo Paws, Bougainvillea, Agave attenuata, Sun Flowers, Privet, Ponciana, Bottle Brush, Hills Fig, Bay Trees, Sweet Pea, Fishbone Fern, African Iris, Monstera, Daisies, Pelargonium, Century Plant, Oleander, Dracaena and Fig Trees. The styles of the gardens vary enormously, from cottage to native gardens.

Like Brookman Street, Moir Street falls away from Robinson Avenue and has a city skyline vista. It has the same scale as Brookman Street. Moir Street is a one-way street with a north traffic flow, with similar surfaces to Brookman Street, except that the pavements are finished in concrete. There are no street trees. Properties are variously fenced or without front fences, as in Brookman Street. More common plantings in this street include; various Roses, Cypress, Cocos Palm, Frangipani, Camelia, Gardenia, Weeping Mulberry, Japanese Jade, Cotton Palm, Lavender, Loquat, Bougainvillea, African Iris, Monstera, Daisies, Pelargonium, Jacaranda, Geranium, New Zealand Christmas Tree, Grevillia, Mother-In-Law's Tongue, Ivy and Agapanthus.

The collection of places

As a whole, *Brookman and Moir Streets Precinct*, is a fine example of an inner-city residential precinct, with strong visual unity. The authenticity of the buildings varies within the precinct as the buildings have been altered in response to changing fashions in domestic architecture and the changing ethnicity of the demographic. Through all of this change, the original design intent and form remains evident in all cases and no matter how far-reaching changes have been, the underlying pattern remains clearly apparent. In a number of cases, the evolution has turned full-circle and some places have had their external appearance returned to something approaching the original design. There are a small number of places that have had very little work or change to their external appearance. These few houses provide good evidence of the original design of the exterior.

Base house design.

With the exception of 40 Forbes Road, all of the houses are semi-detached dwellings, with 40 Forbes Road simply being one detached house version of the same pattern. 2 and 4 Brookman Street follow the pattern too, but have the additional feature of a bay window to each of the front rooms at either end of the verandah. The houses follow a Federation Queen Anne pattern in terms of the decorative treatments.

The external appearance of the base design, or original house, comprised a limestone foundation that extended down through the layer of peat on which the houses are built. Front walls extended up in white tuck-pointed stretcher bond brickwork, with a stucco string course at window sill level, a further string at the window meeting rail level and another at window head level. Brickwork to the sides and rear of house was simply 'cut and struck' brickwork. Authentic houses retain all of these features. Party walls extended out to the full extent of the verandah width. These were constructed in tuck-pointed brickwork, with arched head blind niches either side. The parapet extended up beyond the roof line, which terminated on top with a rolled stucco coping and decoratively finished at high level with a pre-cast pressed cement vermiculated finish panel and supporting bracket.

End rooms capture the verandahs in plan. Each had a gable treatment, with a pair of single-pane double-hung sash windows, timber-framed iron roofed

sunhoods and a broken pediment effect achieved by deep fascias, decorative barges with roundels and a gutter and fascia that returned across around a quarter of the span of the gable. Gutters were supported on timber console brackets. The gable was emphasized by a terminating finial and pierced timber infill panels, while the soffits were closed by pierced timber boards. At the centre of the pediment was a louvred roundel that provided ventilation to the roof space, with a cast-iron air vent below it. Many places retain some of these features, while a small number retain all of them. Still others have had them reinstated.

Verandahs were timber, with steps and low walls curving away from the centre of the steps. Only fragments of this detail remain in a small number of locations (12 Moir Street and 4 and 19 Brookman Street). Verandah roofs were pitched off a plate onto a leading edge beam with cast-iron lacework. A number of properties retain these features completely, while others retain fragments. Still others have been altered significantly.

The verandah wall contained the front entry and a window to the second front room. The original format was a single window with a single-pane double-hung sash window and a four-panel front door with a hopper light over each door. Many of these are stained glass. Some have been removed and fitted with fixed glass, while a few have been removed altogether.

The main roofs were painted short-length sheet corrugated iron, with a paint finish, running to the rear of the property as a hipped roof and terminating as a skillion roof over the rear verandah.

The base house plan comprises a recessed front verandah divided by a party wall, a short centrally located corridor, a pair of front rooms overlooking the street, with each outside room having a diagonally located fireplace. There are two rooms between the front room and rear masonry wall on the outside wall, with the central room having a diagonally located fireplace with windows overlooking the passage to the side of the house. Against the party wall there is only one large room that extends from the rear of the front room to the rear masonry wall. There is a verandah across the back of the house, with the kitchen and dining room overlooking this verandah. The party wall extends across the verandah and against the side passage and external wall was a pantry and bathroom. A small number of houses were sampled and evidence of the original arrangement was found in one of them. Others visited maintained the basic arrangement, but the detail varies widely.

Internal finishes

The interiors had timber-boarded floors, moulded timber skirtings, architraves and four panel doors. The houses viewed retained most of these details. Walls were plastered and in some cases have had many different finishes applied to them. Ceilings were lath and plaster and the places visited seem to indicate that ceiling roses and cornices are a later addition. Corner fireplaces with cast-iron fireboxes and simple timber surrounds appear to have been the norm.

Description of the streets

Brookman Street

Brookman Street comprises 32 semi-detached dwellings in the Federation Queen Anne style of architecture. With the exception of 2 and 4 Brookman Street, the semi-detached dwellings follow the same form as the basic pattern described above. There is variation due to modifications through time. These include the extension of the verandah roof past the projected wing, rendering of external walls and the replacement and removal of original timber elements such as brackets, gable louvres, and finials.

2 and 4 Brookman Street are the grandest dwellings in the precinct. The paired houses are also in the Federation Queen Anne style of architecture and are located on the corner of Brookman Street and Forbes Road. The dwellings are again mirrored about a party wall, with a shared central chimney and a chimney servicing each of the sides of the projected bays.

Bay windows are fitted to the projected wings of the semi-detached dwellings and these are roofed with overlapping galvanized iron strips. The projected bays are fitted with half-timbered gables and delicate stucco moulding. The bay windows comprise 4 double-hung sash windows with highlight windows divided by timber mullions and positioned above prominent stucco sills. The verandah roofs are fitted with ornamental timber friezes, which appear to be original.

Most of the original chimneys are extant, with chimneys positioned on the outer side walls with a shared chimney along the party wall. In some instances, chimneys located on the external wall position have been removed during re-roofing.

Early corrugated-iron roofs remain, painted in ox-blood red or green. It is likely that most of the houses originally had painted corrugated-iron roofs.

8 Brookman Street has been demolished and a new building constructed with some original features.

Moir Street

The Moir Street houses follow the base pattern, with the exception of No. 3, to which the shop is attached.

15 Moir Street appears to retain early roof sheeting painted in green, and it is likely that most of the houses had painted roofs (as extant in Nos. 4, 17 and 19 Brookman Street).

3 Moir Street, positioned on the corner of Moir Street and Forbes Road, was built as a corner shop and retains its commercial use. The building appears to be stripped back from its original form, with little remaining of its original shop front fit-out. The shop front addresses the corner and is a simple symmetrical structure, with an awning and parapeted gable. It has a pressed-metal lined awning, metal-framed shop windows, a timber-framed shop door and timber awning lights in other walls of the building.

40 Forbes Road

40 Forbes Road is the only single, stand-alone residence in the precinct. The house makes use of the same architectural language as those in Moir Street and is essentially one half of a paired residence, using the sash window configuration, as previously discussed.

Although essentially of high authenticity externally, original timber verandah posts have been replaced with concrete Doric columns on brick piers and the brick walls have been rendered.

Common changes

Many of the changes made to the external fabric of the buildings appears to have been undertaken as part of a utilitarian approach to maintenance, or to the influx of southern European residents who brought a different way of living and aesthetic.

The changes include; the introduction of concrete Doric and Corinthian columns, the removal of timber ornamental elements such as the gable covers and finials, as well as the adaptation of verandah roofs and shade hoods. Some of the houses have also been painted or rendered. The shop located at 3 Moir Street

has undergone considerable change, with the replacement of the original shop front and stripped back façade and awning.

Roof material and rainwater goods have been replaced with material that differs from the original. Zinalume, Decramastic and some roof tiling have been introduced, as well as some concrete roofs to verandahs and sun hoods.

Window replacement includes; timber-framed casements and aluminium sliding sashes. In making these changes, some owners have altered the window openings, combining pairs of windows into a single opening, making single window openings wider and sometimes lowering window head heights.

Some verandahs have been replaced with roofs of a different profile to the original, while some have been extended out beyond the party wall and across the whole of the front elevations to form a sun hood.

A small number of properties have non-original front doors.

Driveways, covered carports, dense shrubbery and high fences have been integrated into several of the buildings. Generally, these are intrusive to the streetscape as it hides the front elevation from the public domain. They are poorly-scaled in relation to the size of the semi-detached dwellings. Front fence types include post, rail and chain-link or wire, painted picket, pier and picket, pier and steel grille and variations on a theme of brick fencing.

The streetscape has altered too. This is mainly due to changing finishes, but the main impact of all change in the public domain and in the fronts of properties is the accretion of levels with each successive round of improvements.

Although some alterations have been detrimental to the individual properties aesthetic value, the overall impact on the streetscape has been minimal. In some instances, modifications to the fabric have added an additional layer of complexity and interest to an otherwise generally uniform streetscape.

From the sample properties viewed, the most significant changes to the houses have occurred in the skillion-roofed section, where upgraded facilities such as kitchens, bathrooms and additional bedrooms have been achieved by demolishing, rebuilding or rearranging the planning under the skillion. The aerial photograph also indicates that a number of the skillion-roofed additions extend beyond the line of the original.

Sampling of individual houses

A small number of houses were visited for internal inspections. A brief report on these places follows.

15 Moir Street

The front garden comprises lawn, a mature Cotton Palm, Hibiscus and African Iris clumps, with a concrete path leading to the verandah.

The exterior of the place retains many authentic details. It retains its tuck-pointed brickwork front wall, although the northern external wall has been rendered. Stucco strings and sills, single-pane double-hung sashes and timber-framed corrugated iron roof sunhood remain intact. The full timber gable assembly, finial, a louvred roundel that provides ventilation to the roof space, and Ogee gutters remain in place. Both sets of tuck-pointed and stucco-moulded chimney pots remain intact. There is an original low-pitched roof to the front verandah, with decorative cast-iron lace screwed to the verandah beam. The verandah floor is concrete replacement. The front door is an original four-panel door, with a plain hopper light over it. There is a rendered brick external water closet on the southern boundary. Fences are a mixture of super six, concrete blockwork and corrugated metal. There is an area of brick paving to the rear of the verandah.

The plan of the place remains unchanged. Timber floors have been removed and replaced with concrete throughout. Many skirtings have been removed, but doors throughout are the original four-panel type, complete with architraves. Doors to the bathroom and pantry are ledge and boarded. Walls are generally plastered, some with severe cracking in a number of locations. Walls to the pantry and bathroom are painted brickwork and the former verandah wall is also painted. Ceilings are lath and plastered in the main body of the house, but the pantry and bathroom have bead painted moulded timber board ceilings. The fireplaces remain in place, but in varying degrees of completeness, the one in the living room being the most complete. There is a small casement window in the bathroom, with other windows being single-pane double-hung sashes. The back verandah is set under a skillion roof that has been filled in with a stud wall and clad with timber weatherboard on the outside and flat asbestos cement sheet on the interior. The whole of this structure is in poor condition. There is a laundry on the northern side of the house, also under a skillion roof, which has a concrete floor, stud-framed walls, a shutter vent and concrete wash troughs.

Some areas of walling have been stripped back revealing successive layers of decorative treatment, a valuable source of data.

Apart from the concrete floors, this house provides some good authentic evidence of the general pattern and finish of the house type.

12 Brookman Street

The front garden comprises a post rail and wire fence and wire gate, lawn, a concrete block path leading to the verandah, with cottage garden type plantings including; Agapanthus, Roses, Sweet Peas, Lavender, Daisies and Conifers. A mature grapevine in the rear garden may be an early planting.

The exterior of the place retains many authentic details and would appear to have a number of items reinstated, such as some gable timbers and the timber floor to the verandah. Its tuck-pointed brickwork front wall has been restored, but the northern external wall remains rendered. Stucco strings and sills, single-pane double-hung sashes and timber-framed corrugated iron roof sunhood remain intact, or have been reconstructed. The full timber gable assembly, finial, a louvred roundel, and Ogee gutters remain in place. One set of tuck-pointed and stucco-moulded chimneys remain intact, while those on the northern side have been removed, together with the fireplaces which served to increase the size of the two rooms below. There is an original low-pitched roof to the front verandah, with decorative cast-iron lacework screwed to the verandah beam. The main roof has been replaced with zincalume sheeting with rainwater goods having been replaced with a sympathetic modern-profiled gutter. The verandah floor is a replacement in timber. The front door is a replacement, with a plain hopper light over it. There is a rendered brick external water closet to the southern boundary. Fences are a mixture of brick, metal, and timber picket and there is an area of concrete paving to the rear.

The plan retains its basic form, although there have been some alterations. The northern rear room has had its southern wall removed, making it part of the adjacent room. Corner fireplaces have been removed to the two northern rooms. Further, the original rear verandah, bathroom and pantry have been demolished and a new skillion roof has been constructed over a new kitchen, bathroom, vestibule, laundry and water closet.

The original timber floors have been removed and replaced with recycled timber floorboards throughout. Doors throughout the original section of the house are the original four-panel type, complete with architraves. Walls are generally plastered and in good condition. Walls to the additions are generally framed with

plasterboard lining. Ceilings are lath and plastered in the main body of the house, but the additions have plasterboard ceilings. There are picture rails, cornices and ceiling roses in the original rooms. The fireplace still exists in the living room, with a cast-iron firebox and timber mantle and surround. There are original double-hung sashes in the original section of the house and a variety of casements in the additions. The whole of this structure is in good condition.

A good deal of conservation work has been done on the house and a number of 'historic' features have been added, such as embellishing the general standard of presentation. The house provides some good authentic evidence of the general pattern and finish of the house type, while the changes indicate some of the ways in which these properties have been adapted for modern living requirements.

This house is typical of a number of houses acquired in recent times where new owners have sought to 'restore' homes to an earlier form.

13 Brookman Street

The front garden comprises a new timber picket fence with brick-paved surfaces and perimeter garden beds.

Like No. 12, the exterior of the place retains many authentic details and would appear to have a number of items reinstated. Its tuck-pointed brickwork front wall has been restored, but the northern external wall remains rendered. The tuck-pointing below the sill level appears to have been applied over a render rather than being a properly conserved approach. Stucco strings and sills, single-pane double-hung sashes and timber-framed corrugated iron roof sunhood remain intact, or have been reconstructed. The full timber gable assembly, finial, a louvred roundel, and Ogee gutters remain in place. Both sets of tuck-pointed and stucco-moulded chimneys remain intact. There is an original low-pitched roof to the front verandah, but this example has no decorative cast-iron lacework. The main roof has been replaced with zincalume sheeting and rainwater goods have been replaced with a sympathetic modern-profiled gutter. The verandah floor is a replacement in timber. The front door is an original four-panel type, with a plain hopper light over it. There is a rendered brick external water closet on the northern boundary and a lightly framed timber-clad shed against the southern boundary. Fences are a timber lap, while rear pavings are in brick, with plantings of trees and shrubs.

The plan retains its basic form, with the front part of the house being close to 12 Moir Street, in terms of an authentic plan. The rear room has had the door removed and an arch introduced to join it to the adjacent living room. All fireplaces have been retained. The original verandah, bathroom and pantry have been demolished and a new skillion roof has been constructed over a new kitchen, bathroom and main bedroom. The rear window to the living room has been turned into a niche to accommodate this change. The addition has been designed in the style of the original house, but is readily distinguished from it.

Doors throughout the original section of the house are replacement four-panel doors. Walls are, generally, plastered and in good condition, with some evidence of damp in the lower sections of most walls. Walls to the additions are brick construction on concrete slab. Ceilings are lath and plaster in the main body of the house, but the additions have plasterboard ceilings. There are picture rails, cornices and ceiling roses in the original rooms, but it is probable that all of these are improvements, as are the architraves to the doors. The fireplaces remain in the three rooms. There are original double-hung sashes in the original sections of the house. The whole of this structure is in good condition.

The house has been renovated rather than conserved and adapted for modern living.

13.3 COMPARATIVE INFORMATION

By the 1890s, the pattern of residential development in Perth of detached houses on individual lots was well established. Whilst Sydney and Melbourne had a tradition of building terrace, or row housing, as in British cities, 'there was no local tradition of building terrace or row housing' in Western Australia, although there were a few examples in Perth and Fremantle.⁷⁶

During the gold boom of the 1890s, the huge influx of population led to a building boom in Perth creating a high demand for rental properties in proximity to the city and transport. It was in this context that the Colonial Finance Corporation developed *Brookman and Moir Streets Precinct* and *Baker's Terrace*. In the period 1896-1910, Building Licence applications show that there were no comparably large housing developments in Perth, and that the development of *Brookman and Moir Streets Precinct* was the largest development of semi-detached row housing in Perth in the late 19th and early 20th centuries.⁷⁷ *Bakers' Terrace* in Lake Street, a terrace of 15 two-storey brick and iron houses, for which the building licence was issued in May 1897, was part of the development of the estate. The builders were Hill and Moss, the same builders who were responsible for *Brookman and Moir Streets Precinct*.⁷⁸ *Baker's Terrace* was also unique in the period, now being the largest extant two-storey terrace in Perth.⁷⁹

In 1898, Brookman planned another large development of 54 houses on the South Perth Estate in 1898. However, this proposal was not implemented.⁸⁰ In 1899-1900, he was responsible for the development at Adelaide Terrace and Bennett Street, Perth, of 14 brick houses, eight of nine rooms, and six of 10 rooms, that were progressively built by Patterson & Ross.⁸¹

By the late 1890s throughout Australia, terrace and row housing was 'widely regarded' as 'less socially desirable than detached suburban housing' and the practice was in decline.⁸² However, in Perth, where rental costs had more than trebled between 1891 and 1895, a number of property speculators and developers built terrace housing, or small cottages, in inner-city areas in the late 1890s and early 1900s, including two-storey terraces in Adelaide Terrace, Milligan and Irwin Streets and Howick Street (present day Hay Street east). Smaller single-storey terrace and row houses were also built in Brisbane, Beaufort, Golding and Dyer streets, most of which have been demolished. Also built were small groups of semi-detached houses in Leederville, Subiaco and Highgate. However, the ratio of this type of housing to single residential remained low, none of these developments being as large as the *Brookman and Moir Streets Precinct*.

Brookman and Moir Streets Precinct is a unique, relatively intact, modestly scaled, inner city, residential streets from the late 19th and early 20th centuries.

13.4 REFERENCES

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13.5 FURTHER RESEARCH

Further research may reveal more information about the place and its designer(s).