



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

HERITAGE COUNCIL OF WESTERN AUSTRALIA THEME(S)

- 111 Depression and boom
- 311 Hospitality industry and tourism

11.1 AESTHETIC VALUE*

The robust and mildly exuberant Federation Free style façade of the Terraces has high aesthetic value. (Criterion 1.1)

The large eucalyptus tree in the front courtyard of Haskins restaurant has a landmark quality, both in itself and as a transition between the domestic scale of *Outram Street Terraces* and the adjacent 13-storey Wilson Carpark. (Criterion 1.3)

11.2 HISTORIC VALUE

The change of use of the place, from residential to commercial, illustrates the changes that have occurred in West Perth, largely in the post-World War Two period. (Criterion 1.1)

The place is representative of the original settlement patterns of West Perth, with substantial residences in the more prominent locations and modest, working class accommodation in the side streets and areas close to the railway. (Criterion 2.2)

The place is associated with prominent Perth entrepreneur, Frank Baden-Powell. (Criterion 2.3)

11.3 SCIENTIFIC VALUE

* 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.

11. 4. SOCIAL VALUE

The place contributes to the community sense of place because it has remained while much of the fabric of the suburb has changed. *Outram Street Terraces* is valued by the community as a popular restaurant venue in West Perth. (Criterion 4.2)

12. DEGREE OF SIGNIFICANCE

12. 1. RARITY

Outram Street Terraces are a rare, extant terrace of former residences, dating from the turn of the century in the central Perth area.(Criterion 5.1)

12. 2 REPRESENTATIVENESS

Outram Street Terraces are characteristic of their class, a group of terraced houses in the Federation Free style and are representative of the changing nature of West Perth from residential to commercial in the post-World War Two period. (Criterion 6.1)

12. 3 CONDITION

Outram Street Terraces are in good condition.

12. 4 INTEGRITY

The integrity of *Outram Street Terraces* is low, as the original intention, that of residences, is no longer intact. The perceived integrity of the place is moderate, as the domestic scale and character of the place has been retained.

12. 5 AUTHENTICITY

The authenticity of *Outram Street Terraces* is low to moderate. The exterior walls, for example, are largely original. The conversion, however, of four of the five terraces from residences to restaurants has resulted in the opening up of rooms and the installation of toilets and commercial kitchens, with a loss of original fabric.

The whole of the rear of the former residences has been altered so that the authenticity, apart from the first four rooms of each terrace, is low. It is unlikely that the saw tooth roof is original.

13. SUPPORTING EVIDENCE

The documentary evidence has been compiled by Prue Griffin, Historian. The physical evidence has been compiled by John Loreck, Architect.

13. 1 DOCUMENTARY EVIDENCE

Outram Street Terraces at 74 - 82 Outram Street is a single storey structure of brick and iron. The building was originally five residences built in 1904 for Philip Cantor as an investment property. Since their construction these terraces have been rented as residences and business premises. In recent years three adjacent terraces have been made into one entity with the removal of part of the common walls.

At the turn of the century, West Perth was one of the most prestigious residential addresses of Perth. Its close proximity to Perth and, in particular,

the elevated position of the area south of the railway line made West Perth a most sought after location. In 1906, the independent *Year Book of Western Australia* wrote that 'the district between Hay Street west and the King's Park, the high land of the city, has become a very fashionable resort'.¹ Many prominent people of Perth chose West Perth as their home. The social standing of West Perth can be gauged by the reminiscences recalled in Tom Stannage's book *The People of Perth*;

West Perth would be remembered as 'a nice area' with a 'better class' of house and 'wealthy people, doctors ... live up the top of King's park. ... One person remembered that for Adelaide Terrace, Cottesloe and West Perth, 'If you went to the front door they would say "tradesmen's entrance please"'²

The land on which *Outram Street Terraces* was built was purchased by Ellen Howard in May 1902.³ Ellen Howard died only a few months later in July 1902 and the property passed to her husband Robert Hay Howard.⁴ There was a previous building on the site, as the City of Perth Rates Books for 1902 and 1903 record a private residence and vacant ground for that location.⁵ However the post office directories for those years record no one living at that address. Howard took out three mortgages on the property in two years prior to selling the property in October 1905 to Philip Cantor.⁶

Cantor was a solicitor with the prominent Perth firm of George Leake and Associates. Rate books and post office directory evidence for 1905 demonstrate that *Outram Street Terraces* was occupied and Cantor was the owner. Cantor took out a mortgage in July 1905 with the Union Bank of Australia, probably to assist with the building costs.⁷ As the place is included in the Post Office directory and Rates Books for 1905 it can be assumed that building took place in 1904.⁸

The first tenants of *Outram Street Terraces* were; a civil servant, an engineer, a warehouseman and one Louisa Patterson whose occupation was not listed. The occupations were not always detailed however in these first years of occupation it appears that the tenants were mostly middle class people, as was common in West Perth.

A feature of the original residences was the names ascribed to each terrace. In 1906, the Rates Books note that beside the street number each terrace house has a name, except number 76, which either did not have a name or was not recorded. The most frequently named terrace was No. 74, the largest and physically dominant end terrace with the turret, which is frequently recorded as 'Kent Villa'. The names of the other terraces were Echuca (No. 78), Heimath (No. 80) and Wainera (No. 82). The origin of these names has not been found.

The terraces were consistently occupied throughout the early decades of the century. Only a few years show any vacancies, and often tenants stayed for

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- ¹ *Year Book of Western Australia*, E.S. Wigg & Son, 1906, p. 202. quoted in *The People of Perth A social history of Western Australia's Capital City*, CT Stannage, Perth City Council, 1979, p. 245.
- ² Stannage, *The People of Perth*, P. 243.
- ³ Certificate of Title, Vol. 92, Fol. 148, Department of Land Administration.
- ⁴ Certificate of Title, Vol. 245. Fol. 199.
- ⁵ Rates Books, City of Perth, South Ward, 1902 and 1903.
- ⁶ Certificate of Title, Vol. 245, Fol. 199.
- ⁷ *ibid.*
- ⁸ A search of the *WA Mining Building and Engineering Journal* for details of the architect and builder was not successful.

five to ten years. Of course others changed rapidly through the years but occupancy stayed high.⁹

There is little evidence after 1946 of the names and occupations of the tenants of *Outram Street Terraces* in the rate books. The property has always been owned by investors, never owner-occupiers. In 1926, Philip Cantor transferred *Outram Street Terraces* to Ernest Murray Johnston Theodore Fawcett, an investor of Perth who only held the property for one year, transferring it to Charles Albert Barrett, a mine owner of Broad Arrow who held the property until 1936. In 1936, Margeret Florence Dwyer of Mount Lawley purchased the *Outram Street Terraces*. It remained with the Dwyer family until 1962 when it was purchased by Oliver William Strang.¹⁰

Little work was undertaken on Outram Street Terraces through the early part of the century. A 1953 sewerage plan showing lavatories and basic laundry facilities in the backyard and rudimentary bathrooms on the back verandahs suggests that facilities were little different from when first built. The plan also shows brick fences and pathways in a similar configuration to those present in 1999.¹¹

In March 1965, under Oliver Strang's ownership, plans were made to improve the condition of the bathrooms located on the back verandahs. The baths were to be moved into the building proper and the verandah walls were to be reconstructed in brick. The City of Perth inspectors noted that the condition of all the verandahs was poor and that the situation should be resolved quickly. However, Mr. Strang's health declined during this period and the condition of the wet areas was not resolved until December 1966 when a license was issued for alterations.¹²

During 1966, the property changed ownership, possibly because of Mr. Strang's health, and two couples purchased *Outram Street Terraces*.¹³ Carmello and Elizabeth Manera, and John and Juanita Walsh were issued with a license to install a new kitchen and bathroom in 74 Outram Street. It is unclear from available evidence whether the other terraces received similar improvements at the same time, however subsequent plans do show that 78 and 80 had similar layouts for the kitchen and bathroom as was planned for 74.¹⁴

The terraces continued to be leased as individual residences throughout the 1960s until 1969 when the property was transferred to one of Perth's great entrepreneurs Frank Baden-Powell.¹⁵ With his wife Eileen and associate Anthony Jennings the *Outram Street Terraces* became the site of one of West Perth's first late night coffee houses, Janey's. West Perth was changing from a residential suburb to an extension of the Perth CBD with the buildings used for offices and eating establishments.

Located at 74 Outram Street, Janey's operated successfully using the basic house structure. In May 1978, plans were submitted to the City of Perth to alter the layout of the toilet and store area. These plans were drawn by

⁹ Rates Books, City of Perth.

¹⁰ *ibid.*

¹¹ MWSS and DD Plan, Sheet 4, November 1953.

¹² Building Plans, March 1965, 74-82 Outram Street, City of Perth.

¹³ Certificate of Title, Vol. 1263, Fol. 598.

¹⁴ Building Plans, December 1978, City of Perth.

¹⁵ Certificate of Title, Vol. 1263, Fol. 598.

Anthony Casella. The premises were leased and operated by Mr. and Mrs. B. Chown at this time.¹⁶

In December 1978, Anthony Casella also drew plans for leaseholders Franco and Joan Ferrero to convert 78 and 80 to restaurant premises. The restaurant was to be called 'The Olive Tree' and that name continues today in other premises as one of the longest running restaurants in Perth. The conversion consisted of removing adjoining walls former bedrooms and the alteration of the bathrooms and kitchens to create the store, cooking and washing up facilities and new public toilets.¹⁷ No. 82 Outram Street was used as an acupuncture clinic at this time.

The acupuncture clinic had moved on by February 1979 when plans were submitted for the addition of an awning to 82 Outram Street, which was then the location of Jenni King's Tearooms. The plans drawn by Design Farm of Fremantle included the upgrading of the toilet. These alterations were approved in June 1980.¹⁸

A more substantial awning was proposed for 'The Olive Tree' restaurant at 80 Outram Street in September 1983. This awning, supplied by Smith Copeland was to provide an alfresco dining space.¹⁹

Protection from the elements was also behind the plans drawn in January 1984 for a covered walkway to a freestanding toilet at 82 Outram Street. Now called Haskins, this restaurant was the result of merging the three original terraces 78, 80 and 82.²⁰

Frank Baden-Powell and his wife had sole ownership of the property from 1971 to 1978 when it was transferred to a syndicate of four. These owners were all local businessmen.²¹ In 1981, this group transferred *Outram Street Terraces* to a company named Fortescue Pty. Ltd. and, in 1990, the property was transferred to a company named Jimwa Pty. Ltd.²²

In 1999, *Outram Street Terraces* continues to operate as business premises: 74 is still Janey's Coffee House; 76 is the office of accountants Kimberley David Accounting; and 78, 80 and 82 are occupied by Haskins restaurant.

13. 2 PHYSICAL EVIDENCE

Outram Street Terraces, originally built as houses, are now the premises of two restaurants and an accounting firm. The place is located on the east side of Outram Street, occupying a block of land between Mayfair Street to the south and Murray Street to the north. Opposite, on the west side of Outram Street, are, from south to north, a double-storey office building, the single-storey Peruginos' restaurant, and a single-storey former residence, originally built in a Federation Queen Anne style, and now used as offices. At the back or east of *Outram Street Terraces* is a carpark, beyond which is a double-storey office building. To the south, beyond Mayfair Street, is the 13 storey Wilson Carpark. In the ground floor of this building is O'Connor's bar and restaurant. The buildings to the north of *Outram Street Terraces*, between

¹⁶ Building Plans, 74 Outram Street, Janey's, May 1978, City of Perth.

¹⁷ *ibid.*, 78-80 Outram Street, December 1978.

¹⁸ *ibid.*, 82 Outram Street, February 1979.

¹⁹ *ibid.*, 80 Outram, September 1983.

²⁰ *ibid.*, 82 Outram, January 1984, Plans for the enlargement of Haskins are not held by the City of Perth.

²¹ Certificate of Title, Vol. 569, Fol. 161A.

²² Certificate of Title, Vol. 1865, Fol. 495.

Murray and Wellington Streets, consist mainly of single-storey Federation Free and Federation Queen Anne houses converted to professional and commercial premises.

Outram Street Terraces is built in a Federation Free style, as indicated by its informal massing, a prominent conical corner roof, and eclectic detailing. The five terraces are stepped vertically to follow a gentle fall in Outram Street, which, at this location, falls from south to north. At the front of *Outram Street Terraces* is a fence consisting of brick piers with wrought iron infill panels. The piers are stepped to follow the fall in ground level. At the front of each terrace, between the fence and the front wall, are paved areas which were originally gardens. In the northern front courtyard is a large eucalyptus tree, about 15 metres high. In the adjoining courtyard is a smaller tree, about eight metres high. The large tree in particular reduces the apparent bulk and blandness of the adjacent 13-storey Wilson Carpark.

Outram Street Terraces has, typically, brick walls and a corrugated iron roof. Generally, the walls addressing the Outram, Mayfair and Murray Street elevations are parapeted. The back wall, however, reflects the saw tooth profile of the separate roofs over each terrace, with the high part being to the south, falling about 1200mm to the north, before stepping vertically up again at each party parapet wall.

Whilst there is no documentary evidence to indicate a change in roof profile, it is extremely unlikely that the saw tooth roof profile is original. The back wall of the building was constructed in brick in 1966 and the roof may have been altered at that time. Rainwater heads on the western façade are poorly positioned and crudely constructed which is out of keeping with the quality of the building generally.

The highest terrace, on the corner of Mayfair and Outram Streets, is the premises of Janey's Restaurant. This terrace, by virtue of its high position and the previously mentioned prominent conical corner roof, is the most distinctive of the five. The corner roof is located over the front and side walls of a corner room. The corner room has, to the front and side, five faceted walls, with one double hung window in four of the five facets. The fifth facet, which faces north, has a niche with a semi-circular head. The roof is embellished by five gables, each pitched at about 45 degrees, which surmount the facets of the external walls. The composition is further reinforced by a faceted lean-to roof which protects the windows. The transition between the conical roof and the return wall on Mayfair Street is defined by a chimney, square in plan, which is terminated at the top by four small gables and a chimney pot. A similar device is used to define the party walls between the terraces and is also employed to terminate the brick piers along the front fence. To the north of the corner roof is a parapet wall, parallel to Outram Street, which is at a height equal to the springing point of the five gables. Below the parapet is a hipped verandah roof which is an extension of the faceted lean-to roof previously mentioned. The front parapet wall and verandah roof are terminated by a parapeted party wall. The front of the party wall has a high section on the main building line, and a low section which receives the verandah.

The second terrace, the premises of Kimberley David Accounting has a breakfront façade with a parapet wall which steps in plan over a central projecting bay window. The façade is further emphasised by a centrally located gable, pitched at about 45 degrees. Extending the width of the terrace is a verandah with a low-pitched hipped roof. Box gutters at right angles to

Outram Street, adjacent to and parallel to the low section of the parapeted party walls, receive the returns of the hipped roof

The front façades of the other three terraces are similar to that of the second terrace.

The internal finishes within each tenancy are mostly original. The timber floorboards are either exposed or carpeted, and the walls are plastered with a picture rail about three metres high. The original timber joinery includes skirting boards, chimneypieces, architraves, double-hung windows, doors, and dado trims. Pressed metal is used for the three metre high ceilings and also, in places, as dado panelling.

The layout of each terrace is similar, and consists of a passage extending from west to east giving access to either four or five rooms off to one side. Two light wells located approximately where the middle of the five rooms would otherwise be, ensure that all rooms in *Outram Street Terraces* receive natural illumination. One light well, about four metres by three metres in area, is located between Kimberley David Accounting and the southern part of Haskins, and the other, slightly larger light well is located between the two northern terraces of Haskins. Each terrace originally had a rear verandah, which has been subsequently removed in order to accommodate carparking.

In recent times, the interior of Janey's has undergone extensive modifications. All of the individual rooms, with the exception of the rear room, which now serves as a kitchen, have been opened up as much as possible to form an open dining area. A small toilet, has been formed to the west of the kitchen, and is entered from the east end of the dining area. A counter has formed adjacent to the kitchen on the northern wall.

The accountant's offices, however, are in the most original condition of the five terraces. Internal modifications have been limited to the installation of a toilet and shower in the easternmost room.

Haskins restaurant has undergone the most significant external modifications. To the two northern courtyards, the following alterations have taken place: the courtyards have been paved in brick, the verandah posts have been replaced by timber struts which bear onto the front walls, a timber framed pergola with translucent roof sheeting and a fabric awning has been added, a section of wrought iron fencing has been removed between the two courtyards, and steel rails have been fixed above the front wrought iron fence. Internally, Haskins, like Janey's, has been extensively gutted to form large dining areas. A modern kitchen has been formed from two rooms at the back. At the rear of the kitchen is a large cool room with a lean-to corrugated iron roof. To the east of the coolroom is a free-standing toilet which is linked to Haskins by a walkway consisting of timber lattice walls and a curved 'custom orb' zincalume roof.

13.3 COMPARATIVE INFORMATION

There are no other terraces remaining in West Perth of similar age and quality. Terraces in Hay Street, Subiaco (opposite the Princess Margaret Hospital) and in Catherine Street Subiaco, are of a similar age and quality, but are two-storey. The Catherine Street Terraces may have a higher degree of authenticity and integrity than *Outram Street Terraces*.

Terraces in Fremantle, Midland and North Perth are generally of more simple design and finish.

13. 4 REFERENCES

No key references.

13. 5 FURTHER RESEARCH

Further research is needed to establish the original roof form and when it was altered. Inspection of aerial photographs from 1948 have proved inconclusive.