



**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 Creating capital cities
- 8.13 Living in and around Australian homes

HERITAGE COUNCIL OF WESTERN AUSTRALIA THEME(S)

- 107 Settlements
- 606 Famous & infamous people

11.1 AESTHETIC VALUE*

Houses (fmr) 257 & 259 Adelaide Terrace are two adjacent substantial residential buildings near the centre of Perth, that, despite extensive alterations resulting from changes of use to residential flats and subsequently commercial use, remain as well resolved examples of Victorian houses exhibiting influences of the Victorian Italianate architectural style. Of the two, *House (fmr) 257 Adelaide Terrace* retains more evidence of its original design when viewed from the street, while *House (fmr) 259 Adelaide Terrace* retains more of its original internal spatial qualities and details. (Criterion 1.1)

Houses (fmr) 257 & 259 Adelaide Terrace, two remaining nineteenth century residences in a street now dominated by late twentieth century high rise buildings, have landmark value because together they provide a reminder of the former residential character of the nineteenth century city of Perth. The visual contrast resulting from the juxtaposition of the old with the new adds depth and meaning to the street. (Criterion 1.3)

Houses (fmr) 257 & 259 Adelaide Terrace have significance as two adjacent former nineteenth century residential buildings that remain in a street once characterised by other similar scale residences. The similarities of form, scale, style, materials and detail lend a sense of cohesion to the two so that the significance of each individually is increased by the presence of the other. (Criterion 1.4)

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

For consistency, all references to garden and landscape types and styles are taken from Ramsay, J. *Parks, Gardens and Special Trees: A Classification and Assessment Method for the Register of the National Estate*, Australian Government Publishing Service, Canberra, 1991, with additional reference to Richards, O. *Theoretical Framework for Designed Landscapes in WA*, unpublished report, 1997.

11. 2. HISTORIC VALUE

Houses (fmr) 257 & 259 Adelaide Terrace illustrate the type of city residence to which the upper echelons of colonial society in Western Australia aspired in the 1880s, when Adelaide Terrace was an affluent residential area of the city, and the evolution of such places through the twentieth century from residential use to commercial and other uses. (Criterion 2.1)

Houses (fmr) 257 & 259 Adelaide Terrace were built in a period of increased prosperity, expansion and development in the 1880s, when the first gold discoveries in the Swan River Colony led to a renewed optimism for its future. (Criterion 2.2)

257 Adelaide Terrace, was built as the family residence of prominent colonial merchant Ernest Chawner Shenton. From 1908, it was the family home of the well known Hayes' family, including Sheila Gwynne (nee Hayes) who became an outstanding horse breeder and judge and made an unsurpassed contribution to the horse racing industry in this State. (Criterion 2.3)

259 Adelaide Terrace (E. B. Johnston House) was built as the family residence of successful and well known Swan River colonist Stanley Parker, whose family occupied the place for 47 years. In 1934, it became the family home Senator Edward Bertram Johnston and his wife, Hildelith Olymphe Johnston (later Elliott), and remains in the ownership of the H. O. Johnston Estate. (Criterion 2.3)

257 Adelaide Terrace is associated with the eminent Victorian architectural practice of Terry & Oakden. (Criterion 2.3)

Renowned Western Australian architect Marshall Clifton designed a timber porch for *259 Adelaide Terrace* in 1945. (Criterion 2.3)

11. 3. SCIENTIFIC VALUE

11. 4. SOCIAL VALUE

Houses (fmr) 257 & 259 Adelaide Terrace are valued by the community of Perth for social and aesthetic reasons, as reflected by inclusion in the City of Perth Municipal Heritage Inventory. (Criterion 4.1)

Houses (fmr) 257 & 259 Adelaide Terrace contribute to the community's sense of place as the only two adjacent two storey 1880s buildings that survive at the south side of Adelaide Terrace near the intersection with Victoria Avenue. (Criterion 4.2)

12. DEGREE OF SIGNIFICANCE

12. 1. RARITY

Houses (fmr) 257 & 259 Adelaide Terrace is the only surviving example of two adjacent two storey Victorian residences in Perth. They are rare as remnants of the formerly prestigious residential area of Adelaide Terrace and also as examples of two storey residential buildings in the City of Perth built before 1890 (Criteria 5.1 and 5.2)

12. 2 REPRESENTATIVENESS

Houses (fmr) 257 & 259 Adelaide Terrace are good representative examples of two storey Victorian residences in Perth exhibiting stylistic features of the Victorian Italianate style. (Criterion 6.1)

Houses (fmr) 257 & 259 Adelaide Terrace are indicative of the development of Adelaide Terrace in the last quarter of the nineteenth century when many of Perth's wealthy people established their city homes east of the city centre and created a long street of elegant houses from Victoria Avenue down to Plain Street. They demonstrate the standard of building and accommodation to which members of the Colony's elite aspired in the 1880s and early to mid-1890s, when this area of Perth was most highly prized. (Criterion 6.2)

The adaptations of the fabric and changes of use that have occurred to *Houses (fmr) 257 & 259 Adelaide Terrace* demonstrate the way in which residential buildings typically were altered to meet changing requirements as the city expanded and the needs of society changed and developed over the twentieth century. The changes that occurred to *Houses (fmr) 257 & 259 Adelaide Terrace* were typical of changes that occurred to other Victorian and Federation era residences on Adelaide Terrace, elsewhere in the city of Perth, in Fremantle and in other cities in Australia and elsewhere. (Criterion 6.2)

12.3 CONDITION

Both houses have been subject to change for changing needs and for maintenance purposes.

259 Adelaide Terrace is well maintained and in good condition.

257 Adelaide Terrace is currently not well maintained and is in fair condition. The interior requires substantial restoration to make the building suitable for use; however, the main elements of the building are sound. There is some deterioration of the brickwork on the eastern elevation that requires restoration, gutters are missing in some areas and downpipes are cracked and broken. Timber joinery to the fascias and battens to the eaves lining require restoration.

Overall both places are in fair to good condition.

12.4 INTEGRITY

Neither house is used for its intended purpose. *259 Adelaide Terrace* retains the basic layout of a house and its intended purpose is apparent. *257 Adelaide Terrace* has been vacant for some time and the place has been modified for a range of purposes. However, the remaining evidence gives a good indication of the original intended uses. The place retains a moderate degree of integrity.

12.5 AUTHENTICITY

259 Adelaide Terrace has undergone numerous changes but the underlying fabric is authentic.

257 Adelaide Terrace has undergone numerous changes which have resulted in the loss of much fabric, though much original fabric remains. The changes have resulted in the loss of the original eastern entrance and considerable alteration to both the eastern and western elevations. However, the basic form of the house is intact and the northern elevation is substantially original apart from the loss of the two storey verandah. Internally the house is not intact at ground floor level, but the first floor is moderately intact.

Overall both places retain a moderate degree of authenticity.

13. SUPPORTING EVIDENCE

The documentation for this place is based on the heritage assessment compiled by Robin Chinnery, Historian and Philip Griffiths, Architect in January 2004; with updated information compiled by Robin Chinnery, Historian, and Rosemary Rosario, of Heritage and Conservation Professionals in November 2006; and additions and/or amendments by HCWA staff and the Register Committee.

13.1 DOCUMENTARY EVIDENCE

Houses (fmr) 257 & 259 Adelaide Terrace are two adjacent substantial two storey detached residences, of masonry and iron construction, that date from the pre Gold Boom era in Perth. Built in the 1880s, both houses, although extensively altered, exhibit some characteristics of the Victorian Italianate style of architecture.¹

For most of their history the two places have been separate and distinct, and are considered separately in the Documentary and Physical Evidence.

In 1829, the townsite of Perth was laid out. Initially, the land to the south of St Georges Terrace to the Swan River was reserved, as shown on Arrowsmith's plan in 1833.² However, in 1834, during the absence of Governor Stirling, the holders of the allotments to the north of the terrace, who used this alluvial, spring-fed land for orchards and gardens, successfully petitioned Lieutenant Governor Irwin, to sub-divide the foreshore land. In 1838, Arrowsmith's plan of Perth shows St Georges Terrace, the eastern continuation of which had been named Adelaide Terrace after the consort of King William IV.³ There was a story that the deviation from St Georges Terrace to Adelaide Terrace was made because Captain Roe's house stood in what would otherwise have been the middle of the road, and also that the small swamp and sand-hills were too difficult to remove. However, C. F. U. Shenton (nee Lochee) recollected that because the government lacked sufficient funds for the work, 'the deviation was made to dry ground'.⁴ The swampland is shown at Perth Town Lot C8 on the 1845 plan of Perth, which shows the junction of St Georges Terrace, Lord Street (later renamed Victoria Avenue) and Adelaide Terrace, including Perth Town Lots S5 and S6.⁵ The large lots fronting Adelaide Terrace extended to the Swan River at the south prior to reclamation works in the late nineteenth and early twentieth centuries.

By the early 1870s, at the south side of St Georges Terrace between William Street and Lord Street, where the seat of government in the Swan River Colony had been established since the 1830s, there were the Public Gardens in Stirling Square (present day Stirling Gardens), the Court House, Public Offices, and Government House; and at the north side, government offices, St George's Church of England Church and the Deanery, and the residences of a number of prominent citizens of Perth. Nearby, in Adelaide Terrace, which was also within

¹ Apperly, R., Irving, R., Reynolds, P. *A Pictorial Guide to Identifying Australian Architecture. Styles and Terms from 1788 to the Present*, Angus and Robertson, North Ryde, 1989. pp. 70-73.

² Plan of the townsite of Perth, J. Arrowsmith, London, 1833, reproduced in Seddon, George and Ravine, David *A City and Its Setting Images of Perth, Western Australia* (Fremantle Arts Centre Press, 1986) p. 100.

³ *ibid*, pp. 98-99; and Plan of the town of Perth as drawn by Assistant Surveyor A. Hillman, published by J. Arrowsmith, London, 1838, reproduced in *ibid*.

⁴ Letter to the Editor in *West Australian* 17 December 1927, p. 6. Note: Captain Roe had been a personal friend of the Lochee family, who Mrs. Shenton knew from her childhood. (*ibid*.)

⁵ Plan of Perth as surveyed by Hillman, 1845, reproduced in *ibid*, p. 270.

easy walking distance of the town's commercial centre, a number of other leading citizens had their residences: between Lord Street and Hill Street, at the north side, there were Dr. Lapsley, Captain Roe, and Squire Phillips, and, at the south side, F. F. Armstrong and B. Smith; and between Hill Street and Bennett Street, there were a six further residences at the north side, including that of Sir Malcolm Fraser, and at the south side, the residences of J. B. Roe, G. Glyde, J. Burt, Sir Cockburn Campbell, Sir A. C. Burt and Stone. Lots S5 and S6, portions of which were the future sites of *Houses (fmr) 257 & 259 Adelaide Terrace*, remained vacant at this period.⁶ Adelaide Terrace would continue to be a prime residential area for the Colony's leading citizens through the late nineteenth century.

On 24 September 1878, the transfer of Perth Town Lot S6, the future site of *257 Adelaide Terrace*, to William John Morgan, farmer, of Northam, was registered. The Lot, with an area of one acre one rood and four perches, fronted Adelaide Terrace at the north, and at the south was bounded by one and a half chains 'of a road on the northern shore of Perth Water.'⁷ William Morgan was the son of Abraham Morgan (b. 1820, arr. 1830, d. 1871), a pioneer farmer and grazier at 'Bardeen', Northam, which William inherited. He served as a member of Northam Roads Board for 30 years, and was a founding member of both Northam Agricultural Society and Northam Race Club.⁸ It seems most probable that he purchased the land as an investment as he sub-divided it length-wise, and sold the western moiety in 1887.⁹

On 18 June 1883, the transfer of the eastern moiety of Perth Building Lot S5, the future site of *259 Adelaide Terrace*, three roods 16 perches in area to Stephen Stanley Parker, of Perth, was registered.¹⁰ Stephen Stanley Parker (b. 1817, England, arr. per *Hooghly* with his parents in Feb. 1830, d. 1904, Perth) had worked as a farmer with his father, Stephen, at Northbourne, York, until his marriage to Elizabeth Sewell (b. 1822, England, d. 1903, York), when he purchased Bland's land. By 1858, he owned a steam flourmill, and he was resident at Bridge House (later re-named Balladong) by 1860. He served as a member of the Board of Education at York (1861), a Justice of the Peace, a member of the Aborigines Protection Board, a member of York Roads Board (eight years) and Town Councilor (1871), and a nominated Member of the Legislative Council (MLC) (1876-77, and 1885). Stephen and Elizabeth Parker had 15 children, of whom 12 survived infancy, including Stephen Henry (b. 1846, later Sir Henry Parker, d. 1927) and George (b. 1852, d. 1924), who founded the law firm of Parker and Parker in Perth in 1881.¹¹ It was destined to become one of the most successful and prestigious law firms in Western Australia.¹² In 1881, George Parker married Marion Ada Clifton (b. 1862, d. 1920). They had two children, Madeline Isobel (b. 1882) and Ernest Frederick (b. 1883, d. 1918).¹³

In 1882, Stephen Stanley Parker had retired to Perth, where he and his family took up residence in Adelaide Terrace.¹⁴ In 1884, the first year for which City of

6 Hammond, Jesse E. *Western Pioneers: The Battle Well Fought* Hesperian Press Fasc. Edition, 1980, p. v.
7 Certificate of Title Vol. IV Fol. 222.
8 Erickson, Rica (Ed.) *The Bicentennial Dictionary of Western Australians pre-1829-1888* (University of Western Australia Press, Nedlands, 1988) pp. 2223 and 2227.
9 Certificate of Title Vol. IV Fol. 222.
10 Certificate of Title Vol. XI Fol. 200.
11 *ibid*, p. 2411 and p. 2415.
12 Erickson, Rica (Ed.) *op. cit.*, pp. 2413-2416.
13 *ibid*, p. 2411.
14 *Western Australian Almanac* 1882 to 1884.

Perth Rate Books for the East Ward are extant, much of the land on the southern side of Adelaide Terrace remained vacant, including Perth Building Lots S5 and S6.¹⁵ In the latter half of the 1880s, residential development spread from St Georges Terrace eastwards along Adelaide Terrace and westwards towards West Perth, and it was in this period that *Houses (fmr) 257 & 259 Adelaide Terrace* were built.¹⁶

The 1880s proved to be a period of increased prosperity, expansion and development in the Swan River Colony. The first gold discoveries in the Kimberley proved the precious metal was to be found in the colony, and led to further prospecting and a renewed optimism for Western Australia's future. In the latter half of the 1880s, *Houses (fmr) 257 & 259 Adelaide Terrace* were built as the city residences of men who were well established in the colony and prominent in colonial society.

During the Western Australian gold boom of the 1890s, although a small number of large private residences remained in St Georges Terrace between King Street and Barrack Street, it was in West Perth and Adelaide Terrace that the 'big houses were now to be found'.¹⁷ Those in Adelaide Terrace included the homes of W. G. Brookman, who had made his fortune in the gold boom, James Cornish Port, timber magnate, Septimus Burt, Attorney-General, Henry John Saunders, Chief Engineer, Midland Railway Company, and Dr Waylen. In the mid to late 1890s, sewerage plans show the residential development of Adelaide Terrace, with substantial residences of brick construction on most lots on the southern side, extending south to the riverside. On the northern side, there were more modest residences, including some semi-detached dwellings.¹⁸ The Federation period through to World War One was destined to be the heyday period for Adelaide Terrace, after which it slowly declined as a residential area.¹⁹

In the inter-war period, Adelaide Terrace remained mainly residential.²⁰

259 Adelaide Terrace, (E. B. Johnston House)

In 1884, the Rate Book recorded Stephen Stanley Parker, gentleman, as owner of the eastern moiety of Perth Town Lot S5, and the western moiety was owned by his son, George Parker, barrister. Each portion had an annual value of £40, and each remained vacant. Both men were recorded as the occupiers at the two portions of the nearby Perth Town Lot S9, owned by Daniel Connor, where there were houses and gardens.²¹

In 1886, whilst the western portion of Perth Town Lot S5 continued to be recorded as vacant land, the Rate Book entry for the eastern portion, in the ownership of Stephen Stanley Parker, shows vacant ground crossed out and house entered, indicating the residence was built during the course of that year. Stephen Stanley Parker moved from Connor's house to his own newly completed

15 Rate Books, East Ward, City of Perth, 1884.

16 Rate Books, East Ward, City of Perth, 1884 to 1890.

17 Seddon, George and Ravine, David *A City and Its Setting Images of Perth, Western Australia* (Fremantle Arts Centre Press, 1986) p. 155.

18 Metropolitan Sewerage, Perth. PWDWA 5647 SROWA Cons. 1467 (microfiche 2 and 4 of 5).

19 Seddon, George and Ravine, David op. cit.

20 *Wise's Post Office Directory* 1929, p. 2.

21 Rate Books, East Ward, City of Perth, 1884.

residence in the same period.²² The new residence was named 'Lyminge'²³, after a town in Kent, England.

Circa 1895, a sewerage plan of Perth shows 'Lyminge' as a substantial brick residence with a distinctive bay window at the front, and verandahs at the rear. There are timber outbuildings to the south-east of the main building, which adjoin the eastern boundary. A fence runs from the southern side of these buildings west to the boundary of Lot S5 on Lord Street.²⁴

In 1898, *Wise's Post Office Directory* listed Stephen Parker at 'Lyminge', street no. 6 Adelaide Terrace.²⁵ In 1898, builders Stubbs and Ward built a large new brick residence on the western portion of Lot S5 for George Parker's family residence.²⁶ Circa 1898, a sewerage plan of Perth shows 'Lyminge' as per the 1895 plan, with George Parker's substantial residence at the west.²⁷

By 1901, the street numbers in Adelaide Terrace had been changed, and the residences were numbered 325 and 329 respectively. Members of the Parker family occupied both these residences.²⁸ Stephen Stanley Parker, gentleman, Elizabeth 'Bessie', their daughters, Sarah and Louisa Parker, and Phyllis Post, their domestic servant, resided at no. 325, and George Parker, solicitor, his wife and daughter, lived at no. 329.²⁹

On 26 February 1904, Stephen Stanley Parker died. On 4 May 1904, Probate of his Will was granted to George Parker, 'one of the executors therein named leave being reserved to the other executor named to come in and prove.'³⁰ Subsequently, the place continued to be occupied by the Parker family, with Miss S. Parker listed at 259 Adelaide Terrace in *Wise's Post Office Directory* in 1908.³¹

On 18 July 1922, the Supreme Court of Western Australia made an order by virtue of which the eastern moiety of Lot S5 was vested in John William Parker, farmer, of York, and George Wilton Le Vaux, solicitor, of Howard Street, Perth, for the purposes of the trusts of Stephen Stanley Parker's Will.³² In 1929, Miss Elizabeth Parker continued to reside at the place.³³

On 18 July 1934, John William Parker died, and thereupon George Wilton Le Vaux became the sole proprietor of the eastern moiety of Perth Building Lot S5 by survivorship. On 30 August, 'By virtue of a vesting declaration contained in the Deed of Appointment of New Trustees', the estate and interest of George Wilton Le Vaux in this land 'became vested' in him and George Whittindale Gwynne, solicitor, of Howard Street, Perth, as joint tenants. On 1 September 1934, the Certificate of Title was canceled and a new certificate issued.³⁴

22 Rate Books, East Ward, City of Perth, 1886.

23 *Wise's Post Office Directory* 1898, p. 204.

24 Metropolitan Sewerage, Perth. PWDWA 5647 SROWA Cons. 1467 (microfiche 4 of 5).

25 *Wise's Post Office Directory* 1898, p. 204.

26 Building Licence Applications, City of Perth, Vol. 1, p. 99, 17 September 1898; and Rate Books, East Ward, City of Perth, 1898 and 1899, p. 30, and p. 25 respectively.

27 Metropolitan Sewerage, Perth. PWDWA 5647 SROWA Cons. 1467 (microfiche 2 of 5).

28 *Wise's Post Office Directory* 1901 to 1903.

29 Commonwealth Electoral Roll, Perth, 1901. Note: Marion Ada Parker was listed as Ada Marion.

30 Certificate of Title Vol. XI Fol. 200.

31 *Wise's Post Office Directory* 1908.

32 Certificate of Title Vol. XI Fol. 200.

33 *Wise's Post Office Directory* 1929, p. 2.

34 Certificates of Title Vol. XI Fol. 200 and Vol. 1040 Fol. 257.

On 18 October 1934, the transfer of the place to Hildelith Olymphe Johnston, married woman, of 13 Bowman Street, South Perth, was registered.³⁵ In February 1931, she had married Edward Bertram 'Bertie' Johnston (b. 1880, Geraldton), son of H. F. Johnston, Surveyor-General of Western Australia (from 1896). Educated at Geraldton and Perth, Bertie Johnston joined the Lands Department in 1895, and rose to Government Land Agent at Wagin by 1903, before being transferred to Narrogin in 1904. Closely associated with the extension of settlement along the Collie-Narrogin railway and to the east of Narrogin, he resigned from the Civil Service in 1909, and entered business in Kalgoorlie. He served as Hon. Secretary of the Esperance Land and Railway League, and 'played a prominent part' in its activities.³⁶ In 1911, after accepting the invitation of the Narrogin Branch of the Australian Labour Federation to contest the election for the seat of Williams-Narrogin in the Legislative Assembly, he became the first Labour member for the Great Southern. He was inaugural Vice-President of the Narrogin branch of the Australian Natives' Association, and subsequently served as President.³⁷ In 1912, Bertie Johnston 'first made his mark' with the successful resolution that there should be no fees charged for education in Western Australian government schools or university.³⁸ He was known as 'an indefatigable local member', who 'lobbied vigorously for local railways and developed remarkable foresight in anticipating the best locations for hotel properties beside them.'³⁹ Bertie Johnston's parliamentary career in Western Australia was turbulent, and included periods as an Independent, and later as a member of the Country Party. In 1928, he resigned to stand for the Commonwealth Senate, of which he was a member from 1929 until his death in 1942. A keen advocate of State rights, whose vote was critical in the passing of uniform tax legislation in the Senate, he was 'a maverick politician who treated the decorous conventions of public life with adventurous disregard'.⁴⁰

In November 1937, a building licence was granted for the erection of brick stables, 160 square feet in area, at a cost of £65 at 259 Adelaide Terrace. It is not certain whether these were built, as the entry was crossed through,⁴¹ and no such building is shown on the 1954 Sewerage plan.⁴² It is believed that various internal alterations were made to the residence for the Johnston family. The place became known as *E. B. Johnston House*.⁴³

In the early 1940s, Bertie Johnston's 'substantial investments in hotels and real estate' brought his business activities to the attention of Federal taxation authorities in the early 1940s.⁴⁴ On 6 September 1942, Bertie Johnston 'was found drowned' at Black Rock, Melbourne, near his brother's home.⁴⁵ Bankruptcy proceedings against his Estate were avoided through a negotiated

35 Certificate of Title Vol. 1040 Fol. 257.

36 Battye, J. S. *The Cyclopaedia of Western Australia* The Cyclopedia Company, Perth, 1912-13, Facsimile Edition Hesperian Press, Victoria Park, Western Australia, 1985, Vol. 1, p. 345.

37 *ibid.*

38 Nairn, Bede and Serle, Geoffrey (Gen. Eds.) *Australian Dictionary of Biography* Melbourne University Press, Melbourne, 1983, Vol. 9, p. 499.

39 *ibid.*

40 *ibid.*, pp. 499-500.

41 Building Licence Applications, City of Perth, Vol. 12, p. 43, 10 November 1937.

42 Metropolitan Sewerage City of Perth SROWA Cons. 4156 Item 29, revised 1954.

43 Wilkes, Billy op. cit., p. 6.

44 Nairn, Bede and Serle, Geoffrey (Gen. Eds.) *Australian Dictionary of Biography* op. cit., pp. 499-500.

45 *ibid.*

taxation settlement.⁴⁶ Mrs. Johnston and their three daughters continued to reside at *259 Adelaide Terrace, E. B. Johnston House*.⁴⁷

On 8 May 1944, Hildelith Johnston married George Davidson Elliott, and the Certificate of Title was amended accordingly.⁴⁸ She continued to reside at *259 Adelaide Terrace* with her daughters and her second husband.⁴⁹ George Davidson Elliott (b. Malcolm, 1904) was the son of brewer, S. G. Elliott, who left Kalgoorlie to operate the Redcastle Brewery in Perth. George and his brother, Sidney 'Sid', joined him in the business. After service in the Australian Imperial Forces (A.I.F.) in World War Two, recognising the swing in popularity from ales to lagers, George was convinced that greater opportunities lay in the brewing and manufacture of soft drinks. He took over a controlling interest in B. C. D. and Piesse Ltd., with Sid taking charge of brewing operations. In the post-war period, George's 'energy and ability' enabled the company to rise from its comparative war-time lethargy, expanding sales and increasing profits.⁵⁰

On 1 June 1945, a building licence was granted for the construction of a timber porch, 300 square ft. in area, to be built at the place by C. R. Johnston. The porch was designed by renowned Western Australian architect Marshall Clifton.⁵¹

Clifton (1903-75) had completed his Articles of Cadetship with the Public Works Department in Western Australia in October 1926, in which year he received the Royal Institute of Architects of Western Australia Institute's bronze medal for 1926. Appointed Assistant Architect, he worked for the P.W.D. to October 1929, followed by a period working with Architect George Herbert Parry, prior to his departure for England in mid-1930, to widen his knowledge and experience. Clifton obtained a position with E. Vincent Harris, one of London's leading architects, and studied at the School of Architecture at the Royal Academy. In 1932, on return to Western Australia, he joined Parry in a partnership. Among the well known buildings designed during the partnership are the *Captain Stirling Hotel* (1935), the *Inglewood Hotel* (1935) and the *Big Bell Hotel* (1936). In 1937, Clifton established his own practice.⁵² He became one of the most prominent architects in the State, 'best known as a designer of houses', and well recognised for his considerable contribution to the development of a regional architecture 'appropriate to its social surroundings and climatic conditions.'⁵³

Following in his father's footsteps, George Elliott took a keen interest in horse breeding, racing and hunting.⁵⁴ His greatest success was with *Sydney James*, owned by he and his wife, which won the Perth Cup in 1947. Subsequently, it won the Australian Cup for them in Melbourne.⁵⁵

46 *ibid*, p. 500.

47 *Wise's Post Office Directory* 1942 to 1946.

48 Certificate of Title Vol. 1040 Fol. 257.

49 *Wise's Post Office Directory* 1945 and 1946; and Electoral Rolls for the Legislative Assembly, 1950 and 1952. Note: In 1955, the Electoral Rolls for the Legislative Assembly show George Davidson Elliott as manager of the Grosvenor Hotel, 339 Hay St., Perth.

50 Ferguson, Alan (Ed.) *Leading Personalities of Western Australia* (Paterson Brokensha Pty Ltd, Perth, 1950).

51 Building Licence Applications, City of Perth, Vol. 14, 1 June 1945, p. 88.

52 Chapman, Barbara and Richards, Duncan *Marshall Clifton Architect and Artist* (Fremantle Arts Centre Press, Fremantle, 1989) pp. 21-23, and pp. 47-51.

53 *Australian Dictionary of Biography* op. cit., Vol. 13, p. 444.

54 Ferguson, Alan (Ed.) op. cit.

55 *ibid*; and Tomlinson, Jenny *Born Winners Born Losers: A history of thoroughbred breeding and racing in Western Australia since 1833* Reeve Books, Perth, 1990, p. 148.

On 25 October 1950, the southern portion of the eastern moiety of Lot S5 was acquired from Hildelith Elliott by the Commonwealth of Australia under the Lands Acquisition Act, and the transfer was duly registered on 26 January 1951.⁵⁶ Concurrently, the Commonwealth compulsorily acquired the southern portions of Lots S6 and S7. The total area of the site transferred to the Commonwealth at the corner of Victoria Avenue and Terrace Road was two acres 20 and seven tenths perches, as per Diagram 15237.⁵⁷

On 7 February 1951, Mrs. Elliott was granted a building licence for a bathroom floor, to be built by builder D. F. Broderick at a cost of £300.⁵⁸

On 3 April 1952, the return of each portion of the above-mentioned land from the Commonwealth to the previous owner was registered, and new certificates of title were duly issued. Note was made that no sub-division of the lot was to be accepted without reference to the Planning Board.⁵⁹

A 1954 Sewerage plan shows *259 Adelaide Terrace* with front and rear verandahs, and a cellar at the south-eastern corner of the building. The front verandah follows the line of the building from east to west. The front yard has cement crazy paving, and a bitumen driveway runs from the street to the brick paved rear yard, where there is a galvanized iron building, wash-house, and two brick w.c.'s at the south-east, adjoining the eastern side boundary. Immediately south of this building, there is a fence which extends across the rear of the lot, as in the late nineteenth century. There is an asphalt tennis court fronting Terrace Road.⁶⁰

In 1954, Mrs. Elliott was granted a building licence for verandah and balcony reconstruction at a cost of £1,600.⁶¹ The verandah shown on the sewerage plan (1954) was removed, and the new front balcony built at the first floor, forming a formal entry at the ground floor, which is extant in 2004.⁶² In the 1950s, Mrs. Elliott and her daughters often entertained, often utilising the large room at the right of the main entry or the balcony for this purpose.⁶³

In 1962, a building licence was granted for alterations and a steel staircase to *259 Adelaide Terrace* designed by architects Parry Rosenthal & Associates, to be built by builders Polglaze & Howes at a cost of £1,800.⁶⁴ At this period, Berta Johnston, a law student, continued living at the place with her mother.⁶⁵ In June 1962, the place was transferred to H. O. Johnston Estates Pty Limited.⁶⁶

In April 1977, *259 Adelaide Terrace* was assessed by National Trust of Australia (WA). The Assessment reported the place was built 'about 1890 by Stephen Henry (later Sir Henry) Parker as a home for his father S. S. Parker when he retired from the Parker property at York.'⁶⁷ It was considered to be 'important as

56 Certificates of Title Vol. 1040 Fol. 257 and Vol. 1133 Fol. 572.

57 Certificate of Title Vol. 1133 Fol. 572.

58 Building Licence Applications, City of Perth, Vol. 17, p. 56, 7 February 1951.

59 Certificates of Title Vol. 1133 Fol. 572, Vol. 1040 Fol. 257, Vol. 1145 Fols. 924, 925, 926 and 927.

60 Metropolitan Sewerage City of Perth SROWA Cons. 4156 Item 29. Revised 1954.

61 Building Licence Application 1382/54, City of Perth, 1954.

62 Site visit, Robin Chinnery and Philip Griffiths, 23 January 2004.

63 Mike Ryan, Australian

64 Building Licence Application 909/62, City of Perth, Vol. 26, 1961-62, p. 83.

65 Electoral Roll Legislative Assembly, 1962.

66 Certificate of Title Vol. 1145 Fol. 927.

67 National Trust of Australia (WA) Assessment (House) 259 Adelaide Terrace, Perth, 12 April 1977.

probably the only dwelling remaining as such from the substantial homes built in Adelaide Terrace at the period.', and recommended for classification.⁶⁸

In 1982, a CBD survey shows the place as 'E. B. Johnstone House', with Silver Goldberg & Associates at the adjoining lot, at the corner of Victoria Avenue and Adelaide Terrace.⁶⁹

In 1982, the H. O. Johnston Estate was granted a building licence for the erection of a carport at the place by Langford Patios at a cost of \$1,000.⁷⁰

In 1984, Perth City Council approved plans for the re-development of Perth Town Lot S5, as a large office and hotel complex. The Durack Centre was later built on the western and southern portions of the site, at the corner of Adelaide Terrace and Victoria Avenue and at the rear of *259 Adelaide Terrace* leaving the main building intact.⁷¹

From 1 July 1985, a portion of S5 was leased to Perpetual Trustees for a term of 33 years, with two options to renew the term of the lease, each for a further 33 years.⁷²

In c. 1990, *259 Adelaide Terrace* is not shown on a CBD survey which shows the Durack Centre, as 263 Adelaide Terrace, at the corner of Victoria Avenue.⁷³

In 1987, a building licence was granted to Johnston Estates for the building of an outbuilding at the place.⁷⁴ In the subsequent period, building licence applications were recorded for 259-263 Adelaide Terrace.⁷⁵ As the Licence Book does not specify for which building the work was approved, an archival search at City of Perth would be necessary to establish whether they relate to *259 Adelaide Terrace* or 263 Adelaide Terrace.

On 23 April 1996, the aforementioned lease was transferred to Oahu Management Pty Ltd.⁷⁶

In March 2001, the place was included in the City of Perth's Municipal Heritage Inventory, and recommended for Entry in the State Register of Heritage Places.⁷⁷

In c. 2000-01, *259 Adelaide Terrace* was vacant. The Australian College of English (est. 1981) was seeking a suitable central location in which to establish themselves in Western Australia, and Mike Ryan approached the owners with a view to leasing the place for use as an educational institution for the College. Agreement was reached and Craig Smith was contracted to carry out the works necessary for this change of use. So far as possible, the works left the earlier fabric intact. In 2004, the College continues to operate at the place.

257 Adelaide Terrace

On 17 June 1887, the transfer to Ernest Chawner Shenton, merchant, of Perth, of the western moiety of Perth Town Lot S6, two roods and 22 perches in area,

68 *ibid.*

69 CBD Occupation Survey Joseph Charles Learmonth Duffy Pty Ltd P/L, 1982.

70 Building Licence Application 867/82, City of Perth, 1982.

71 Wilkes, Billy *op. cit.*, p. 6.

72 Certificate of Title Vol. 1717 Fol. 145.

73 CBD Occupation Survey Joseph Charles Learmonth Duffy Pty Ltd P/L, c. 1990.

74 Building Licence Application 137/87, City of Perth, 1987.

75 Building Licence Applications, City of Perth, 1987-1992.

76 Certificate of Title Vol. 1717 Fol. 145.

77 City of Perth Municipal Heritage Inventory, adopted 13 March 2001.

together with a right of carriage-way, was registered. The lot extended from Adelaide Terrace at the north to Perth Water, where the shore line is shown encroaching on the southern portion of the lot, with 'Road' written below, indicating the future location of Terrace Road at the south.⁷⁸ At this date, the annual rateable value of Lot S6 was £80.⁷⁹

Ernest Chawner Shenton (b. 1862, Perth, d. 1909, Perth), son of George and Ann Catherine Shenton, had been sent to England for his education in c. 1872, from whence he returned in 1881. In London, in 1885, he married Ada Waddington, daughter of John Waddington, second son of John Waddington of Sydenham, England, who was a railway promoter and Mayor of Brighton, who later visited Western Australia on several occasions. Ada's mother was Evaline nee Shenton, and it appears probable that Ernest and Ada were related.⁸⁰ After completing his education in England, E. C. Shenton had worked in the family business of George Shenton, which had been carried on by his brother, George (later Sir George) Shenton since their father's death in 1867, for three years from 1881, before he was admitted as a partner, the name of the business becoming G. and E. C. Shenton. Their partnership proved highly successful, and the business grew at a rapid rate from the mid-1880s. After George Shenton retired from active business to devote himself to his public service in 1894, the firm would become E. C. Shenton and Co., which continued to grow through the late nineteenth century.⁸¹ Connected with the Chamber of Commerce from its inception, and serving at various periods as president, vice-president, and committee member⁸², E. C. Shenton was much praised in the biographies of him that were included in the *History of West Australia: A Narrative of her Past together with Biographies of her leading Men* in 1897, and *Twentieth Century Impressions of Western Australia* in 1901.⁸³

78 Certificates of Title Vol. IV Fol. 222 and Vol. XXII Fol. 283.

79 Rate Books, East Ward, City of Perth, 1887.

80 Erickson, Rica (Ed.) op. cit., pp. 2793 and p. 3158; and Ernest Montague Shenton 'Looking Back', p. 1. Typescript, Battye Library Acc. 799A..

81 Kimberly, W. B. Compiler *History of West Australia: A Narrative of her Past together with Biographies of her leading Men* F. W. Niven & Co., Melbourne and Ballarat, 1897, pp. 223-224.

82 *Twentieth Century Impressions of Western Australia* P. W. H. Thiel & Co., Perth, 1901, fasc. edition Hesperian Press, Victoria Park, 2000, p. 400.

83 *ibid*; and Kimberly, W. B. Compiler op. cit.

In August 1887, Alf Bonython called for tenders, on behalf of Terry & Oakden, Architects, for the erection of a residence for E. C. Shenton at Adelaide Terrace.⁸⁴ Bonython had arrived from South Australia in February that year,⁸⁵ and represented the eminent Victorian architectural practice of Terry & Oakden in Western Australia. In addition to the tenders for 257 Adelaide Terrace, Bonython is known to have called tenders on behalf of Terry & Oakden for the erection of extensive offices for the National Mutual Life Association of Australasia (Limited) on St Georges Terrace in July 1887,⁸⁶ which also showed elements of the Victorian Italianate style with grouped openings and bracketed eaves,⁸⁷ and the *Wesley Church, Fremantle* in November that same year.⁸⁸

In 1887-88, the two storey residence, with Victorian Italianate design style influences, was built as the family residence of Ernest Chawner Shenton, its main entrance defined by an arched opening in the eastern facade.⁸⁹ In 1888, the Rate Book records show vacant ground crossed out and house entered, indicating the residence was built during the course of that year, and Shenton is shown as having taken up residence at the place.⁹⁰ The family's new residence was named 'Sydenham', after the original home town of Ada's father, in Kent, England.

The Shentons took up residence at 'Sydenham' with their surviving child, Ernest Montague (b. 1887). It has not been ascertained if Leslie was an infant at this date, or if he was born during the period in which the family resided at 'Sydenham'. The next four children were born during the family's residence at the place, namely Eric (b. 1889), Clive (b. 1890, d. 1947), Egbert (b. 1892, d. 1973), Rita Pearl (b. 1896).⁹¹ Ernest later recollected residents in Adelaide Terrace in the 1890s included on the north side, east from present day Victoria Avenue, the Wittenoom, North, Hillman, Phillip, Saunders and Alfred and Octavius Burt families, and on the south side, the Frank Stone, Muirhead, Sir Edward Stone, Russell, Septimus Burt, Glyde, Roe, Cooper, Quinlan and Waylen families, and Miss Smith, and west of 'Sydenham' Stephen and George Parker's families. They were members of the prominent and wealthy elite in Perth at this period. The properties on the south side of both Adelaide and St Georges Terrace extended down to the Swan River, and each residence had its own jetty and boat in his recollection.⁹²

In 1895, a Surveyor's Fieldbook drawing and a sewerage plan show the place, as a two storey brick dwelling, with a verandah balcony at the front and rear, the former providing an entry porch on the eastern side of the deep projecting bay.

84 *West Australian* 18 and 20 August 1887; and *Inquirer* Supplement 17 August 1887.

85 Erickson, Rica (Ed.) *Bicentennial Dictionary of Western Australians pre-1829-1888* University of Western Australia Press, Nedlands, 1988, p. 259.

86 *Inquirer* 27 July 1887.

87 *Twentieth Century Impressions of Western Australia* P. W. H. Thiel & Co., Perth, 1901, fasc. edition Hesperian Press, Victoria Park, 2000, p. 407; and Apperly, Richard, Irving, Robert, and Reynolds, Peter *A Pictorial Guide to Identifying Australian Architecture: Styles and Terms from 1878 to the Present* Angus & Robertson, North Ryde, 1989, pp. 52-55, and pp. 70-73.

88 Wesley Church, Fremantle – Assessment Documentation 1999, Heritage Council of Western Australia, http://register.heritage.wa.gov.au/PDF_Files/CHURCHES%20-%20A-D/Wesley%20Church%20Fre%20%28P-AD%29.PDF accessed on 9 February 2007.

89 Architect R. Summerhayes, Conversion of residence into flats for Mrs. Hayes, 257 Adelaide Terrace, Perth, 283/38, City of Perth Archives.

90 Rate Books, East Ward, City of Perth, 1888.

91 Ernest Montague Shenton op. cit.,

92 *ibid*.

The rear verandah appears to be divided into four more-or-less equal portions. On the western side of the building, there is a trap door to a w.c. inside. Sink locations shown on the western side of the building may indicate a bathroom near the w.c. and the kitchen at the south-west corner of the building.⁹³ Internal facilities were uncommon in this period, most closets being located in purpose-built outbuildings in the rear yard, as at the adjoining residences.⁹⁴ At 'Sydenham', there is a w.c. in the rear yard, at the rear of a brick shed, possibly the laundry. There are water two tanks by the south-western corner of the dwelling, and a pump with top is shown near the external w.c. Adjacent to the carriage-way on the east, there are brick stables with a loft. Immediately south, a retaining wall extends across the lot from east to west, with steps leading down to the lower portion of the lot. To the east of the steps, is a summer house of timber weatherboard construction, the northern side of which is aligned with the base of the steps.⁹⁵

In the late 1890s, the Shentons built a new 28 room family residence at South Perth.⁹⁶ In 1898, they ceased to occupy 'Sydenham', which was leased to William and Elizabeth Gray. At this date, the street number of the place was 12 Adelaide Terrace.⁹⁷ 'Sydenham' continued to be leased in the late nineteenth and early twentieth centuries.⁹⁸ By 1901, the street number had been changed to no. 325 Adelaide Terrace.⁹⁹ At this date, a photograph of Perth taken from the steeple of St. Mary's Cathedral looking towards the river shows 'Sydenham', where the tuck pointed brickwork was un-painted, and the three windows to the projecting bay at the first floor are clearly visible, with the louvre feature centrally located above them, beneath the gable. At the eastern side of the front facade, the north facing first floor balcony is separately roofed. While the garden at the front includes mature trees, the garden to the east appears more open.¹⁰⁰

On 19 October 1905, the transfer of 'Sydenham', together with the right of carriageway, to Monica Hayes, produce dealer, of Perth, was registered.¹⁰¹ The place was re-named 'Kincora', the name of an Irish palace.¹⁰² Monica Hayes was the daughter of the late Daniel Connor (d. 1898), one of the wealthiest men in Perth, and wife of Edward Joseph Hayes (b. Port Fairy, Victoria, 1870). Originally a teacher in Victoria, he had taken a year's leave to travel to Western Australia in January 1898, to ascertain the prospects during the gold boom period. He obtained employment as a teacher at Highgate School, where he rose to the position of first assistant. Following his marriage in 1902, Hayes resigned from teaching to open his own business in Perth as a produce merchant¹⁰³, initially at 201 Murray Street, and later at 714 Wellington Street.¹⁰⁴

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- 93 Surveyor's Fieldbook drawing, c. 1895, in Wilkes, Billy op. cit.; and PWDWA 5647, SROWA Cons. 1467, microfiche 4 of 5, 1895.
- 94 PWDWA 5647, ibid.
- 95 ibid; and Surveyor's Fieldbook drawing, c. 1895, op. cit.
- 96 Erickson, Rica (Ed.) op. cit. p. 2793.
- 97 Rate Books, East Ward, City of Perth, 1898, p. 30; and *Wise's Post Office Directory* 1898, p. 204.
- 98 Rate Books, East Ward, City of Perth, 1899-1905; and *Wise's Post Office Directory* 1898-1905.
- 99 Commonwealth Electoral Roll, Perth, 1901.
- 100 'Panorama of the City of Perth' in *Twentieth Century Impressions of Western Australia* op. cit., between pp. 380-381.
- 101 Certificates of Title Vol. XXII Fol. 283 and Fol. 351 Vol. 22.
- 102 Kincora was the eleventh century palace of Brian Boru at Killaloe, Ireland. www.mythicalireland.com/ancientsites/brianboru/ 31 December 2004
- 103 Battye, J. S. *The Cyclopedica of Western Australia* (The Cyclopedica Company, Perth, 1912-13) Vol. 1, p. 729.

The business proved successful, and, after four years, he sold it as a going concern. Hayes became director of a number of companies, including the Stanley and Emu Brewery Companies Limited, of which Connor was Chairman of Directors. Interested in municipal affairs, Hayes served as member for the East Ward on the Perth City Council (1907-10). He was well known for his involvement in charitable and philanthropic matters in Perth. A staunch Catholic, he was a member of the Cathedral Committee, served on the committee of St Vincent de Paul Society, of which he was President for a period, and a 'valuable worker in the Perth Catholic Young Men's Society'.¹⁰⁵ He was a foundation member of the Celtic Club, which he served as President. In addition, he served as President and Vice President of several athletic societies, and supported 'all healthy outdoor sports'.¹⁰⁶ In 1912, it would be reported

Much of his leisure time is given to the cultivation of flowers, making the garden surrounding his home, "Kincora", Adelaide Terrace, "a thing of beauty" to the beholder and "a joy for ever" to himself through the health and recreation it affords him.¹⁰⁷

Monica and Edward Hayes raised their son, Edward Daniel, and their three daughters at 'Kincora'.¹⁰⁸ In the early decades of the twentieth century, they had 'an opulent and gracious life style', with a servant or servants to cook, clean and assist with the garden.¹⁰⁹ The Hayes family resided at 'Kincora' for more than 50 years.

On 20 March 1908, the eastern moiety of Perth Town Lot S6 was transferred to Monica Hayes. On the same date, the eastern and western moieties were reunited in her ownership, the Certificate of Title for the western moiety was canceled, a new Certificate of Title was issued for Perth Town Lot S6, one acre one rood and four perches in area.¹¹⁰

Sheila Hayes was born in 1908. From an early age, she kept a horse in the stables at *Kincora*, and spent time associating with horse trainers in order to acquire as much knowledge as possible. As a young woman, and still residing at *Kincora*, she purchased her first blood horse, *Jolly Girl*, who became the foundation mare for her stud, eventually establishing 'one of W.A. 's most prolific and historic maternal lines', which continued to produce champions through into the late twentieth century.¹¹¹ After her marriage in 1937, Sheila Gwynne and her husband, George, assembled a stable of horses, and she became the first woman owner to top the winners' list (1948). She bred *Raconteur*, winner of the Perth Cup in 1953, one of Western Australia's greatest racehorses. An 'expert horsewoman', 'one of the best judges and breeders of racing horses that Western Australia has been lucky enough to have known', she made an 'unsurpassed' contribution to the horse racing industry in this State and her association with *House (fmr)*, 257 Adelaide Terrace is noteworthy.¹¹²

104 *Wise's Post Office Directory* 1903 to 1905.

105 Battye, J. S. op. cit.

106 *ibid.*

107 Battye, J. S. op. cit.

108 Battye, J. S. op. cit.

109 Tomlinson, Jenny op. cit., p. 273.

110 Certificates of Title Vol. IV Fol. 222, Vol. 351 Fol. 22 and Vol. 416 Fol. 117.

111 Tomlinson, Jenny *Born Winners, Born Losers: A history of throughbred breeding and racing in Western Australia since 1833* Reeve Books, Perth, 1990, p. 273-274.

112 Tomlinson, Jenny op. cit., pp. 273-278.

After Edward Hayes' death in 1929, his widow continued to reside at 'Kincora'. In 1933, 'Kincora' was transferred to her daughters, Eileen Mary Hayes, spinster, Sheila Amorey Catherine Hayes, spinster, both of whom resided at the place, and Dorothea Mary Teresa Secombe, married woman, of Naval Military College, A.C.T., as tenants in common.¹¹³ Following Sheila's marriage to solicitor and successful amateur horse rider, George Whittindale Gwynne (nephew of the Hayes' neighbours, the Misses Parker) on 6 March 1937, she moved from 'Kincora' to Parliament Place, West Perth, and her details were duly amended on the Certificate of Title.¹¹⁴ Eileen Hayes continued to reside at 'Kincora' through to late 1955.¹¹⁵

On 8 February 1938, a building licence was issued to Eileen Hayes for additions to the place, to be built by builder G. Hollier, at a cost of £1180, as per plans prepared by well known architect R. Summerhayes, to convert the residence into two flats for Mrs. Hayes.¹¹⁶ Plans drawn on 8 December 1937, entitled 'Garage & Laundry Plans, Kitchen Fittings & Fireplaces' show detailing to the tapestry brick fireplace to dining room Flat No. 1, at the ground floor, with jarrah brackets and a jarrah mantle shelf. The detail for the fireplace and shelving in the lounge room of this flat shows a new wood store by the new fireplace, with a jarrah mantle shelf, cupboards and book shelves to the right of the fireplace. Details of built-in cupboards etc. to the kitchens for Flats 1 and 2 are also shown. The plan of the out-buildings shows the steps from the house leading down to these buildings, which comprise two main buildings, that at the west comprising the laundry at the north; a store in the centre; and, at the south, a w.c. opening to southward, and a small store at the south-east corner, of similar dimensions to the w.c., with various alterations, including some changes to openings, to be made to this building. The other larger building at the east is the garage building (stables building per earlier sewerage plans), comprising two garages, and a tool shed, the southernmost room. This building was also to be subject to alterations as shown, including an extension to the east. A shed east of the garage building was to be removed, and its galvanised iron roofing was to be re-used on the garages as shown.¹¹⁷

Plans, prepared in January 1938, show the separate verandah roof for the front balcony as in the 1901 photograph, and the windows to the room at the north-east at the first floor, where no alterations were shown to the existing external openings. A new timber staircase was to be erected at the north-west corner from ground to first floor, with a new door at the landing, with a hood over for weather protection, to provide direct access to Flat 2.¹¹⁸ At the rear elevation is shown an external staircase, which returns around the south-west corner of the building. Sashes to the upper level rear verandah were to be rebuilt, and repairs were to be made to the balustrade at the eastern portion of this verandah and

113 Certificate of Title Vol. 416 Fol. 117.

114 Certificate of Title Vol. 416 Fol. 117; and Tomlinson, Jenny op. cit., p. 274.

115 Certificates of Title Vol. 416 Fol. 117, Vol. 1145 Fol. 926, Vol. 1167 Fol. 192 and Vol. 1187 Fol. 330.

116 Building Licence Application 283/38, City of Perth, Vol. 12, p. 63, 8 February 1938; and R. Summerhayes, Architect, Conversion of residence into flats for Mrs. Hayes, 257 Adelaide Terrace, Perth, 283/38, City of Perth Archives.

117 R. Summerhayes, Architect Plans and Specifications, Conversion of residence into flats for Mrs. Hayes, 257 Adelaide Terrace, Perth, Garage & Laundry Plans, Kitchen Fittings & Fireplaces, 8 December 1937, *ibid.* Note: Initialed as drawn by M. G. B.

118 R. Summerhayes, Architect, Plans and Specifications, Conversion of Residence into flats for Mrs. Hayes, 257 Adelaide Terrace, Perth, Plans, Elevations & Sections, 13 January 1938. Note: Initialed as drawn and traced by J. R.

existing sashes above. At the ground floor, sliding sashes and fly wire were to be fitted to the verandah at the eastern side of the rear elevation. Other works included installation of a new door to the cellar, located almost immediately east of the base of the stairs, which return along the southern elevation from the landing at the west at first floor level; removal of the door at the ground floor located above the cellar door, with a note that a window to be re-used was to be fitted in position of said door.¹¹⁹

Plans and specifications for the ground floor (Flat 1) show removal of the window seat in the lounge room (front room north-west); the abovementioned alteration to the fireplace; replacement of the timber pelmet to the windows with a substitute pelmet out of 6 ins. x 1 in. jarrah fascia and 5 ins. x 1 in. top to detail; and removal of the fanlight over the door to the verandah at the east. In bedroom 1 (north-east front room) a new cupboard was to be formed at the south side of the fireplace, and the existing full length windows were to be altered to a sill height of 3 ft., and one broken pane of glass was to be replaced. At the main entrance to the house, the steps were to be repaired, and new lead-lights were to be installed in the front door. The internal staircase at the west of the hall was to be removed, and the space converted to be converted to a spare room (16 ft. x 9ft.) with a dividing wall to the hall. A lobby was to be created within the previous bathroom, requiring two new doorways, and framed walls were to be erected to partition the respective areas of the bathroom from each other and the lobby. The doorway at the northern end of the passage was to be removed, with a new arch to be formed over. The passage carries through to a door opening at the rear to an extension of the passage that opens at the east side to a sleep-out, where a new fly wire door is shown, and at the western side, farther south again, a new door opening to the kitchen (16 ft. x 13 ft.). In the dining room (17 ft. 6 ins. x 16 ft.) a gas stove was to be removed from the fireplace, which was to be re-constructed as detailed, and the stove was to be re-used in a kitchen. A cupboard was to be removed from the west side of fireplace and re-located to the kitchen. The plans show removal of the steps from the kitchen to the cellar, the door to be removed and a window re-used at the south wall near the south-eastern corner; the sill to the window at the west was to be raised, and there is a refrigerator at the east wall, and a sink at the west wall beneath a window. Stairs were to be built up at the south wall; and the plan shows external escape stairs from the first floor returning along the south wall from a landing at the western side of the building.¹²⁰

Plans for Flat 2 at the first floor show the verandah at the north-east, with a new door opening to it from the east side of the lounge (21 ft. x 16 ft.), with a new fireplace to detail, but retaining the existing mantle. The new timber stairs at the north-west corner of the building lead to the entrance hall, where the plan shows removal of the original internal stairs, the floor to be made good, and the window to be raised. An opening at the eastern end of the hall leads through a small entry lobby to the dressing room (10 ft. 6 ins. x 9 ft.), located between bedrooms 1 and 2, which has a window at the east wall and opens at the south to bedroom 2 (21 ft. 16 ft.), where there is a fireplace at the east wall and two windows to the rear verandah at the south. The north-south passage from the entrance hall leads to bedroom 2, a linen cupboard, the bathroom, dining room (17 ft. 6 ins. x 9 ft.) and kitchen, the two latter rooms being converted from the large room at the south-west, with a new gypsum wall built in between them, with a door opening

119 Plans and Specifications, *ibid.*

120 *ibid.*

from the dining room to the kitchen, where the layout is shown, and the existing window at the south and a new window to be inserted above new shelves. A door was to be cut through to the passage from the new kitchen.¹²¹

Plans for the eastern elevation show various alterations at the ground floor including bricking up of the fanlight above the door to the east from the lounge room to the front verandah; new mouldings at either side of the front door and the new lead-lights to be fitted to the front door; and a new window. At the first floor, existing mouldings are shown along the length of the eastern wall at three levels, with new mouldings to be made to detail. At roof level, the plan shows removal of a chimney stack, but this may not have been implemented as a similar proposal is also shown on a post World War Two plan.¹²² At the western elevation, the plans show the aforementioned new timber stairs from ground level to the first floor to future detail, with a new hood over, at the north-west corner of building; the arched windows to the lounge room remain unchanged, while the three pane wide sash window to the first floor hall shows it is to be raised, and a new window is shown below it at the ground floor. The northernmost window to the bathroom was to be re-located northward and the former opening bricked up; dining room windows are un-changed; and at the kitchen, the window was to be raised to 3 ft. 6 ins. sill height.¹²³ The place was duly converted to two flats, which was similar to the alterations to numerous large older residences in Perth in the inter-war and post-World War Two periods. So far as is known, no other major changes were made during its ownership by the Hayes family.

In the mid-1940s, City of Perth Rate Books recorded Eileen Hayes continuing to reside at the place, and also Mary A. Clarice.¹²⁴

On 25 October 1950, the Commonwealth of Australia, under the Lands Acquisition Act, acquired the southern portion of Perth Town Lot S6, Lot 17 per Diagram 18395 and the transfer was duly registered on 26 January 1951. The northern portion, designated as Lot 16, the site of 'Kincora', two roods 22 and one tenth perches, was retained by the Hayes' sisters.¹²⁵ On 14 August 1952, a new Certificate of Title was issued for Perth Town Lot S6, the area being recorded as one acre one rood four and three-tenths perches or thereabouts. The sisters continued to own the property as tenants in common.¹²⁶

On 5 February 1954, separate Certificates of Title were issued as follows: for 'the remaining undivided twelfth share' of Eileen Hayes in Lot 17, and for one undivided third share in Lot 16; for one undivided third share in Lot 16 of Dorothea Secombe in each of Lots 16 and 17; and for one undivided third share in Lot 16 of Sheila Gwynne, per Diagram 18395. On the same day, three undivided twelfth shares of the interest of Eileen Hayes in Lot 17 were transferred to Sheila Gwynne, whose one undivided third share in Lot 17 was then included in Certificate of Title Vol. 1167 Fol. 191.¹²⁷ Eileen Hayes continued to reside at 'Kincora' until the place was sold in late 1955.¹²⁸

121 *ibid.*

122 *ibid.*

123 *ibid.*

124 City of Perth Rate Books, East Perth Ward, 1944.

125 Certificates of Title Vol. 416 Fol. 117, Vol. 1145 Fol. 926 and Vol. 1133 Fol. 572.

126 Certificate of Title Vol. 1145 Fol. 926.

127 Certificates of Title Vol. 1145 Fol. 926, Vol. 1167 Fols. 191, 192, 193, 194, 195 and 196.

128 Certificate of Title Vol. 1167 Fol. 192.

A 1954 Sewerage plan shows the large brick residence with verandah and rear balcony, external stairs to the first floor at the north-western corner of the building, and a cellar at the south-western corner of the building. A gravel drive runs from the street through to a gravelled rear yard. The outbuildings, include a small timber building at the western boundary which adjoins the north side of a brick shed and the brick stable and loft. Steps lead down to the lower level of the lot at the south.¹²⁹

On 30 November 1955, Lot 16, 257 *Adelaide Terrace*, was transferred to the Motor Vehicle Insurance Trust.¹³⁰ Architects Hobbs Winning & Leighton drew plans for the conversion of the place from residential use to offices, which was to be carried out by builders Edwards & Taylor at a cost of £8,743.¹³¹ The plans included demolition of the external staircase, landing and porch at the north-west corner of the building and construction of a new stairwell enclosure and staircase. The verandah shown in the 1901 photograph and the 1938 plans was to be demolished, and a pipe column and concrete floor verandah was to be built to the ground floor with a new flat concrete roof. At the first floor, in Room 11, (previously the lounge to Flat 2) the door that opened to the first floor verandah was to be demolished and replaced with a 3 ft. dado and a new window; the window to the west was to be bricked up; and the fireplace renovated and re-lined; but no alterations were shown to the northern windows. In Room 12 (previously bedroom 1, Flat 2) a 3 ft. dado was to be built and the windows altered. Alterations were to be made to the first floor entrance hall; and in Room 16 (previously bedroom 2, Flat 2) a new fibrous ceiling was to be installed, the fireplace and hearth at the east wall demolished, and two new windows were to be built in to the east wall.¹³²

At the ground floor, a new acoustic tile ceiling was to be installed in Room 3 (previously lounge room, Flat 1, general office per 1956 plan) where the fireplace was to be bricked up, the hearth removed; the window bricked up at the west wall and a new door way made to open to the addition at the west where the new internal staircase was to be built following demolition of the existing external staircase at the north-west corner of the building. In Room 2, (formerly bedroom 1) shown as Mr. Grieve (the manager), the mantle shelf was to be demolished. In Room 5 (previously the spare room) brick walls at the east and north were to be demolished and build in R. S. J. at the east, and a curving balustrade was to be installed to separate and differentiate areas. Various alterations were to be made to the entry hall, some doorways and openings, the bathroom, kitchen and sleep-out.¹³³ In the cellar, shown as the basement, there were to be new ceilings in both spaces; a new door to the exterior in the existing frame; excavation of earth and making good to concrete floor; and allowance for under pinning of existing walls. The garages were to be repaired; the gravel area made good, and a new parking area with a gravel surface established. While the amended plan shows demolition of the existing store (previously laundry) and toilets building and erection of new male and female staff toilets¹³⁴, Flemish bond brickwork on

129 Metropolitan Sewerage City of Perth SROWA Cons. 4156 Item 29. Revised 1954.

130 Certificates of Title Vol. 1167 Fol. 192 and Vol. 1187 Fol. 330.

131 Building Licence Application 637/56, City of Perth, Vol. 21, p. 50, 21 March 1956.

132 Hobbs Winning & Leighton, Alterations to Existing Premises at 257 Adelaide Terrace, Perth, for The Motor Vehicle Insurance Trust, Working Drawings, 1 December 1955, amended 15 January 1956. 257 Adelaide Terrace, Perth, 637/56, City of Perth Archives.

133 *ibid.*

134 *ibid.*

some areas of the toilet building indicate it was converted rather than demolished.¹³⁵ After the building licence was issued on 21 March 1956¹³⁶, these works were implemented to convert the place from residential flats to commercial use, and on completion the Motor Vehicle Insurance Trust took up occupation of the place.

In May 1964, a building permit was granted for 'Proposed renovations to Premises' to the place for the Motor Vehicle Insurance Trust, to be carried out by Edwards & Taylor Pty Ltd Master Builders at a cost of £5565, for which D H Fraser Consulting Engineer prepared the structural details for a system of beams and columns, for conversion of much of the ground floor area to an open space. Edwards & Taylor's plan shows the north-west room as the entry lobby, with a new counter to be provided; the manager's office at the north-east, with a new doorway to be formed opening between it and the reception office/entry lobby. In the original main entrance area, the entrance was to be bricked in, the porch/steps area to be filled and a new grano floor provided, and a new (window) frame and sash to be provided to match existing. The plans show a grano floor to the mid-section of the ground floor (i.e. original entry hall stairs area extending east-west across the building); removal of internal walls shown as dotted to create a new general office area, with floors to be made good, and ceilings to match part existing acoustic ceilings. The frames to the two windows at the southern wall of the south-eastern room were to be removed and the brickwork and a new archway formed.¹³⁷ The implementation of these plans was a major alteration to the ground floor.

An undated photograph shows the place whilst in use by the Motor Vehicle Insurance Trust, the name being mounted on a flat roofed porch at the main entry to the place, which had replaced the verandah and balcony shown on earlier sewerage drawings. Four metal pipe columns support the porch roof, from which a metal work railing extends westward. There are three steps down from the porch to the driveway on the east. There are flower beds with low to medium height plantings in front of the porch and the projecting bay. An air-conditioner has been inserted in the central window of the bay and in the easternmost window of the room above the porch. All the windows visible in this photograph are sash windows. Buildings visible in the left rear ground are the garages, formerly the stables .¹³⁸

In February 1966, Edwards & Taylor submitted plans for a proposed strong room, which show the manager's office, the entry lobby and reception office, and the general office area subsequent to the 1964 works, and the proposed strong room in the location of the kitchen at the south-west. After these plans did not meet requirements, plans were prepared by Halpern & Glick Consulting Engineers, which show a 5 ins. thick slab floor, and 4.5 ins. suspended slab roof/ceiling for

¹³⁵ Site visit, Robin Chinnery and Rosemary Rosario, October 2006.

¹³⁶ Hobbs Winning & Leighton, Alterations to Existing Premises at 257 Adelaide Terrace, Perth, for The Motor Vehicle Insurance Trust, Working Drawings, 1 December 1955, amended 15 January 1956, Building Approval 21 March 1956.

¹³⁷ Edwards & Taylor Pty Ltd, Proposed Renovations to Premises for the Motor Vehicle Insurance Trust, and and D H Fraser, Structural Details of Reconstruction Motor Vehicle Insurance Trust Premises, 257 Adelaide Terrace, 0596/64, City of Perth Archives.

¹³⁸ Photograph 257 Adelaide Terrace, no details, in Wilkes, Billy op. cit.

the strong room. A building permit was issued on 21 February, and the conversion was implemented at a cost of £1128.¹³⁹

On 30 August 1968, the western portion of Lot 16, designated as Lot 30, and a right of carriage-way over the portion of Lot 31, were transferred to the Rural & Industries Bank of Western Australia.¹⁴⁰ This shared carriage way to the newly designated Lots 30 and 31 followed the alignment of the driveway shown on aforementioned plans of *House (fmr), 257 Adelaide Terrace*. The Motor Vehicle Insurance Trust retained ownership of Lot 31¹⁴¹, where it developed a multi-storey storey office building.

In 1971, a door opening was made at the place, as per plans approved for a doorway and porch to provide independent access to the stairwell at the north-west and the stairs to the first floor. A new steel construction escape stair was erected to replace the timber staircase at the south-west of the building after a building permit was issued in July.¹⁴²

In 1975, the Public Works Department (PWD) prepared plans for proposed additions to the R & I Bank at 257 Adelaide Terrace, for terra cotta paving to the front verandah; renewal of the doors and surrounds to the manager's office; bricking up of the existing door at the west side of the north-western room space; the accountant's office south of the manager's room, south again to an interview office and south again to a second interview office, with new partition walls to be erected between them; and removal of air conditioning units from windows at the east side walls. The rear verandah area at the south-east is shown as staff room with a sink etc., and in this area north-south partitions to be removed from across the room. Air conditioning was to be installed. Some new skirting was to be fitted in the general office area and in the public space area (north-western room). R & I signage across the north-eastern front was to be removed, and the concrete roof slab to this verandah, with new timber columns to be fitted. The plans show landscaping to the front garden area, with brick paving central, curved edged garden beds at east and west sides and extending also from the projecting bay at the north-west; and details for octagonal seating. The concrete steps leading to the north-west porch/entry were to be demolished and replaced with terra cotta tiles, also similar tiles to the front verandah, where the eastern portion of concrete verandah was to be cut out and two new steps were to be built in.¹⁴³

In 1982 and c. 1990, CBD surveys show the place as R & I Bank, with the Motor Vehicle Insurance Trust on the adjoining lot at the east.¹⁴⁴

In 1992, the R & I Bank commissioned a heritage assessment of the place by architect Billy Wilkes, and sought to have the place entered in the State Register of Heritage Places.¹⁴⁵ The floor plan of the ground floor shows the only rooms

139 Edwards & Taylor Pty Ltd, and Halpern & Glick, Proposed Strong Room to Premises situated at Adelaide Terrace for the Motor Vehicle Insurance Trust, 257 Adelaide Terrace, February 1966, 160/66, City of Perth Archives.

140 Certificates of Title Vol. 1187 Fol. 330 and 137 Fol. 12A

141 Certificates of Title Vol. 1187 Fol. 330 and Vol. 137 Fol. 12A.

142 Proposed Doorway and Porch for Rural & Industries Bank of W A, and Steelcraft engineers Ltd., Proposed escape stairs for R & I Bank, 257 Adelaide Terrace, 71/346, City of Perth Archives.

143 Proposed Additions to R & I Bank at 257 Adelaide Terrace, Perth, April 1975, 257 Adelaide Terrace, City of Perth Archives.

144 CBD Occupation Surveys Joseph Charles Learmonth Duffy Pty Ltd P/L, 1982 and c. 1990.

145 Letter Cameron Chisholm & Nicol Architects, on behalf of R&I Bank of WA, 10 August 1992, on HCWA file P03494.

which appear to retain their original form are those at the north-east and south-west corners of the building. At the north-west corner, steps led to a small entry porch which opening to a passage to the stairs to the first floor.¹⁴⁶ Wilkes noted 'only the 'footprint' remains in the form of the structure inserted to take the place of the demolished walls', and that there was little remaining of the original fabric at this level.¹⁴⁷ He noted that the first floor was 'much nearer it's original format, the major change being the removal of the staircase from the central hallway.'¹⁴⁸ At this period, at the first floor, the original skirtings, doors, windows and architraves remained in place, although he noted the doors were 'all flushed over with sheeting'.¹⁴⁹ Wilkes reported that the kitchen appeared to have been added in the 1930s or 1940s, and that 'new fibre ceilings and cornices' had been installed in most rooms.¹⁵⁰ In 1993-94, it was determined that there was insufficient documentation in the aforementioned heritage assessment to determine the cultural heritage significance of the place.¹⁵¹

On 13 September 1994, the place was transferred to Kryton Pty Ltd of Brisbane, Queensland.¹⁵²

In 1997, the power of sale on the mortgage was exercised by the Commonwealth Bank, and the place was transferred to Boutique Asset Pty Ltd of South Perth On 24 June 1997.¹⁵³ On 22 December 1998, the place was transferred to Tropicana Terrace Pty Ltd, along with the aforementioned right of carriage-way over the portion of Lot 31.¹⁵⁴

In March 2001, the place was included in the City of Perth's Municipal Heritage Inventory, and recommended for Entry in the State Register of Heritage Places.¹⁵⁵

In September 2003, the place was sold at auction for \$1.96 million. It was reported that Finbar had previously purchased the place as part of a large development site at a cost of \$9.5 million; however, Finbar's name does not appear on the Certificate of Title in the period 1998-2003. The company, with plans to develop the 5172 square metres site fronting 132 Terrace Road with an 18 storey building, comprising 120 apartments, reportedly sold *257 Adelaide Terrace* as re-furbishment of such a building 'fell outside the company's key activities'.¹⁵⁶ The purchaser, businessman Richard David Graham¹⁵⁷, was 'understood' to have 'plans to live in the property after a significant refurbishment'.¹⁵⁸ In late 2003, preliminary work commenced with removal of post-World War Two fabric such as partitioning and ceilings. In early 2004, the place was vacant¹⁵⁹, and it has remained vacant through into late 2006.¹⁶⁰

146 257 Adelaide Terrace CCN Architects in Wilkes, Billy op. cit..

147 Wilkes, Billy op. cit., Introduction and p.7; and HCWA Place No. 3494 Backlog Review Form.

148 Wilkes, Billy ibid, p. 7.

149 ibid.

150 ibid.

151 HCWA Place No. 3494 Backlog Review Form.

152 Certificate of Title Vol. 137 Fol. 12A.

153 Certificate of Title Vol. 137 Fol. 12A.

154 Certificate of Title Vol. 2151 Fol. 261.

155 City of Perth Municipal Heritage Inventory, adopted 13 March 2001.

156 *West Australian* 17 September 2003, p. 64.

157 Certificate of Title Vol. 2151 Fol. 261.

158 *West Australian* 17 September 2003, op. cit.

159 Site visit, Robin Chinnery and Philip Griffiths, 24 January 2004.

13.2 PHYSICAL EVIDENCE

Houses (fmr) 257 & 259 Adelaide Terrace are two adjacent substantial two storey detached residences, of masonry and iron construction, that date from the pre Gold Boom era in Perth. Built in the 1880s, both houses, although extensively altered, exhibit some characteristics of the Victorian Italianate style of architecture.¹⁶¹

The houses are located on the south-eastern side of the Adelaide Terrace and Victoria Avenue intersection at the eastern end of the City of Perth. This area is immediately adjacent to the area of Perth originally developed as the seat of government in the Swan River Colony. Places within walking distance of *Houses (fmr) 257 & 259 Adelaide Terrace* that represent the nineteenth century city of Perth include *Government House* (P2095) the grounds of which originally extended to Victoria Avenue; Stirling Gardens and the Old Court House (constructed 1836/7) located on the site of the Western Australian Supreme Court; the *Central Government Offices* (P1973), a complex of buildings that developed from the 1870s, and the *Perth Town Hall* (P1953) on Barrack Street. Also in this part of the city are the main churches of the Anglican and Roman Catholic denominations in Perth, represented by *St George's Cathedral* (P2102) and the associated *Deanery* (P2100), and *St Mary's Roman Catholic Church* (P2124) and *Archbishop's Palace* (P2126). The majority of these places have undergone development and change since the 1880s; however, all retain elements that were extant at that period.

When originally constructed *Houses (fmr) 257 & 259 Adelaide Terrace* were on substantial lots that overlooked the river. The alignment of the river bank, located in the approximate location of Terrace Road, was altered in the early twentieth century with the gradual reclamation and development of Langley Park and Riverside Drive.

Both residences were sited on the ridge with front gardens addressing Adelaide Terrace and grounds that extended down to the river on the southern side. *House (fmr) 257 Adelaide Terrace* had substantial gardens and an access drive on the eastern side where the main entrance to the house was located. While the front setbacks remain, the rear and side gardens have either been subdivided off (HN 257) or have been developed (HN 259-263).

The contemporary context of *Houses (fmr) 257 & 259 Adelaide Terrace* includes the Durack Centre to the west and south, a twelve storey building from the late twentieth century, and Manhattan Towers, an eleven storey late twentieth century building that was increased in height and completely refurbished in a 2003 adaptation to apartments.¹⁶²

Today (2006) Adelaide Terrace is a wide boulevard scale street, with a pair of carriageways running in each direction, with a red brick paved road median, bitumen carriageway and standard City of Perth exposed aggregate concrete pavers along the footpaths. Street lighting is located in the median, with green finished metal outreach lighting standards, leaving the footpaths wide and free of street furniture. The trees in this section of the street are Spotted Gums.

¹⁶⁰ Site visit, Robin Chinnery and Rosemary Rosario, October 2006.

¹⁶¹ Apperly, R., Irving, R., Reynolds, P. *A Pictorial Guide to Identifying Australian Architecture. Styles and Terms from 1788 to the Present*, Angus and Robertson, North Ryde, 1989. pp. 70-73.

¹⁶² Although the development of Manhattan Towers was encouraged by the City of Perth as an initiative to reintroduce residential uses to the CBD, no concessions were granted at the time of its construction relating to preserving the adjacent terrace houses.

Both houses now address Adelaide Terrace and have lost many of the elements of their original context. Contemporary development has all but obliterated evidence that the original main entrance to *House (fmr) 257 Adelaide Terrace* was located on its eastern side. The main site element that remains to link the houses to their original period of development is their proximity to each other.

257 Adelaide Terrace

House (fmr) 257 Adelaide Terrace is a former single residence that has undergone various changes of use over the period of the twentieth century, firstly through adaptation to two residential flats, and secondly to commercial use. Although some of the changes that occurred were carried out in a discreet manner that continued the original stylistic features of the building, they are evident in the fabric that remains extant. Despite the changes, *House 257 Adelaide Terrace* retains its original form, scale, proportions and sufficient original fabric to demonstrate its Victorian Italianate stylistic influence.

House 257 (fmr) Adelaide Terrace, when originally constructed, had substantial gardens on the eastern side, stables and outbuildings to the south and a front garden on the northern, Adelaide Terrace, side. These gardens and outbuildings are no longer extant. Today (2006) the house is visually contained by the adjoining eleven-storey building to the east and on the western side by the edge of a retaining wall that cuts the ground away from the side of the house to form an access drive to the rear of the adjacent 259 Adelaide Terrace.

On the southern side there is a link mesh fence to the rear of the lot and a series of steel framed and metal clad carports arranged along most of the western boundary. Immediately behind the house are a series of outbuildings including a masonry toilet block and a metal clad shed, both of relatively recent origin. A brick single storey structure with a flat metal clad roof and some areas of Flemish bond brickwork, on the western side of the house is probably a remnant of the brick shed shown on early sewerage plans and Surveyor's Fieldbook drawings, shown as the laundry and toilet building on other plans. There is a short flight of cement rendered masonry steps to the rear of the toilet block that are probably the remains of a set of steps indicated in the documentary evidence.

On the eastern side of the house a bitumen sealed driveway provides access to the parking area at the rear. The ground drops away quite steeply in this area exposing the cement rendered brick plinth to the building. This area is quite dark as a result of the close proximity to the house of cantilevered overhangs that form part of the contemporary building adjacent.

The ground in front of the house is level. The forecourt is part brick paved with areas of unkempt grass in curved beds aligned with several mature Pride of Brazil trees behind a recent steel chain fence that prevents vehicular access to the paved area. There have been other plantings in unpaved areas, but all have perished.

House 257 (fmr) Adelaide Terrace, is a substantial two storey painted masonry and stucco house with some characteristics of the Victorian Italianate style in terms of the asymmetrical massing, stucco wall finishes and arched window openings. The visual impression of the style is reduced by the painting of face brickwork in the same colour as the stucco elements. Internally, where part of the wall has been crudely demolished to form an opening for the stairs, the brick is exposed. The brickwork appears in this location to be dichromatic in shades of dark brown and orange and may indicate that external walls were similarly

patterned. This was a particular feature of Victorian brickwork resulting from the brick-making technology of the period and from the current fashion.

House 257 (fmr) Adelaide Terrace retains its original form and proportions. The most noticeable addition is a skillion roofed two storey masonry addition on the north-western corner that contains a contemporary flight of stairs. The other main area of adaptation is the southern verandah that has been bricked in at the ground floor level and altered with fibrous cement cladding above.

The external fabric of the house is constructed of Flemish bond face brickwork that has been painted. This may be dichromatic as mentioned previously. The north and east facades are tuck-pointed, indicating that these were the main elevations of the building. Where the paint has peeled there is evidence of an earlier lime-wash, or similar, wall finish. Where alterations have been made to the building changes to the brickwork include the introduction of stretcher bond brickwork. There is an area of recent brickwork on the eastern elevation where the original porch entrance has been bricked in and a new window inserted. Also on the eastern elevation, there are areas of patched brickwork around recent window openings at both ground and first floor levels. There is also evidence of original window openings that have been bricked in or altered on the western elevation.

The roof is original and comprises a traditional hipped form with a gabled wing on the western side facing the street. The gable has a timber fascia with remnants of decorative scroll work and the base of a finial. There are two tall masonry chimneys with rendered corbelling and stucco work on the eastern and western sides of the roof. The western chimney has one terracotta pot. The eaves are battened and there are metal gutters and downpipes that are not original.

The front elevation of the house is asymmetrically arranged, comprising an articulated gabled roofed thrust bay of one room's width on the west and a receding bay on the eastern side behind a recent timber framed verandah.

The gabled bay comprises a classically derived 'arcade' of three arched window openings at ground floor level with three rectangular window openings above. The background structure of the bay is painted Flemish bond brickwork, broken at impost level on each floor by a moulded string. The decorative work to the bay is moulded stucco giving the impression of engaged piers. The ground floor has fixed glass to the window openings, moulded imposts, architraves and arches with keystones. There is an entablature with raised panels, terminating in a low pitched metal deck roof that runs back to the first floor plane of the bay. The ground floor system is repeated at first floor, but here the openings are rectangular, with label moulds but without keystones. First floor windows are single pane double hung sashes. There is another entablature and then a gable in the main wall plane that includes a louvred timber panel. This façade is substantially original although the ground floor windows are not extant and the metal deck roof is altered fabric.

The recessed bay has a concrete floored verandah that steps down to a lowered section of floor on the eastern side. A section of timber framed verandah has been constructed across the recessed bay. This replaces the original two storey timber framed verandah, although a concrete and steel verandah that is no longer extant also forms part of the evolution of this section of the building. The existing verandah is supported on 150mm square timber posts, has a steep roof pitch and is clad with painted corrugated iron. There are two arched window openings at ground floor level on this elevation with simple rendered surrounds to

the arches and a string course at impost height. The simplicity of the detail suggests that more extensive stucco decoration may have been removed. The window sashes have been removed and replaced with fixed lights. There is a pair of rectangular openings at first floor with double hung sash windows. On the eastern side of the western bay at ground floor level there is a clear glass door in a former arched opening where a former fanlight has been bricked in. This door opens onto the front verandah. At first floor level there is a small window in a larger window opening that has been partially bricked in. All the window openings to the recessed bay have been modified.

The eastern elevation has been extensively altered from its original design. The former entrance porch on this side of the building has been bricked in and several new window openings created. There is a regular arrangement of six rectangular window openings on the eastern façade, three on the ground floor and three on the first floor. Of these, only the northern window on the first floor and the central window on the ground floor are original. However, the detail of the new windows is almost identical, with double hung sash windows in rectangular openings with string courses and label moulds. The original windows have deeper reveals and can be identified by the quality of the tuck-pointed brickwork around the original openings.

At the base of the eastern wall the brick footings have been lightly rendered with cement. There are several broken vents in the base brickwork and some deteriorated brickwork is evident where the cement render has broken down.

The western elevation has a number of window openings at ground and first floor levels. The window openings are simply expressed and, where original, have soldier course brick heads. At the southern end of the ground floor two double hung sash windows are original. Above at first floor level a former window opening has been bricked in and a new opening created adjacent. Towards the centre of the west elevation, the ground floor window openings have been modified and a more recent window inserted. There is a large lead-light window at the northern end of the west elevation at first floor level that is not original. Where the stairs addition has been constructed, original window openings have been altered or removed.

The southern side of the building comprises modifications to the original skillion roofed verandah. This includes stretcher bond brick construction at ground floor level with steel and timber framed windows, and timber framed construction at first floor level with fibro cement panels, timber and aluminium framed windows. At the western end the former kitchen structure remains extant. There is a brick construction toilet building to the south of the house on the western boundary, and this is linked to the house with a fully enclosed metal-framed metal clad walkway. There is a large amount of air conditioning equipment mounted on the roof of the former kitchen. At first floor level the original southern elevation of the house is expressed inside the timber framed addition. Windows on the eastern side are double hung sashes, and probably original.

Internally the building has been extensively altered as a result of the various changes of use that have been accommodated. At ground floor level the original legibility of the place has been compromised to some extent by the removal of the eastern entrance. The current entrance is from the side of the northern verandah, through a contemporary door in a modified former window opening.

At ground floor level the original room layout has been extensively modified by the removal of the majority of internal walls, leaving only a network of beams

supporting remnants of wall in the alignment of the former rooms. Only the internal walls of the north-eastern room remain extant. There are few elements of original fabric. Some of the floorboards at the northern side are 160mm wide and likely to be original. There are some sections of original skirting and, where windows are original, original architraves and sills. There are no original doors or door frames on the ground floor.

The original layout, with the entrance hall on the east-west axis leading to stairs on the western side of the building, has been lost. From the evidence that remains, the main reception rooms were on the northern side of the entry hall. The north-western room retains remnants of original ceiling and wall panelling in the window recess. The north-eastern room has a lathe and plaster ceiling with a run plaster cornice that may be original, and a fireplace with no surround. Elsewhere the soffit of the upper floor is exposed where ceilings have been removed. The ground floor ceiling height is 3.8m.

At the southern end of the ground floor, a large opening in the wall leads to the enclosed southern verandah with contemporary steel framed windows. On the western side the former kitchen has been adapted to a strong room. On the western side of the building, the former north-western room opens into the addition that contains a contemporary steel framed open tread stair that leads to the first floor.

The first floor has a wide hall that runs on an east-west axis across the width of the building and a central passage on a north-south axis that provides access to the back rooms. The ceiling height of the first floor rooms is 3.6m. There are four large rooms at first floor level, as well as a room that has been adapted to a bathroom and store and the enclosed back verandah. All the rooms have replacement ceilings and cornices. The fireplaces to the northern rooms have no surrounds. Original 200mm and 300mm skirtings appear to be extant in a number of rooms. Floorboards are probably not original throughout and doors appear to be recent with some original and some recent openings. Original windows, where they remain, have original frames, architraves and sills. This includes the two windows on the southern side of the south-eastern room that open onto the enclosed back verandah.

On the western side of the first floor, the first room off the passage has been divided into two to provide a bathroom and a store. The adjacent room has had a wall removed and contains kitchen fittings. The southern section has a raked ceiling with damaged lathe and plaster lining. Windows either side of the stove that open onto the enclosed verandah are not original.

There is a cellar under the western side of the house that was not inspected.

Alterations to the context of *House (fmr) 257 Adelaide Terrace* include loss of original gardens, outbuildings, stables, and grounds backing onto the river. Alterations to the house include loss of the eastern garden and original eastern entrance, loss of the original front verandah and replacement with a new single storey verandah with a new modest entrance from the front, alterations and infilling of the back verandah and construction of the north-western addition with contemporary stairs, resulting in modification to affected window openings. The external fabric has been altered by painting of the brickwork and alteration to window openings on all elevations.

Internal alterations include extensive alteration to the ground floor, including removal of the majority of internal walls and the main staircase together with ceilings, and the majority of the original internal finishes. At first floor level the

original layout remains largely extant with some changes to door openings. Floorboards are probably replacement fabric as are the majority of the internal doors. Ceilings and cornices are generally not original.

Original fabric that remains extant includes the original form and structure of *House (fmr) 257 Adelaide Terrace*, roof structure and detail including tall corbelled chimneys. The window openings and stucco decoration of the western gabled wing of the north elevation, the majority of fabric of the eastern recessed portion of the north elevation, although the verandah has been removed and window openings on this section of the façade modified, is original. Also extant is the majority of original fabric on the eastern and western elevations, although new window openings have been made in both. On the southern side the changes to the verandah are accommodated under the line of the original skillion roof and some of the external fabric of the single storey structure that may have been the original kitchen is extant.

257 Adelaide Terrace has not been subject to regular maintenance for a number of years. Maintenance and repair strategies have included painting the brick and stucco work and the replacement of some ground floor windows with fixed lights. The removal of internal walls does not appear to have had an impact on the condition of the remaining structure. In 2003, a good deal of fitting out material was removed to reveal the building in its present state. Internally the fabric that remains is sound, although the removal of fabric at ground floor level has resulted in a space that would require further work before it would be fit for occupancy. The first floor fabric is sound, although the bathroom and kitchen are unlikely to meet contemporary standards for ongoing use. The presentation of the grounds is poor and outbuildings are in fair to poor condition. Work required to the original structure includes the replacement of the roof sheeting, gutters and downpipes and repair to joinery, together with extensive work to the rear verandah area and ground floor interior.

The front garden area has been filled with levels being appreciably higher than those that would have existed in the early years of the existence of the house. To facilitate parking and to make transitions easier for vehicles, there has been some filling in the rear garden with elements such as the stables indicated on the sewer plan removed to provide vehicular access to the rear of the site. The amount of disturbance does not appear to be high and it seems likely that archaeological deposits may remain relatively intact.

257 Adelaide Terrace is not presently in use, though the grounds and car ports are used for parking.

259 Adelaide Terrace

259 Adelaide Terrace is part of a development that extends to the corner of Victoria Avenue, Durack Centre. The latter extends to the west of the building and then wraps around to the south, leaving a small undeveloped margin between the old and the new.

259 Adelaide Terrace is a two storey painted English bond tuck pointed brick and stucco Victorian house with Colorbond custom orb roof with some characteristics of the Victorian Italianate style, in concrete paver and terrazzo crazy paving setting, with rendered brick screen walls, iron gates, and a small number of plantings. The buildings on the land comprise the house, and the Durack Centre.

The setting of the house is visually contained by Durack Centre and 259 *Adelaide Terrace*. The front of the lot is flat and the ground level falls away markedly to the rear of the lot, with ground levels being re-contoured for the new adjacent development. There is an exposed aggregate drive from the street to car parking under the new building to the south. The front garden is paved, with terrazzo crazy paving under the line of the verandah, and exposed aggregate concrete paving slabs. The garden is divided from the street by rendered brick walls. A former planter located against the building has been turned a timber top seating area, and the soil removed to prevent damp ingress into the building. Plantings include a mature Port Jackson Fig, several *Dracena*, and a *Jacaranda*.

The house has an asymmetrically arranged front elevation comprising an articulated hipped roof thrust bay on one room's width, and a receding bay comprising the entry bay and a room width, with a later single storey verandah (1945). The brickwork throughout is painted English bond and the roof of Colorbond custom orb, with brick and stucco flues with decorative stucco cornices, shorter than the stacks on 257 *Adelaide Terrace*.

The hipped thrust bay comprised two levels with stucco quoining to the English bond brickwork, then a faceted bay window and stucco with ashlar lines to all of the faceted panels, stucco sills, single pane double hung sash windows topped with a torus moulding, then a dentilled course and cornice, and then these elements are repeated at first floor level, where the hipped roof comes down over the walls with a narrow eaves overhang.

The recessed bay contains the front entrance door and pair of window, and the upper floor repeats this pattern with a more modest door, with a curved plan verandah extending across the whole of this section. The verandah is a late addition completed to designs by Marshall Clifton, and has a crazy paved floor, timber clad steel columns, and a flat waterproofed open verandah or terrace at first floor level. The soffit is lined with fibrous cement sheeting, the top with a waterproof membrane, and the balustrade made up with timber posts and rails and a cast aluminium balustrade panels. The front door is generously proportioned with clear glazed side and hopper lights, and the whole assembly is a half course proud of the wall plane with an entablature over it, classically detailed with a dentil course, terminating at each end with tiny pine cones or pineapples, and there is a pick faced stucco keystone at the centre of the opening. The room to the east has a pair of single pane double hung sashes, with the same type of entablature over them, carried on raised panelled architraves. The details repeat at first floor level, but it would appear that the detailing to the stucco work has been simplified.

The roof is custom orb profile, with replacement ogee pattern gutters, a quad and reed moulded timber fascia, and the eaves are lined with birdboards.

The side elevations are built in English bond brickwork extending along both elevations, cast metal wall vents, four pane double hung sash windows, narrow eaves overhangs. There are air conditioning unit condensers along most of the eastern wall. The western wall is similar to the eastern wall but has been kept relatively clear of services.

The rear verandah has been re-constructed with timber clad steel columns, concrete floor, and a glazed enclosure at first floor level. At ground floor level the floor is concrete and there is a single four panel double hung sash window and then two doors leading back into the building. The main door is a two pane and two

panel door leading back into the corridor. There are smaller windows to the bathroom and toilet areas to the east of the verandah.

The place is planned around a central corridor that runs the full length of the house and a stair to the east of the corridor behind the first set of rooms. The plan of the house has been altered on a number of occasions, but the organization of the plan remains original. There are six principal spaces apart from the stair and corridor on the ground floor, a single room basement under the stair, and seven principal spaces at first floor level, plus the enclosed rear verandah. Both levels have been re planned from time to time as the evidence below indicates.

The ground floor hall and corridor has carpeted floors laid of 6" boards, with 14" moulded timber skirtings, plastered walls and arches to delineate the entrance hall and the entrance to the stair. The arches are carried by stop chamfered piers, and imposts with deep entablatures, while the arches themselves are simply treated with narrow architraves. The hall has a lath and plaster ceiling with a deep moulding that employs rosette and egg and dart motifs, together with fleur de lys and an integral ventilation grille motif. There are small ceiling roses in the centre of each of the ceiling panels. The corridor ceiling is plasterboard with an Art Deco decorative moulding. There are four panel doors and moulded architraves to the rooms leading off the corridor. Opposite the stair, the room to the west has been combined with the corridor to create a reception area.

There is a scissor pattern timber stair to the east of the corridor with turned newels and balusters, a wreathed timber handrail and timber treads. The soffit is lined with lath and plaster and the bottom flight is timber panelled. The landing is enclosed to form a small room and an entrance to the basement. There is a six pane double hung sash window at the half landing that lights the stairwell. There is evidence of a painted dado on the staircase walls, revealed by shadows in the paint finishes.

The rooms in the following description follow the names that are currently in use by the Australian College of English.

J1 to the west of the hall is a large room with polished timber floors, 14" timber skirtings, and plastered brick walls, except for the southern wall that is stud framed construction, plasterboard ceiling with an Art Deco cornice, picture rails, single pane double hung sash windows, a 1930s twin light wall bracket, plate racks on the east and west walls, white board and air conditioning unit on the south wall.

J2 has carpeted timber floors, 14" timber skirtings, and plastered brick walls, a lath and plaster ceiling with ceiling rose, deep run moulded cornice, picture rails, single pane double hung sash windows, four panel doors, fireplace and timber surround and a number of redundant electrical points that reflect some of the servicing history of the place. There is a large pendant light fitting in the centre of the room but this is a recent piece.

The administration area combines a former roof and the adjacent corridor. It shares the same finishes as the adjacent corridor and the only feature worth remarking is a fireplace in the southern wall. This has a brick firebox and hearth, with a Carrera marble surround, either side of which there are blind doors. The doors remain in place, but are blanked off from the adjacent space. There is a single door on the eastern side and pair of doors on the western side.

J3 is at the rear of the house and here the rooms are slightly simpler than the front rooms. Though the materials remain the same, skirtings reduce from 14" to 8". It has timber floors, plastered walls, picture rails, a lath and plaster ceiling and a run plaster cornice with integral vents. There are 6 pane double hung sash windows in the south wall.

To the west side of the corridor, the former kitchen is divided into two rooms with light framed partitions. The original timber floor remains, a fireplace on the south wall is blocked in and there is a six pane double hung sash window in the east wall. A door in the south wall is blocked off on the adjacent room side. The division of rooms is not full height, so that the full room volume may still be appreciated.

The final ground floor room is a toilet facility for women. This has been formed by the amalgamation of two rooms, including the former pantry. It is tiled on the floors and walls up to toilet partition height, with plaster above the tiling and it has a plasterboard ceiling. The north wall has been dry lined to allow services to be run without damaging the original fabric of the space.

The cellar occupies the area of the stair well in plan, and has a concrete floor, damp treatment render walls, and a fibro cement soffit lining. A simple timber stair extends down from the ground floor and natural lighting is provided by a light in the east wall. This area is used for storage. The door to the basement is painted two tones of brown and these would appear to be the original joinery colours.

The first floor planning is very close to that of the ground floor, with a central corridor and rooms set precisely over the walls of the rooms on the ground floor. The main difference between ground and first floors is the small difference in the scale of the details and finishes, together with the range of modifications that have taken place to accommodate changing functions. The hall and corridor are similar to the ground floor with arched openings carried by imposts, but the finishes are generally less elaborate.

J4 at the front of the house is similar to J1 below, with similar modifications. It has partition wall to the south, an Art Deco style ceiling, single and two panel double hung sash windows, and a carpeted timber floor, with 8" timber skirtings. There is a fan coil unit and whiteboard attached to the walls.

J5 has been two rooms in the past, with two doors leading off the corridor. However, it has been combined into a single room with the lath and plaster and plasterboard ceilings to the two halves reflecting the size of the two former rooms. It has single and six pane double hung sash windows, four panel doors, 8" skirtings, a fireplace filled in with cupboards, a remnant hat and coat rail and something of a history of electrical switches and outlets on the walls.

The Manager and Directors office are situated opposite the stairs and the dividing wall between them is a partition. It would seem that the present arrangement is the reconstruction of the original plan, as the rooms have separate doors off the hall, and centrally placed windows relative to the two spaces. A door from the manager's office leads back into J4, but it is not in use.

J7 is very similar to J5, with similar features, but it retains a lath and plaster ceiling over the whole of the room.

The staff study has a lath and plaster ceiling, plastered walls, 8" skirtings, 6 pane double hung sash window, and a blocked in fireplace. It is fitted out with

melamine faced shelving and benches and has a Markutz safe loose fitted in the south-east corner of the room.

The south east room has been divided into staff toilet and shower, and a toilet for men. It has all contemporary finishes and is designed with the same palette of materials as the women's facilities on the ground floor.

The rear verandah has been reconstructed to form a further classroom (J8) with a carpeted concrete floor, dry lined walls, a gyprock lined ceiling with coved cornice, and aluminium framed windows to the building exterior, while the original windows off the verandah to the house interior have been retained, together with a panelled door into the corridor.

The changes to this place include the loss of the gardens, the development of the multi-storey building around two sides of the building, the paving of the front garden, construction of a new verandah to the front and rear, painting of brickwork, replacement of ceilings, removal and replacement of the front door, opening up of some rooms and re-partitioning of previously opened up spaces, modifications to the kitchen, and the provision of bathrooms at the rear of the house.

The amount of deep ground disturbance required to achieve the surrounding development would have completely destroyed archaeological evidence relating to the rear gardens.

259 Adelaide Terrace has been sensitively managed in recent times and the fabric well managed and maintained. Cumulative maintenance has obscured original fabric, but has left much of the underlying fabric intact. Some of what has been obscured, such as the stucco and brickwork, is capable of being revealed once again.

The place now functions as a college, but the original patterns of room usage are clearly discernible.

13.3 COMPARATIVE INFORMATION

Two Storey Residences & the Victorian Italianate Style

In England, the two storey house was 'a symbol of social distinction', and the Australian 'upper class preference' for two storey houses was likewise based on their identification with social status.¹⁶³ In Perth, from the 1840s through into the pre-World War One period, the town houses built for the wealthy colonial families in St Georges and Adelaide Terraces, and later in West Perth, were in this tradition. In the pre-1890 period, wealthy Western Australians generally built simple one or two storey houses, often incorporating a ground floor verandah, similar to those built by British colonials resident in India to provide shade and shelter. Post 1850, their residences had become more substantial and demonstrated more detailed finishes, reflecting the greater affluence in colonial society. In 1874, most residences in Perth were single storey, detached, built of brick with shingle roofs, and with verandahs at front and rear, on lots of around one acre in area. For the most part, in the pre-gold boom period, Western Australian domestic architecture was 'quite simple.'¹⁶⁴ Most was 'the product of vernacular design, showing little evidence of contemporary architectural theory and little stylistic detailing.'¹⁶⁵

Relatively little is known about the architects and/or designers of most private residences built in Western Australia in the pre-gold boom period, due to the paucity of surviving records. James Wright, believed to have been one of the few private architects employed in Perth in the 1880s, designed *Woodbridge* (1884-85) at Guildford for Charles Harper. It was said to be "the handsomest private residence that has yet been built in the Colony".¹⁶⁶ Wright's design followed the recommendations which influenced the palatial mansions built in Melbourne and Sydney in the 1880s boom period, that each room should have an assigned purpose. However, in Western Australia it was uncommon for private residences to conform 'with these social dictates of spaciousness and class separation.'¹⁶⁷

In the Western Australian gold boom period and into the pre-World War One period, a number of impressive two storey town houses were built in Adelaide Terrace and Howick Street (present day Hay Street east), along with grand suburban residences at Peppermint Grove and East Fremantle. Some of the more elaborate of them were rendered with imitation ashlar coursing, with heavy stucco architraves, brackets and moulded decorations similar to the Italianate architecture of Melbourne in the 1880s. However, this design style was relatively uncommon in Western Australia.

The HCWA database lists four other two-storey former residences remaining in the eastern end of the city of Perth, all of which have estimated construction dates of 1895 or later. These are P3235 Hills' Residence (fmr), 292 Hay Street (constructed c.1895), P16566 House, 273 Hay Street (constructed c.1907), House (fmr), 49 Bennett Street (constructed c.1910) and P15950 Café Cilento, 254 Adelaide Terrace (constructed c.1905). Another two-storey former residence is known to remain on site at 241-251 Adelaide Terrace, which is of stone construction and displays Italianate features. As this building is not currently

163 Kelly, Ian 'The development of housing in Perth (1890-1915)' Master of Architecture Thesis, University of Western Australia (1992), p. 52.

164 *ibid*, pp. 46-53; and Dr. Shaw, Acting-Surgeon General in *ibid*, p. 49.

165 Kelly, Ian *ibid*, p. 131.

166 Quoted in Kelly, Ian *ibid*, p. 53.

167 Kelly, Ian *ibid*, p. 53.

included in any available lists, no further information is known about the place. *Houses (fmr) 257 & 259 Adelaide Terrace* are a rare remnant of the formerly prestigious 1880s residential area at the eastern end of the city of Perth.

The HCWA database lists 46 two-storey residences constructed in the Victorian period, defined in Apperly, Irving & Reynolds¹⁶⁸ as c.1840-c.1890, of which 16 are in the metropolitan area and 17 are Registered. Seven of these metropolitan places are Registered. The majority of these are much larger residences and appear to have originally been constructed as residences in a rural setting, such as *Woodbridge* and P1834 *Gallop House, Nedlands*, an 1872-1877 stone residence in the Victorian Georgian style, which is situated overlooking the river rather than oriented towards a city street, and does not compare as a substantial urban residence. Of the metropolitan places not included in the Register, the only comparable place of the period is Tower House (constructed 1874), at the corner of Francis and Parker Streets in Northbridge, an excellent example of the Victorian Italianate style including a prominent tower. *Two Residences, James Street*, Northbridge, included one comparable residence of the period, constructed in 1884 in the Victorian Georgian style, although this was a terrace house duplex rather than a single large residence. This place was included in the State Register of Heritage Places in July 2003, but was subsequently demolished and is no longer a Registered site.¹⁶⁹

By 2003-04, *Houses (fmr) 257 & 259 Adelaide Terrace* were two of only three surviving two storey former residences on the south side of Adelaide Terrace dating from the 1880s and 1890s, and the only surviving adjacent two storey Victorian residences in Perth.

Terry & Oakden Architects

Percy Oakden (originally of Fox & Oakden in Ballarat) joined Leonard Terry in Melbourne in 1874 to form the architectural firm Terry & Oakden. Leonard Terry (b. 1825, d. 1884) had been practicing architecture in Victoria since the 1850s and is noted as Melbourne's 'most talented exponent' of the Renaissance Revival design style. The renaissance revival design style, inspired by the urban palazzi of the Italian Renaissance, was popular in Melbourne from the 1850s, through into the 1880s. Terry's rendering of this style is noted as being particularly restrained.¹⁷⁰ He is most well known for the application of the Renaissance Revival style to the design of banks in Victoria: ANZ; English, Scottish and Australian (ES & A); the National Bank; and the Bank of New South Wales. In the case of ES & A, Terry was commissioned to design branches for the bank until his death in 1884.¹⁷¹ Terry also designed residential buildings in this style, such as *Townhouse (fmr)*, 61 Spring Street, Melbourne (1870) – a two storey brick and stucco townhouse designed in the 'conservative Classical style' and constructed for William Cambell, a well known pastoralist, financier and politician of the day.¹⁷²

¹⁶⁸ Apperly, R., Irving, R., Reynolds, P. *A Pictorial Guide to Identifying Australian Architecture. Styles and Terms from 1788 to the Present*, Angus and Robertson, North Ryde, 1989

¹⁶⁹ P16746 *Two Residences, James Street* - Register Documentation at 2003

¹⁷⁰ *Register of the National Estate* entries for banks designed by Leonard Terry at <http://www.environment.gov.au/cgi-bin/ahdb/search.pl>, accessed on 9 February 2007.

¹⁷¹ ES & A Bank (fmr) Hawthorn, Victoria *Australian Heritage Places Inventory* at <http://www.heritage.gov.au/cgi-bin/ahpi/record.pl?RNE5669> accessed on 9 February 2007.

¹⁷² *Townhouse (fmr)*, 61 Spring Street, Melbourne, Register Entry, *Register of the National Estate*, <http://www.environment.gov.au/cgi-bin/ahdb/search.pl> accessed on 9 February 2007.

The only residential building in the renaissance revival style known to have been designed by Terry & Oldam, and believed to have been designed by Terry himself, is Grosvenor, 55 Queens Road, Melbourne.¹⁷³ Also known as Lanark, it is a two storey Renaissance Revival residence with an arcaded colonnade to the west elevation and an austere south elevation with entrance portico. Although built on a grander scale than 257 Adelaide Terrace, it shares many of the same classic, renaissance revival features such as the extensive use of moulded impost, architraves and arches with keystones, the application of a moulded string course at impost level and the use of moulded stucco to give the impression of engaged piers at various locations. Its size and corner location overlooking Albert Park are noted as illustrating the level of affluence and the aspirations of a particular social group during the Victorian era.¹⁷⁴

After Terry's death in 1884, the firm (still known for several years as Terry & Oakden) continued to produce designs in the renaissance revival style. Their most notable residential building of this period is Terrace House, 16 Jolimont Terrace, Victoria (1890). This building includes decorative elements that are also similar to those found at House, 257 Adelaide Terrace such as arched and rectangular window openings on different floors, decorative molding and string courses.¹⁷⁵

Several years after Terry's death in 1884, the firm became Oakden, Addison and Kemp,¹⁷⁶ and later still, Oakden & Ballentine in the early 20th century.¹⁷⁷ To date (2007), the firms of Terry & Oakden and Oakden, Addison and Kemp are not known to have undertaken any work outside Victoria, other than those mentioned in this assessment document.¹⁷⁸

13. 4 KEY REFERENCES

National Trust of Australia (WA) Assessment (House) 259 Adelaide Terrace, Perth, 12 April 1977

Wilkes, Billy Heritage Assessment of 257 Adelaide Terrace, Perth, for the Rural and Industries Bank of Western Australia, February 1993

13. 5 FURTHER RESEARCH

Further research in records held by Bankwest and the City of Perth may provide further information about the places, in particular plans and details of the additions and alterations made in the post World War Two period when they were converted from residential to commercial use. Descendants of the Hayes and Johnston families may also hold records and/or have oral evidence relating to the respective places.

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- ¹⁷³ Grosvenor, 55 Queens Road, Melbourne, Register Entry, *Register of the National Estate*, <http://www.environment.gov.au/cgi-bin/ahdb/search.pl> accessed on 9 February 2007.
- ¹⁷⁴ Grosvenor, 55 Queens Road, *ibid*.
- ¹⁷⁵ Terrace House, 16 Jolimont Terrace, Jolimont Victoria, Register Entry, *Register of the National Estate*, <http://www.environment.gov.au/cgi-bin/ahdb/search.pl> accessed on 9 February 2007.
- ¹⁷⁶ Ballarat Palace Hotel (fmr), Ballarat, Victoria *Australian Heritage Places Inventory* at <http://www.heritage.gov.au/cgi-bin/ahpi/record.pl?RNE5669> accessed on 9 February 2007.
- ¹⁷⁷ Security House, *Australian Heritage Places Inventory* <http://www.heritage.gov.au/cgi-bin/ahpi/record.pl?RNE5669>, accessed on 9 February 2007.
- ¹⁷⁸ The *Australian Heritage Places Inventory* lists 29 places designed by the various firms established by Oakden, all of which are located in Victoria, <http://www.heritage.gov.au/ahpi/> accessed on 9 February 2007.