



REGISTER OF HERITAGE PLACES

Removed Entry

The interim registration of this place was not made permanent and therefore lapsed on 14 July 2003. Notice of this decision under the Heritage of Western Australia Act 1990 appeared in the Government Gazette on 27 July 2004.

1. **DATA BASE No.** 16746
2. **NAME** *Two Residences, James Street*
(30-32 James Street 1897; 34-36 James Street 1884)
3. **LOCATION** 30-36 James Street, Perth
4. **DESCRIPTION OF PLACE INCLUDED IN THIS ENTRY**
Lots 5 & 6 on Plan 5391 being the whole of the land contained in Certificates of Title Volume: 1020 Folio: 137 and Volume: 1020 Folio: 214 respectively.
5. **LOCAL GOVERNMENT AREA** City of Perth
6. **OWNER** Jane and Nicholas Hart and Janice and Wallace King
7. **HERITAGE LISTINGS**
 - Register of Heritage Places: Interim Entry 14/07/2003
 - National Trust Classification: -----
 - Town Planning Scheme: -----
 - Municipal Inventory: -----
 - Register of the National Estate: -----
8. **CONSERVATION ORDER**

9. **HERITAGE AGREEMENT**

10. **STATEMENT OF SIGNIFICANCE**

Two Residences, James Street, comprising two double storey brick and iron duplex residences in the Victorian Italianate and Victorian Georgian styles, has cultural heritage significance for the following reasons:

as a pair of former boarding houses, the place is an important remnant of a late nineteenth century streetscape previously characterised by the provision of rental and short-term accommodation, a common Northbridge land use in the late nineteenth and early twentieth centuries;

34-36 James Street (1884) is rare as a fine, and relatively intact example of a two storey duplex residence retaining the characteristics and detailing of the Victorian Georgian style of architecture, and as an early surviving residential building in the City of Perth;

30-32 James Street (1897) is a rare, modestly detailed and relatively intact example of a two storey duplex residence in a late interpretation of the Victorian Italianate style; and,

the place was part of the development north of the railway following the expansion of the population of Western Australia subsequent to the discovery of gold in the mid-1880s.

The accretions to the residences, including the enclosure of the rear verandahs and the additions to the rear are of little significance.

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)

- 3.22 Lodging people
- 8.13 Living in cities and suburbs

HERITAGE COUNCIL OF WESTERN AUSTRALIA THEME(S)

- 104 Land allocation and subdivision
- 306 Domestic Activities

11.1 AESTHETIC VALUE*

30-32 James Street, constructed in 1884, is a modest example of a two storey duplex residence in a late interpretation of the Victorian Italianate style, with a symmetrical façade, framed by faceted window bays and a medium pitched hipped roof. (Criterion 1.1)

34-36 James Street, constructed in 1897, is a fine example of a two storey Victorian Georgian semi-detached duplex residence. It retains the characteristics and detailing of the Victorian Georgian style of architecture namely a simple rectangular and symmetrical façade with the timber verandah to the front elevation displaying a decorative timber valance. The six panel front doors and multi-paned windows and French doors are further characteristics of the Victorian Georgian style. (Criterion 1.1)

Two Residences, James Street forms part of a predominantly intact streetscape of late nineteenth century buildings on the northern side of James Street between Beaufort and Stirling Streets, including the Court Hotel on the corner of Beaufort Street and a two-storey masonry building in the Federation Free Classical style at the Stirling Street corner. (Criterion 1.3)

11.2. HISTORIC VALUE

34-36 James Street is an early surviving residential buildings in the City of Perth, and both residences are early surviving examples in the City of residential duplexes. (Criterion 2.1)

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

Two Residences, James Street is significant for its provision of accommodation for large numbers of lodgers in the late nineteenth and the twentieth century, an activity that was once prominent in Northbridge. (Criterion 2.1)

Two Residences, James Street was part of the development north of the railway following the expansion of the population of Western Australia subsequent to the discovery of gold in the mid-1880s. (Criterion 2.2)

From 1942 to 1990, 34-36 James Street was owned by Mary Elizabeth Paltridge (nee McEncroe), the wife of Sir Shane Dunne Paltridge, who was a Senator from 1951 to his death in 1966, and served as Minister for Defence at the beginning of Australia's involvement in the Vietnam War. (Criterion 2.3)

From 1966 to 1992, 30-32 James Street was owned by Reginald (Reg) David Benjamin, a well-known Perth jazz musician of the inter-war years, and a business in his name operated from 30 James Street from 1954 until 1995. Following his death in 1992, the place was owned by his wife Esme Benjamin, a generous benefactor of Perth's Jewish community, until 2002. (Criterion 2.3)

11.3. SCIENTIFIC VALUE

11.4. SOCIAL VALUE

12. DEGREE OF SIGNIFICANCE

12.1. RARITY

30-32 James Street is a rare example of a two-storey duplex in a late interpretation of the Victorian Italianate style, a relatively uncommon building type in Western Australia. (Criterion 5.1 and 5.2)

34-36 James Street is rare as a two-storey Victorian Georgian residence, and particularly as a duplex or terrace house in this style, and is probably one of only two such duplexes extant within the metropolitan area. (Criterion 5.1 and 5.2)

Two Residences, James Street provides evidence of accommodation provided for lodgers in the inner city since the 1880s, an inner-city residential function that is no longer common. (Criterion 5.2)

12.2 REPRESENTATIVENESS

34-36 James Street is a representative example of a two storey Victorian Georgian duplex residence. (Criterion 6.1 and 6.2)

30-32 James Street is a representative example of a two storey duplex residence in a late interpretation of the Victorian Italianate style. (Criterion 6.1 and 6.2)

12.3 CONDITION

Notwithstanding removal of fabric and damage by vandalism and fire, *Two Residences, James Street* (30-32 James Street 1897; 34-36 James Street 1884) are overall in fair condition.

34-36 James Street has begun to deteriorate. The front verandah is deteriorated quite severely to the first floor timber boards. The brickwork

and mortar joints show evidence of deterioration in parts. The roof sheeting and plumbing shows evidence of some deterioration. The rear additions are in poor condition. Internally, while the finishes have not been well maintained and there is evidence of some deterioration, the fabric is generally in a fair to good condition. It is in a fair condition overall.

30-32 James Street has begun to deteriorate and the front rooms of No 30 have been severely fire damaged, though this damage is mainly confined to timber construction components. The brickwork and mortar joints show evidence of deterioration in parts. The front verandah has been removed. The roof sheeting and plumbing is relatively new and in good condition. The rear additions are in poor condition. Internally, while the finishes have not been well maintained and there is evidence of some deterioration, the fabric is generally in fair to good condition. Apart from the fire damage, the building is in a fair condition overall.

12.4 INTEGRITY

While *Two Residences, James Street* is currently vacant it remains largely as originally constructed for residential use, and has a high degree of integrity.

12.5 AUTHENTICITY

34-36 James Street remains largely as originally constructed. Changes to the fabric are of a minor nature and include infill of the rear, side verandahs and the construction of a single storey verandah to the rear and a two storey brick addition to the north west corner. Internally, an opening has been made on each level to connect the two residences. Much of the external and internal joinery remains intact. Many of the original fittings and fixtures such as the mantelpieces are no longer extant. It has a moderate to high degree of authenticity.

30-32 James Street remains largely as originally constructed, however the front verandah has been lost. The floor to the front room on the first floor and some of the doors to the front areas have been severely damaged by fire. Two window openings have been made to the western elevation. Other changes to the fabric are of a minor nature and include the infill of the rear, side verandahs and the construction of a single storey infilled verandah to the rear. Internally, while moulded details remain, original fittings and fixtures such as mantelpieces are no longer extant. It has a moderate to high degree of authenticity.

Overall, both residences have more authentic than introduced fabric. Notwithstanding the damage by fire and neglect, the buildings are substantially intact and authentic.

13. SUPPORTING EVIDENCE

The documentary evidence has been compiled by Wayne Moredoundt, Historian. The physical evidence has been compiled by Palassis Architects.

Additional documentary evidence has been compiled by Clare Schulz, HCWA staff.

13.1 DOCUMENTARY EVIDENCE

Two Residences, James Street consists of two double storey duplex residences at 30-32 and 34-36 James Street, constructed in 1897 and 1884 respectively.

The European history of the Northbridge¹ area dates from the earliest years of the Swan River Colony. The Colony was officially proclaimed in June 1829 by Captain James Stirling, and the townsite of Perth established by the felling of a jarrah tree near the site of the future town hall in Barrack Street. It was the first British colony in Australia founded exclusively for private settlement, and the only one to be founded on the basis of a land grant system.²

After an area was reserved for the townsite, surrounding lands were surveyed for settlers whose land grant entitlements were apportioned according to the value of the goods and labour they brought with them into the Colony. An 1833 plan for the townsite of Perth by J. Arrowsmith, a cartographer in London, shows the Northbridge area roughly between what would be Beaufort and Lord Streets, with some surveyed lots and streets overlaying a system of swamps and lakes.³

The Guildford Road (subsequently renamed Lord Street) was to become the main road from the townsite of Perth to the other major inland settlement at Guildford. Five years later another plan of the townsite surveyed by Assistant Surveyor A. Hillman, and published in 1838 by J. Arrowsmith, shows most of the major streets and surveyed blocks mapped out in the Northbridge area.⁴

As indicated on the early maps for the townsite of Perth, the land immediately to the north was low lying, swampy, and less favourable for settlement. It was also further from the river, which then provided the major means of transport for both people and goods. Therefore, although the major roads in the Northbridge area had been surveyed by the late 1830s, the area's development was impeded until work commenced on draining the swamps.

From c.1848, drainage works were carried out in the Northbridge area, resulting in good fertile soil, areas that could be used for the cultivation of market gardens. This encouraged the spread of settlement from the main townsite, that is, around the south end of Beaufort Street, and sections of Murray and Wellington Streets to the north. This land was mainly taken up by discharged soldiers, artisans and small land holders. They built small cottages such as those shown in a view of lower Beaufort Street taken in the 1860s, taken in the 1860s from the Old Gaol (constructed in 1853 off Beaufort Street) looking towards Perth. This image also shows the considerable density of worker's cottages that had developed in the area.⁵ Having the town's major gaol located in this area would not have made it attractive to the upper social classes of the time.

Convict labour was introduced to the Colony in 1850, and between that date and 1884, the population in Perth increased almost five-fold. The increase in the population meant a greater demand for fresh food. Fortunately the Northbridge area, with its fertile soils and proximity to the townsite, proved

¹ The name Northbridge was given to this area north of the railway line in 1979.

² P. Statham, 'Swan River Colony 1829-1850', in C.T. Stannage, (ed), *A New History of Western Australia*, UWA Press, Perth, 1981, p.181.

³ Plan of the townsite of Perth as published in 1833 by J. Arrowsmith, London. CN150/71c. Battye Library.

⁴ Map of Perth townsite dated 1838 by Assistant Surveyor A. Hillman. CN150/17d. Battye Library.

⁵ Photograph from Battye library collection, presented with commentary in M. Pitt Morrison and J. White, 'Builders and Buildings' in Stannage, (ed), *A New History of Western Australia*, pp.521-22.

ideal for the establishment of market gardens. By the 1870s Perth was surrounded by gardens in a fan shape that spread out from Cole's garden in the east to Leeder's garden in the west.⁶

A major change to the area came with the construction of the Fremantle to Guildford railway, which opened in 1881. This became the main transport route for goods and people between the port of Fremantle and Perth, and between Perth and Guildford. Moreover, the construction of the railway line to the north of Perth shifted the city's main entry point away from the river, diminishing the importance to the city of the river approach.⁷ In addition, industrial and commercial development increased north of the railway line.⁸

The discovery of gold in the 1880s and 1890s saw a four-fold increase in the State's population and a subsequent demand for rental accommodation close to the city.⁹ During these years the Northbridge area was substantially redeveloped, with existing lots being further subdivided for housing and commercial development.¹⁰ Hotels providing accommodation were also established in the area. These included the Beaufort Arms (c. 1890) on the corner of Beaufort and Newcastle Streets (since demolished), the Court Hotel (1888) on the corner of Beaufort and James Street, and the Aberdeen Hotel (1886) in Aberdeen Street.¹¹

The area in the vicinity of Beaufort Street, James Street and Roe Street was already settled by 1880. Major buildings in the area included Perth Gaol (1853) and the Perth Girls and Infants' School (1877). By this time, Perth Lots W8 and W9 was the site of two houses on Beaufort Street, a house and workshop on Stirling Street, and a two room cottage and a workshop and a four room cottage on James Street. The major portion of Lots W8 and W9 was owned by John King Churchyard, with the four roomed cottage on James Street owned by the occupier, William Wiggett, warder, while the house and workshop on Stirling Street was owned by the occupier, James Snowball, carpenter.¹²

In 1884, on the portion of Lots W8 and W9 owned by John Churchyard, the two room cottage on James Street was replaced by a two storey duplex dwelling, which is now 34-36 James Street, and a house and shop was built on Beaufort Street.¹³ In the Rate Book entry for 1885, Churchyard is listed as the occupier of the Beaufort Street house and shops and cottage, while his tenants in the James Street terrace house were Edward Sherwood, draftsman, and W.E. Victor, Town Clerk.¹⁴

In 1888, a hotel (Court Hotel) is listed on the corner of Beaufort and James Streets. The following year a cottage is listed as adjoining this building.¹⁵

⁶ Stannage, *The People of Perth: a social history of Western Australia's capital city*, Perth, 1979, p.128.

⁷ Pitt Morrison and White, 'Builders and Buildings' in Stannage, (ed), *A New History of Western Australia*, p.532.

⁸ City of Perth Municipal Inventory, Historical Notes for those places in the Northbridge area.

⁹ Stannage, *A New History of Western Australia*, p.219.

¹⁰ City of Perth, Thematic Historical Framework, p.H/23. (Undated) Copy of document held by the City of Perth.

¹¹ HCWA database..

¹² City of Perth Rate Books, West Ward, 1880-1883.

¹³ City of Perth Rate Books, Central Ward, 1884.

¹⁴ City of Perth Rate Books, Central Ward, 1885.

¹⁵ City of Perth Rate Books, Central Ward, 1888, 1889.

Unlike Australian cities on the eastern seaboard, Perth did not develop a local culture of terrace or row housing. A number of two-storey terraces were developed in the central city area, most of which were demolished in the 1960s as the city expanded. In the early 1890s, Italianate style housing was briefly popular in Perth, but very few examples survive. By the late 1890s, high density housing was considered to be a health hazard, and generally undesirable. As suburban residential land close to the central city area was readily available in Perth, few terraces or row houses were developed.¹⁶

In 1897, two new residences, in the form of a duplex structure, were built by J.K. Churchyard, and these are now 30-32 James Street. The Rate Book for this year gives the value of the hotel and stables on Beaufort Street as £6000, of Churchyard's 1884 duplex residences as £600 each, of the c. 1880 cottage of the Wiggett Estate as £600, and of the new Churchyard duplex as £900 each residence.¹⁷ In 1899, three houses and a shop were built on the corner of James Street and Stirling Street. Also in this year, for the first time, the properties in the Rate Book were given street numbers. At 30-32 James Street (1897 building) were Mrs F. Wheeler and David Crawcour, respectively; at 34-36 James Street (1884 building) were George Gibbons and George Devine, respectively; and at number 38 (c. 1880 building) was Pavos Katavatis. The shop on the corner of James Street and Stirling Street (67 Stirling Street) was occupied by a produce merchant. At number 42 Beaufort Street was John K. Churchyard and at 46 Beaufort Street was Thomas Seldreld. These two had occupied the premises from 1880 and 1884, respectively.¹⁸

The vicinity of the study area was undergoing considerable change in the 1890s and the first decade of the twentieth century. On the other side of Beaufort Street, between James and Francis Street, the Old Gaol and the area surrounding it was being transformed by the construction of a Museum (1896-97), Art Gallery (1901) and State Library (from 1903). Also opposite the Court Hotel, between James Street and Roe Street, structures connected with the police and magistracy were built, including a police lock-up and stables (1901), the Police Barracks (1905) and the Police Courts (1905).¹⁹

From the turn of the twentieth century until the early 1920s, 34 James Street was listed as a business address for B & Waters, under the management of William Bryant. 30 and 32 James Street were occupied by Frederick H Wheeler and David Crawcow, respectively, until c.1920. 36 James Street had a variety of occupants during this period, including, for a short time around 1906, a bootmaker, who later relocated to 40 James Street.²⁰

Northbridge's central location and proximity to public transport shaped its development as an area providing short and medium term accommodation, popular with boarders and lodgers, especially single men. *Two Residences, James Street* was particularly well served in terms of public transport, with Perth Railway Station a short distance away, and with the tramway running north out of the city along Beaufort Street.²¹ Also nearby was the Perth

¹⁶ Kelly, Ian. *The Development of Housing in Perth (1890-1915)*. Masters Thesis. 1992. pp.54-55, 133-135, 143-146, 153.

¹⁷ City of Perth Rate Books, Central Ward, 1897.

¹⁸ City of Perth Rate Books, Central and West Wards, 1880-1899

¹⁹ HCWA database.

²⁰ Wises' Post Office Directories 1900-1930.

²¹ From Beaufort Street, trams ran north and north-west to North Perth, Leederville, Mt Lawley and Osbourne Park; south to Barrack Square and the ferry jetties, south-east to East Perth, the Causeway and Victoria Park, and south-west to Crawley, West Perth and Subiaco. Battye Map Collection, 11/4/13, 1911-14.

Public Hospital, the General Post Office and other of the main government offices. This development of the area with provisions for short and medium term accommodation was reflected in 30-32 James Street being used as lodging houses from around 1910, 36 James Street from around 1915, and 34

James Street from around 1930, although all appear to also have had periods of being private residences. There were other lodging houses nearby at 58 and 60 Beaufort Street (from around 1915) and 56 Beaufort Street (from around 1935).²²

In the early 1930s, the original 1880 cottage at 38 James Street, which had been in use as a lodging house until then, was demolished to provide car parking space in association with changes at the Court Hotel.²³

In 1930, Lots 5 and 6 were given separate Certificates of Title. Lot 5, the location of 34-36 James Street, was transferred to James Michael McEncroe, who owned it until his death in 1942. He did not live at the place, which is listed as a lodging house throughout his ownership. Lot 6, the location of 30-32 James Street, was transferred to Bridget Agnes Barrett, married woman. For a short time she also resided at 30 James Street, but this residence was occupied by Miss Matilda Lewis (later Mrs Matilda Green) for most of the 1930s and into the early 1940s.²⁴

Following James Michael McEncroe's death, Lot 5 was transferred to Mary Elizabeth McEncroe, Spinster, but she never lived at the property. On 21 January 1947, Mary McEncroe, who was commonly known as 'Molly', married politician (Sir) Shane Dunne Paltridge. They had two daughters.²⁵

Sir Shane Dunne Paltridge, born 1910, was a founding member in 1946 of the Victoria Park Liberal and Country League of WA. He was narrowly elected to the Senate in 1951, served as Federal Minister for Shipping and Transport (1955-60) and Civil Aviation (1956-64). He was admitted to Cabinet in 1958, and was a friend and confidant of Prime Minister Sir Robert Menzies. Paltridge was an advocate for West Australian economic interests, in particular development in the Northwest, and the air-beef scheme. In 1964 he was appointed Minister for Defence, and was crucial in making controversial decisions regarding Australia's involvement in the Vietnam War, including presenting the paper to Federal Parliament in November 1964 that led to the introduction of conscription and, in April 1965, voting with a majority of Cabinet to offer Australian military support for the US campaign in Vietnam. In 1965, Paltridge was knighted. In January 1966, he died suddenly from cancer.²⁶

In the post-World War Two period, the places were for the most part not occupied by their owners, suggesting that they were used as rental properties.²⁷ Physical evidence shows minimal changes to the places, suggesting that they had compatible uses, most likely as residences or offices,

²² Wises' Post Office Directories, 1900-1949.

²³ Wises' Post Office Directories, 1930-1935.

²⁴ Wises' Post Office Directories, 1930-1959; Certificate of Title: Vol. 1020 Folio 214, Vol. 1020 Folio 137.

²⁵ Certificate of Title: Vol. 1020 Folio 214, Vol. 1020 Folio 137; de Garis, B.K., 'Sir Shane Dunne Paltridge' in *Australian Dictionary of Biography*, pp. 563-564. Wises' Post Office Directories, 1940-1949; WA Telephone Directories 1960-1990.

²⁶ de Garis, B.K., 'Sir Shane Dunne Paltridge' in *Australian Dictionary of Biography*, pp. 563-564.

²⁷ Certificate of Title: Vol. 1020 Folio 214, Vol. 1020 Folio 137; Wises' Post Office Directories, 1940-1949; WA Telephone Directories 1950-1990.

but, with the exception of 30 James Street, no information has been located to confirm this suggestion.

Mary Paltridge continued to own Lot 5 until 1990, when it was transferred to Karring Pty Ltd. In 1994, the Lot was purchased by Claudia Mary O'Malley of Wembley and Mary Elizabeth Ciccarelli of Mt Pleasant.²⁸

Lot 6 was purchased by Edward James Mills, mechanic of Bayswater, in 1950. He does not appear to have lived at the property. From 1954, 30 James Street was the business address for R.D. Benjamin, Manufacturers' Representatives.²⁹

In 1966, Reginald (Reg) David Benjamin of Dalkieth, who operated the business at 30 James Street, purchased Lot 6.³⁰ Benjamin and his wife Esme were members of Perth's Jewish community, with Esme in particular remembered in later life as a generous benefactor to various Jewish causes.³¹

Reg, born in 1912, was a trumpet player who in the 1920s was a member of Colin Smith's jazz band, 'the first proper jazz band in Perth'.³² Throughout the 1930s, Reg played with various groups, providing music for dances, theatre, river cruises and later night clubs. While playing music most nights of the week, he also operated his agent's business from central Perth. During World War Two, Reg served with the Royal Australian Air Force. In later life he provided music for the Tivoli club for many charity events.³³ He spent his last two years living at the Maurice Zeffert Memorial Centre for the Aged, a Jewish aged care facility of which Esme was subsequently a benefactor.³⁴

Following Reg's death on 11 May 1992, Lot 6 was transferred to his wife.³⁵ R.D. Benjamin, Manufacturers' Representatives, continued to be listed at 30 James Street until 1995.³⁶

The post World War Two period brought about the most significant changes to central Perth seen since the gold rush period, primarily as a result of the rapid expansion of the metropolitan region due to the massive post World War Two Australian reconstruction and mass immigration and Western Australian industrial and mineral boom of the 1950s to the 1970s.³⁷

Concurrent to this was the formulation in 1955 of the 'Plan for the Metropolitan Region, Perth and Fremantle'³⁸, implemented in the late 1950s and 1960s, which eventuated in the creation of a Metropolitan Region Planning Authority (MRPA) in 1959.³⁹ The MRPA produced two major

²⁸..... Certificate of Title, Volume 1020 Folio 137..

²⁹..... Certificate of Title, Volume 1020 Folio 214. WA Telephone Directories 1950-1960..

³⁰..... Certificate of Title, Volume 1020 Folio 214..

³¹..... 'The Gracious Gift of Giving: Mrs Esme Benjamin' in *The Maccabean*, 21 (3), 5 February 1993, p.3.

³²..... Interview with Reg Benjamin, c.1985, part of the Musicians Oral History Project, J.S. Battye Oral History collection, OH 2516/23.....

³³..... Interview with Reg Benjamin, c.1985..

³⁴..... 'The Gracious Gift of Giving in *The Maccabean*...

³⁵..... Certificate of Title, Volume 1020 Folio 214..

³⁶..... WA Telephone Directories 1990-1996..

³⁷..... Georgiou, J., 'The Metropolitan Region', in Pitt Morison, M. & White, J. (eds.), *Western Towns and Buildings*, UWA Press, Nedlands, 1979, p. 187; Alexander, I., 'The Central Area', in Gentilli, J., (ed), *Western Landscapes*, UWA Press, Nedlands, 1979, p. 412.....

³⁸..... Stephenson, G. & Hepburn, J.A., *Plan for the Metropolitan Region, Perth and Fremantle, 1955*. Report, Government Printing Office, Perth, 1955.....

³⁹..... Georgiou, 'The Metropolitan Region', p. 257; Seddon, G. & Ravine, D., *A City and its Setting*, Fremantle Arts Centre Press, Fremantle, 1986, pp. 187 & 189.....

schemes: the 'Metropolitan Region Scheme' in 1963 and 'The Corridor Plan' for Perth in 1971, the latter of which had a significant impact on the central area as it provided for the development of sub-regional centres.⁴⁰ In general, these new planning schemes resulted in the decentralisation of Perth to the new suburban centres (in particular its major retail role), the relocation of wholesaling and other industries to the outer suburbs where land was cheaper, increased provision of car park space, changes to the city's planning bylaws including the increase of plot ratios, and a decrease in the city's residential function. The Northwest mineral boom of the 1960s and 1970s provided the economic conditions to enact these policies, and many older buildings in the City of Perth, especially residential buildings, were demolished to facilitate inner-city business and commercial developments.⁴¹

The retention of *Two Residences, James Street* despite these contextual changes is unusual in the City of Perth.

Between late 1998 and early 2003, the verandah was removed from the premises at 30-32 James Street, and fire damaged the front part of the ground and first floors of the building at 30 James Street.⁴² As *Two Residences, James Street* had mostly been used as lodging houses or rental properties, they had not been substantially changed from the time they were originally built.⁴³

In 1999, *Two Residences, James Street* was included in the City of Perth's Draft Municipal Inventory of Heritage Places and considered to be of 'considerable (local) significance' (Category Two). The final version of the Municipal Inventory did not include these properties as Perth City Councilors decided to exclude from the listing any places that did not have Category One classification.⁴⁴

In May 2002, the owners of the Court Hotel, Nicholas and Jane Hart, and Wallace and Janice King, purchased Lot 5, and in July they also acquired Lot 6.⁴⁵ By this time, both residences were in a state of disrepair.

A redevelopment proposal for the *Two Residences, James Street* and the Court Hotel was put forward in 2002. This scheme, by architects Cameron, Chisholm and Nichol, proposed that both *Two Residences, James Street* and the Court Hotel be demolished to make way for an eleven storey 'Court Apartments' building.⁴⁶ In February 2003 Perth City Councillors voted unanimously to grant approval for the development application, including the demolition of all the existing structures on the site.⁴⁷ A Conservation Order under Section 59 (2) of the Heritage of Western Australia Act 1990 was issued by the Minister for Environment and Heritage, Dr Judy Edwards, on

18 March 2003, and was in force until 1 May 2003. Palassis Architects was subsequently commissioned by the Heritage Council (WA) to prepare

⁴⁰ Georgiou, 'The Metropolitan Region', pp. 260–261...

⁴¹ Seddon & Ravine, *A City and its Setting*, pp. 186–190; Alexander, 'The Central Area', pp. 410–421; Hocking, I., 'Growth and Change in Central Perth', in Pitt, Morison & White, *Western Towns and Buildings*, pp. 280–286.....

⁴² Photograph of 22/10/1998, in the City of Perth Heritage Department Records.

⁴³ Wises' Post Office Directories, 1893-1949. Certificate of Title: Vol. 1020 Folio 214, Vol. 1020 Folio 137.

⁴⁴ 'Municipal Heritage Inventory', 1/100 Urgent Business, City of Perth Council Minutes, 13 March 2001.

⁴⁵ Certificate of Title, 1020 137, 1020 214.

⁴⁶ City of Perth Building Files, 02/393; DA submission 'Court Apartments', September 2002, revised December 2002.

⁴⁷ Reported in *Out in Perth*, 1 March 2003, p. 4.

assessment documentation to enable the Heritage Council to evaluate the cultural heritage significance of the *Two Residences, James Street*.

13.2 PHYSICAL EVIDENCE

Two Residences, James Street comprises 34-36 James Street, a two storey brick and iron duplex residence constructed in 1884, and 30-32 James Street, a two storey brick and iron duplex residence constructed in 1897.

The section of James Street running east from Beaufort Street is a one way, two laned road planted with plane trees to the southern side. The Court Hotel returns along James Street, with an open courtyard to its eastern side framed by a brick wall and double gates. *Two Residences, James Street* is located to the east of the courtyard. It comprises two two-storey paired dwellings with a small set back from the street front. Adjacent to *Two Residences, James Street* is a two storey masonry building in the Federation Free Classical style, which forms the street corner at the Stirling Street intersection. It returns to form four terraces along Stirling Street. The Myer Megamart, a recent single storey warehouse/commercial building, has been constructed on the south side of James Street between Beaufort Street and Stirling Street, and occupies the entire street block. Where it faces the Beaufort Street/ James street corner opposite Court Hotel, it is of a similar scale to the hotel.

34-36 James Street

34-36 James Street is a two storey duplex. It is constructed in the Victorian Georgian style with a symmetrical façade, a steeply pitched gable roof and two storey verandah under the main roof to the front elevation.

The roof is clad with short sheet corrugated iron, which has been painted red, and features simple corbelled chimneys. The gutters are ogee profile with round down pipes. The face bricks to the street elevation are laid in Flemish bond and are painted. The front elevation has been rendered to sill height and there is a stucco plinth to the base of all the elevations. The eastern and northern (rear) elevations comprise red face bricks laid in common bond. The brickwork to the northern elevation has been painted at the ground floor level. The western elevation has been clad in corrugated iron.

The timber verandah has five simple timber posts to each level and a decorative timber valance to the underside of the roof. The ground floor of the verandah is concrete at a step above street level. The first floor has timber boards, which are severely deteriorated in parts. The first floor verandah balustrade has been clad with flat sheets, which have been painted with business signage.

The rear section of the duplex is also two storey with a gable roof running north south at a lower level than the main roof. A full height verandah runs either side of the rear section under the gable roof. These side verandahs have been enclosed with a variety of materials, including timber paneling and corrugated iron. A single storey timber framed verandah has been constructed across the rear elevation. A single room, two storey, red brick addition has been constructed to the rear of the western-most duplex. The rear yard has a gravel surface and some grass. A brick and iron toilet is located to the rear fence line.

The front doors are timber framed six panel doors with fanlights above. The timber framed double hung windows to either side of the front doors and to the rear and side elevations comprise six panes to each sash and have been

barred on the ground floor. The four pairs of French doors to the first floor verandah are multi-paned with a timber bottom panel and glazed multi-panes to the upper sections. The brickwork to the door and window openings comprises flat arches.

34-36 James Street is currently vacant and has been vacated with little care for the internal finishes. Missing and damaged glazing is further evidence of neglect. An opening between the duplexes has been made at the landing on both the ground and first floors. The internal planning comprises a mirrored arrangement about the two entrance halls. Each of the duplexes comprises two rooms to the front of the house with high ceilings and fireplaces. The former kitchens are situated to the rear, adjacent to the side verandahs. The timber staircases, with a simple moulded handrail, lead up to the first floor in a scissor formation. Cellars are located under the stairs. The first floor of each duplex comprises a large room running across the front of the duplex with a smaller room adjacent, both with fireplaces. Additional sets of stairs lead to the two rooms at the rear and to the first floor side verandahs.

The internal finishes comprise timber floorboards, which are covered in carpet throughout much of the duplex. The timber skirting has a simple profile throughout. The internal walls are painted plaster and the ceilings are flush plaster. The ceiling lath has been exposed in some sections. Plaster battens are in evidence to some of the rooms on the first floor. The fireplaces have been bricked up in some rooms and the mantles removed. Some simple timber mantles are in place. Some four panel internal doors remain extant, although some doors are missing and others have been replaced with flush panel doors. The windows to the rear side verandahs are timber framed multi-pane casement sashes.

34-36 James Street remains largely as originally constructed. Changes to the fabric are of a minor nature and include infill of the rear, side verandahs and the construction of a single storey verandah to the rear and a two storey brick addition to the north west corner. Internally, an opening has been made on each level to connect the two residences. Much of the external and internal joinery remains intact. Many of the original fittings and fixtures such as the mantelpieces are no longer extant. It has a moderate to high degree of authenticity.

34-36 James Street has begun to deteriorate. It is in a fair condition overall. The front verandah is deteriorated, quite severely to the first floor timber boards. The brickwork and mortar joints show evidence of deterioration in parts. The roof sheeting and plumbing shows evidence of some deterioration. The rear additions are in poor condition. Internally, while the finishes have not been well maintained and there is evidence of some deterioration, the fabric is generally in a fair to good condition.

30-32 James Street

30-32 James Street is a two storey duplex. It is constructed in a late interpretation of the Victorian Italianate style with a symmetrical façade, framed by faceted bays and a medium pitched hipped roof. There is evidence of a verandah to the front elevation that is no longer extant. The roof is clad with galvanized corrugated iron sheet and features tall, decorative chimneys. The eaves are lined with timber battens. The red face brick external walls are painted to the street elevation and the other elevations show evidence of a faded paint or limewash finish to the red brickwork.

The front garden area is largely dirt with concrete footpaths to the front doors. The duplex has been fenced with tubular steel fencing for security purposes.

The rear section of the duplex is also two storey with a gable roof running north-south at a lower level than the main roof. A full height verandah runs to either side of the rear section under the gable roof. These side verandahs have been enclosed with a variety of materials, mostly fibrous sheeting, to both duplexes. A single storey verandah, which has been fully enclosed and a timber framed lean-to have been constructed to the rear elevation. The rear yard has a gravel and dirt surface. There is a skillion roofed, rendered brick toilet structure to the rear fence line.

The front doors are timber framed four panel doors with fanlights above and sidelights. There are two pairs of French doors to the first floor that originally opened on to the front verandah, which is no longer extant. These doors comprise two glazed panes to the upper section and timber panels below with fanlights above. The double hung timber framed windows to each of the faceted bays are four paned to the central section of the bay and two paned to the outer sides. Much of the glazing is broken or missing. The windows are boarded up in parts. The brickwork to the door and window openings comprises flat arches.

30-32 James Street is currently vacant and has evidence of recent fire damage to the front rooms of the eastern most section (No 30). The internal planning comprises a mirrored arrangement about the two entrance halls. Each of the duplexes comprises two rooms to the front of the house with high ceilings and fireplaces. The former kitchen area is situated to the rear, adjacent to a side verandah. The timber staircases, with turned timber posts and balustrades, lead up to the first floor in a scissor formation. A cellar is located under the stairs. The first floor of each duplex comprises a large room running across the front of the duplex with a smaller room adjacent, both with fireplaces. Stairs lead to two rooms at the rear and to the side verandahs.

The internal finishes include timber floorboards throughout. The timber skirting has a moulded profile to the front rooms and a simple profile elsewhere. The internal walls are painted plaster and the ceilings are flush plaster with decorative ceiling roses in some rooms. There are decorative plaster brackets to the arches in the front halls. The rear rooms to the first floor are timber framed with lath and plaster walls, which have been exposed in some sections. The ceilings to these rooms are painted timber boards. The fireplaces have been bricked up in some rooms and the mantles removed. Four panel internal doors remain extant, although some doors are missing. The windows to the rear side verandahs are timber framed multi-pane casement and sliding sashes.

30-32 James Street remains largely as originally constructed, however the front verandah has been lost. The floor to the front room on the first floor and some of the doors to the front areas have been severely damaged by fire. Two window openings have been made to the western elevation. Other changes to the fabric are of a minor nature and include the infill of the rear, side verandahs and the construction of a single storey infilled verandah to the rear. Internally, while moulded details remain, original fittings and fixtures such as mantelpieces are no longer extant. It has a moderate to high degree of authenticity.

30-32 James Street has begun to deteriorate and the front rooms of No 30 have been fire damaged. The fire damage is mainly confined to timber work and there is some damage to ceilings. Apart from the fire damage, the building is in a fair condition overall. The brickwork and mortar joints show evidence of deterioration in parts. The roof sheeting and plumbing is relatively new and in good condition. The rear additions are in poor condition. Internally, while the finishes have not been well maintained and there is evidence of some deterioration, the fabric is generally in fair to good condition.

13.3 COMPARATIVE INFORMATION

Terrace housing was an unusual form of housing in Perth, and comparatively new as a style at the time these terraces were built.⁴⁸

30-32 James Street

30-32 James Street is an example of a two storey residence in a late interpretation of the Victorian Italianate style. While it may be compared to other residences constructed in the City of Perth during the late nineteenth century, it is the only known example of a two storey duplex residence, constructed in this style, in the City of Perth. There are, however, three other known examples of two storey residences constructed in the Victorian Italianate style in the City of Perth, namely Tower House (constructed 1874), at the corner of Francis and Parker Streets in Northbridge, Harvest House (constructed 1892), at 7 Harvest Terrace in West Perth and the former residence at 259 Adelaide Terrace, Perth (constructed c.1900). None of these residences is listed on the State Register, although they are fine examples of the style. Tower House, in particular, is the equal of well known eastern states examples of the style. In 1999, the Heritage Council recommended Harvest House for entry into the State Register, but this recommendation was not accepted by the Minister for Heritage at that time.

The Heritage Council database lists only 8 residential buildings in the Victorian Italianate style.

Another duplex residence in the vicinity is 1 Museum Street, which was also constructed in 1897, and has been entered in to the State Register of Heritage Places as an example of a relatively uncommon building type in Western Australia: that is, a pair of two-storey semi-detached residences in the Federation Queen Anne style.

1 Museum Street is in better condition to 30-32 James Street. 30-32 James Street has fire damage, which has not, to date, been repaired. 30-32 James Street displays a higher level of integrity. It has a similar level of authenticity overall, although externally the loss of the front verandahs has reduced its authenticity. It is a modest example of its particular style, while 1 Museum Street is a more richly detailed example of its architectural style.

34-36 James Street

34-36 James Street is an example of a two storey Victorian Georgian residence. The Heritage Council includes only three other places in the metropolitan area as being two-storey residences in this style. They are P 2093 *Bishops House*, P 0877 *Warder's Cottages (fmr)* and P 15888 66-68 *Two Houses, Goderich Street*.

⁴⁸ Hocking Planning & Architecture, *Town of Vincent Municipal Heritage (Inventory) Register*, 1995, p.21.....

Bishop's House in Spring Street, Perth, is a two-storey brick and tile residence. Unlike 34-36 James Street, *Bishop's House* is a single house rather than terraces, and is set in a large garden rather than fronting a street. 34-36 James Street shows evidence of deterioration due to lack of maintenance and is therefore not in as good condition as *Bishop's House*. However, it retains a high degree of integrity and has a higher level of authenticity than *Bishop's House*, which has undergone substantial alterations. It is also a more representative example of the style, as it was applied to vernacular architecture across Australia in the form of single, duplex and terrace houses.

Warder's Cottages (fmr) is a series of three groups of terrace houses, running from 7 to 41 Hendersen Street in Fremantle. For the most part the terraces have a lean-to verandah along the length of the front elevation, with each house having a door and single window in its front façade. The terraces have a hipped, corrugated iron roof, and are of painted, coursed limestone rubble. The place was constructed in the 1850s, and is in good condition, with high integrity and moderate authenticity.⁴⁹

Two Houses, 66-68 Goderich Street is a pair of two-storey semi-detached dwellings that have been converted for use as four units. It has a medium pitched hipped roof, and a verandah under separate roof, with timber posts and rails. Constructed c.1890, it is comparable with 34-36 James Street. *Two Houses, 66-68 Goderich Street* is in good condition. The exterior has been restored, but the interior has been extensively modified. The place is now used as offices.⁵⁰

A street survey of Goderich Street in East Perth confirmed the existence of a residence at 70 Goderich Street that may be compared to 34-36 James Street. It is not listed on the State Register. It is, however, an example of a Victorian Georgian residence, which has been retained as part of a redevelopment containing multi-storey apartments. It is similar in style, scale and detailing to 34-36 James Street.

The Heritage Council's database lists a further 8 two-storey residences in this style in other parts of the State; none are duplex or terrace houses. In addition to 34-36 James Street, the database lists 17 places in the City of Perth as residences built prior to 1885, the majority of which (10) are constructed between 1880 and 1885, indicating that 34-36 James Street is a relatively early example of a residential building in the City of Perth.

34-36 James Street may therefore be described as one of only a few remaining Victorian Georgian style residences in the Metropolitan area and, as such, is extremely rare.

13.4 KEY REFERENCES

No key references.

13.5 FURTHER RESEARCH

Further research may provide further information regarding the use of the place in the latter half of the twentieth century.

⁴⁹..... Register Documentation for P0877 *Warder's Cottages (fmr)*..

⁵⁰..... Heritage & Conservation Professionals, *City of Perth Draft Municipal Inventory of Heritage Places*, 1995, pp.1188-1190.....