



REGISTER OF HERITAGE PLACES - ASSESSMENT DOCUMENTATION

11. ASSESSMENT OF CULTURAL HERITAGE SIGNIFICANCE

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

PRINCIPAL AUSTRALIAN HISTORIC THEME(S)

- 4.1.2 Making suburbs

HERITAGE COUNCIL OF WESTERN AUSTRALIA THEME(S)

- 104 Land allocation and subdivision

11.1 AESTHETIC VALUE*

The place has aesthetic significance as a streetscape of modestly and elaborately detailed residential buildings, which encompass a variety of architectural styles dating from the late nineteenth century and early twentieth century. (Criterion 1.1)

The individual buildings have scale, massing and detail of aesthetic value, which provides a visual cohesion within the precinct. (Criterion 1.1)

The precinct forms an integrated group of intact, single storey residential buildings, which contribute to the historic character of the area. (Criterion 1.4)

11.2. HISTORIC VALUE

The place reflects the expansion and development of residential buildings on the city fringes during the rapid population increase of the 1890s gold boom and the early years of the twentieth century. (Criterion 2.1)

The place reflects the nature of the social milieu that once lived along Parry Street, in particular the houses were occupied by members of Perth's middle or lower middle class community, a population comprised of a mixture of trades and small business people, shop keepers, commercial travellers and agents, and a smaller number of professionals and para-professionals. (Criterion 2.1)

The place collectively demonstrates the standard of residential accommodation built in the area during the late nineteenth and early twentieth century and the subsequent changes in ownership illustrate the

* 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.

social mobility of the Northbridge population as expansion of transport services enabled the more well-to-do members of society to move further afield to newly developed suburbs. (Criterion 2.1)

11. 3. SCIENTIFIC VALUE

11. 4. SOCIAL VALUE

The place is important for its role in providing low cost housing for residents in Northbridge. (Criterion 4.1)

The various single storey residences form a relatively intact streetscape that contributes to the community's sense of place. (Criterion 4.2)

The place is highly valued by the community for its association with the history of Northbridge and for contributing to the community's sense of place. (Criterion 4.2)

12. DEGREE OF SIGNIFICANCE

12. 1. RARITY

The building is rare as an example of an intact streetscape dating from the late nineteenth century and early twentieth century still extant within close proximity to the city centre of Perth. (Criterion 5.1)

12. 2 REPRESENTATIVENESS

The precinct is representative of a collection of residences dating from the late nineteenth century and early twentieth century which, despite some modifications, has remained largely intact. (Criterion 6.1)

12. 3 CONDITION

Buildings within the precinct are in fair to good condition.

12. 4 INTEGRITY

The precinct has a high level of integrity as all the buildings within the precinct continue to be utilised for residential purposes.

12. 5 AUTHENTICITY

The authenticity of the Parry Street Precinct is moderate to high. Generally the buildings within the precinct remain largely as constructed although there is evidence of some modifications to the facades.

13. SUPPORTING EVIDENCE

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

13. 1 DOCUMENTARY EVIDENCE

Along most of the south side of Parry Street, the buildings are generally modest, although often finely and elaborately detailed, single storey, both free-standing and semi-detached, residential buildings originally occupied by members of Perth's middle or lower middle class community, a population

comprised of a mixture of trades and small business people, shop keepers, commercial travellers and agents, and a smaller number of professionals and para-professionals.¹ Another feature of the population of this part of Parry Street is that for at least the first half of the 20th century, the turnover of residents is relatively constant, although some of the houses were occupied by the same person or family for lengthy periods.²

The lack of ethnic diversity in the composition of the population of the street, compared to other parts of the Northbridge area, was also somewhat unusual.³ The population mix of the Parry Street Precinct, in terms of ethnic composition, appeared to be solidly British. Moreover, and as far as can be judged from the surnames of residents, there were even few people in the area of 'Celtic' background. Compared to other parts of the inner City, such as the area between Fitzgerald and William Streets, this did not change in the 1930s, '40s and '50s, when many Central and Southern European immigrants settled north of the railway line and otherwise changed the ethnic composition of what later became designated as the Northbridge district.⁴

As part of the impact of the 1890s gold boom, the population of the City of Perth increased substantially, resulting in the expansion of residential and commercial development north of the City centre. The development of Parry Street would also have been influenced by its convenient proximity to public transport, both rail and tram. Following the establishment of the suburban rail system in 1880-81, and the construction of a station at East Perth, tram routes were beginning to operate, from 1900, along some of the major transport routes, including Newcastle and Lord Streets (the latter then Old Guildford Road). A tram route ran east and west on the southern portion of the Parry Street lots, along Newcastle Street, then ran north and south on Lord Street.

Parry Street originally extended from Beaufort Street in the west to Samson Street in the east, where a rail crossing marked the intersection. The East Perth railway station was located a short distance to the north of this point. Originally, Parry Street ran continuously from Lord Street to Stirling Street but by the 1890s Braid Street [previously Little Mangle Street] ran between Parry and Newcastle Street, and during the late 1930s Pier Street (previously Mackie Street) was extended between Newcastle and Parry Streets.⁵ The Parry Street properties continued through to Newcastle Street (then Mangles Street), with development of these lots focused initially on the southern portion, along Newcastle Street.⁶

Around 1895, development began to occur along Parry Street, with a shop and adjoining house, another house, and a cottage, constructed on Lots Pt 46 and 47.⁷ There were also some small-scale manufacturing, warehousing and transport operations, while between the railway line and Lord Street was the Perth City Council yards and later, the Perth Public Pound. ⁸ As previously mentioned, the population of the street was comprised of a mixture of trades and small business people, shop keepers, commercial travellers and agents,

1 City of Perth Rate Books, 1898- 1910.

2 Post Office Directories, 1900-1949.

3 Using surnames as a guide to ethnic homogeneity; Post Office Directories, 1900-1949.

4 Post Office Directories, 1900-1949.

5 Post Office Directory, 1895, 1932-33, 1940-41.

6 City of Perth Rate Books, 1885, 1887, 1889, 1891, 1893, 1895.

7 City of Perth Rate Books, 1898- 1910.

8 Post Office Directory, 1895, 1899, 1902, 1907, 1913; City of Perth Rate Book, 1895.

and a smaller number of professionals and para-professionals. In the first decades of the twentieth century, for example, occupations represented in Parry Street included, an architect, an Army officer, a police sergeant, a storekeeper, a dressmaker, a nurse, a grocer, a surveyor, a printer, a carrier, a dairyman, a baker, a confectioner, a blacksmith, a gardener, a cabman, a boardinghouse keeper, and a music teacher.⁹

In 1885, Lot Pt W46 was owned by Hugh Bresland, farmer, at which time it was vacant land.¹⁰ In 1887, the Mangles Street (now Newcastle Street) portion of the land was occupied by Mrs John Moyle, widow, while the Parry Street portion of the block remained vacant ground, and was still owned by Bresland.¹¹ This situation continued until 1894.¹² In 1895, various structures were erected in Parry Street on Lots Pt 46 and 47, with E. Hancock occupying a shop with attached house, W. Brown occupying a house, and A. Dodds residing in a house with surrounding gardens. Where No. 89 Parry Street is now located was then vacant ground and owned by the Bank of New South Wales as mortgagor-in-possession. Lots Pt 46 and 47 were, otherwise, both owned by William Shearer.¹³ The same occupiers continued their residence in 1896 and 1897, with Mrs William Shearer, widow, the owner of most of the property at Lots Pt 46 and 47- living in a cottage, with surrounding land, between Mangles and Parry Street. Vacant ground, at what is now 89 Parry Street, was owned by Mrs Jane Feakes from 1896.¹⁴ According to the Certificate of Title, however, Jane Feakes, wife of Daniel Feakes of Perth, 'curator of gardens', did not become sole proprietor until 7 March 1921.¹⁵

Many of the houses now existing in Parry Street were constructed from the mid-1890s to the first decade of the 20th century, as indicated in Rate Book entries and on a Water Map of c 1895+. On Lots Pt 46 and 47 there were now a number of buildings, with a shop/house at 57 Parry Street, occupied by A. Cole, agent, a cottage at 53, wherein resided J. E. Bloom, merchant, in the cottage at 55 was G. Booth, carpenter, in the cottage at 57 was F.A. Grunest, accountant, while in the cottage at 61 Parry Street was Joseph Belcher Whittle, 'cabman'.¹⁶

The following year, the shop at 51 was leased by Charles Lucas, stationer, the cottage at 53 was occupied by Betram P. Richardson, commercial traveller, and in the cottage at 57 was Edward Gjestadt, civil engineer, while Booth and Whittle continued to reside at their respective addresses.¹⁷ Residing at number 67 Parry Street in 1899 was Mrs Julia Stearne, at 69 Sergeant-Major William A. Munchon, at 71 David Garcia, at 73 Henry T. Gomme, at 79 James Harding, at 81 Edward Kootlang, at 83 Walter Woodbury, at 85 Dennis Sutton, at 87 Ernest Walther, at 89 George K. Noble, at 91 Mrs Sarah Brown, nurse, at 93 D. Beveridge Adamson, at 95 Mrs Mary A. Buzza, at 97 David Davies, at 99 Peter Durham, and at 101 George Gaskell.¹⁸ By 1902, the shop at number 51 Parry Street was occupied by Patrick Prendergast, while there were also new residents at 67, 69, 71, 73, 81, 83, 87, 89, 95, 97, 99, and 101

⁹ Post Office Directory, 1899, 1902, 1907, 1913, 1917.

¹⁰ City of Perth Rate Book, 1885.

¹¹ City of Perth Rate Book, 1887.

¹² City of Perth Rate Book, 1889, 1891, 1893, 1894.

¹³ City of Perth Rate Book, 1895.

¹⁴ City of Perth Rate Book, 1896, 1897.

¹⁵ Certificate of Title Vol. 770 Folio 32, Application 367/1921, Vol. 83 Folio 141.

¹⁶ City of Perth Rate Book, 1898.

¹⁷ City of Perth Rate Book, 1899.

¹⁸ Post Office Directory, 1898, 1899.

Parry Street. There were also new houses at 53 and 63 Parry Street occupied by Mrs Mary Barron and George Griffiths, respectively.¹⁹

In 1907, the store at 51 had again changed hands, and was now occupied by Bowers and Wright, grocers. The only properties where there were the same residents as in 1902 were number 61 with Joseph Whittle, while Vincent Abbott was at 71, James Harding at 79, Mrs Maria Griffin at 91, Mrs Sarah Brown at 91a, and Mrs Annie O'Callaghan at 93. The two residences to the immediate west of number 61 seem to have been removed, while numbers 91 and 93 appear to have been subdivided to produce an extra residential space.²⁰ In 1910, the residents listed above continued to occupy the same properties- now renumbered- with the occupiers of the rest of this section of Parry Street, new to the area.²¹

Again in 1913, the population of this part of Parry Street was in flux, with Whittle, Abbott, Harding and O'Callaghan continuing to reside at the same addresses, now renumbered as 89, 107 125, and 143 respectively, with new residents occupying the other properties in the street.²² The store, now at number 73, was now run by Mrs S. Hart, whose husband, James, a contractor, also resided at the same address.²³ The listings in the 1917 Post Office Directory continued to indicate movement of population in and out of the area. Long-term residents, Whittle, Abbott, Harding and O'Callaghan continued to live at the same addresses as previously, as some of the residents present in 1913 for the first time- Thomas H. Carrick at 95, Isaac Abadee at 99, Albert Gieve at 101, William Wickenden at 111, James Jones at 135, and Miss Margaret Brown at 147- were again recorded four years later. In the store at 73 Parry Street lived Miss F.E. and Mrs K.M. Barnes. A new property is also listed at number 129 for the first time.²⁴ By 1926, the only long-term resident previously listed was James Harding. Residents recorded in 1917 and still occupying the same houses in Parry Street in 1926 were Francis J. Traeger at number 79, Isaac Abadee at 99, Cecil Harding and William Harding at 103 and 105 respectively, Mrs H.J. Grisford at 129, James Ashby at 131, Mrs M. Cook at 133, Mrs Elizabeth Jones at 135, Mrs M. Park at 137, James Campbell at 139 and Mrs M. Griffin at 145. The shop at 73 was now occupied by Les Brooker grocer. There was no property listed at 111 Parry Street for this year.²⁵

The Post Office Directory for 1932-33 again indicates the changing population of Parry Street, but also reveals a relatively greater stability in the resident demography than in previous time periods. For example, Isaac Abadee at 99, Cecil Harding at 105, Mrs F. Harding listed at 125, Mrs H.J. Grisford at 129, Mrs M. Cook at 133, Mrs Elizabeth Jones at 135, James Campbell at 139 and Mrs M. Griffin at 145, all had lived in their respective houses for at least 15 years, with Mrs Harding resident for almost 25 years. In addition, residents present in 1926 still in Parry Street in 1932-33 included, Harold Hill at 81, W.H. Bell at 87, Andrew Hosking at 101, Roy Davis at 129, and Alex Bayliss at 143. The store at 73 was now occupied by William G. Davis, grocer.²⁶

19 Post Office Directory, 1902.

20 Post Office Directory, 1907.

21 Post Office Directory, 1910.

22 Post Office Directory, 1913.

23 Post Office Directory, 1913.

24 Post Office Directory, 1917.

25 Post Office Directory, 1926.

26 Post Office Directory, 1932-33.

By 1940-41 a number of changes had taken place in Parry Street. Pier Street was extended northwards so that it ran between Newcastle and Parry Street, displacing some of the street's long-term residents. Also, a complex of single storey flats- known as Tassia Court- and designed in an Art Deco/Inter-War Functionalist style, were constructed on the south-eastern corner of Parry and Pier Street. The only long-term residents still occupying this part of Parry Street were (Mrs) Isaac Abadee at 99, Andrew Hosking at 101, William Harding at 105, and James Campbell previously of 139, now at 143. In addition, two residents present since 1932-33 were Charles B. Law at 95 and Henry Staines at 147. Long-term residents occupying houses from 125 to 133 Parry Street appear to have been displaced with the extension of Pier Street. The store at 73 was now occupied by Mrs V. Houston, grocer.²⁷

The listings for the Post Office Directory of 1945 reveal a relatively greater stability in the population of Parry Street. Longer term-residents listed include Charles B. Law at 95, (Mrs) Isaac Abadee at 99, Andrew Hosking at 101, William Harding at 105, James Campbell at 143, and Henry Staines at 147. Frederick Bessant at 81, Mrs Theresa Edmiston at 89, Richard Kingdom at 93, Mrs Mary Herbert at 103, J. Howell at 107, Mrs Emily Miller at 109, Mrs Miriam Castle at 135, and Harold J. Young at 137 were also recorded in the Post Office Directory of four years previously. The shop at 73 Parry Street was now occupied by William A. Southorn, grocer.²⁸ Almost all the same residents were still present at the same addresses in 1947.²⁹

During subsequent decades, the precinct continued to be occupied for residential purposes.³⁰ The plan for the north of the city by-pass was released by the government in 1959,³¹ and some years later, in 1978, the properties in the precinct were transferred to the Metropolitan Region Planning Authority. Subsequently the properties in the precinct were leased from the State Planning Commission by Homeswest (the State Housing Commission of W.A.) for a peppercorn rental and in 1987 upgrading of the buildings commenced.³² By this time the route of the northern by-pass had been established and the buildings in the precinct were amongst those owned by the government that would not be substantially affected. The upgrading of these buildings and other buildings in the Northbridge Tunnel area became part of the East Perth Project, which was managed by Landcorp.³³

A number of photographs of the buildings in the precinct were taken in 1987 before and after upgrading.³⁴ These show upgrading of 89 Parry Street, 105

²⁷ Post Office Directory, 1940-41.

²⁸ Post Office Directory, 1945.

²⁹ Post Office Directory, 1947.

³⁰ Further research is required to determine the history of occupancy of the buildings in the precinct up to the early 1990s when many of the buildings were sub-leased to the Perth Inner City Housing Association. The Ministry of Housing is currently searching its records regarding this. According to the City of Perth the rate books subsequent to 1946, the last year archived with the State Records Office, are difficult to access because of the manner in which they had been recorded for storage. The Rates officer is investigating if this material can be accessed.

³¹ *The West Australian*, Advertising feature celebrating the opening of the Northbridge Tunnel, 20 April, 2000. '40 years in the planning', article by George Hackett, former Director, Strategic Planning for Main Road, p.5.

³² Discussion with Ray Cox, Ministry of Housing, 20 December, 2000.

³³ Discussions with Barry Tonkin, Ray Cox and Steve Blower, Ministry of Housing, 20 December 2000.

³⁴ According to those involved, it would appear these photographs were taken more out of interest than as part of government policy. Before and after photographs were taken by

Parry Street and 135-137 Parry Street. Since c.1992-3 the properties in the precinct have been sub-leased to the Perth Inner City Housing Association for low income housing.³⁵ In June 2000, Title to Lots in the precinct was transferred to the East Perth Redevelopment Authority (EPRA). The Ministry of Housing is currently negotiating for the acquisition of the place from EPRA.³⁶

13.2 PHYSICAL EVIDENCE

Parry Street Precinct comprises a row of semi-detached and detached single storey brick residences. The precinct is located along the southern side of Parry Street between Stirling Street and Braid Street and contains houses numbered 89 to 149 inclusive. The precinct also contains 278-288 Pier Street, which is located on the corner of Parry Street and Pier Streets.

Residences within the precinct are predominantly Federation Queen Anne in style. The most notable exception being two Art Deco Style unit complexes, located at 111 Parry Street and 278-288 Pier Street, and a single-storey masonry and iron building in the Victorian Italianate style, located at 89 Parry Street. Roofs are clad either in corrugated iron, ceramic tiles or aluminium tiles. Walls are either face brick or rendered brick. Residences typically have verandahs to the front and set backs of approximately 3-5 metres. Along the front boundaries there are low fences in a variety of styles, including wire with timber posts and rails, masonry and timber pickets. Mature trees can be found to the rear of most properties. The uniformity of styles, building heights and set backs within the precinct creates a cohesive streetscape.

Parry Street is relatively wide and has concrete paver footpaths with grassed verges to both sides. There are a small number of crossovers at the western end near Stirling Street. The predominant verge planting is of medium-sized native Paperbark trees, with large and long-established native Peppermint Willow trees to the northeast of the street.

To the western end of the precinct, at the corner of Stirling Street and Parry Street there is a large vacant lot. Weld Square lies on the opposite side of Stirling Street. There is wide swath of vacant land to the rear of the precinct, which was cleared during the construction of the Northbridge tunnel. To the east of the precinct there are a number of vacant lots presently used as carparks. Isolated amongst the vacant lots are three single storey residences. To the south east of the precinct is a three storey concrete and steel contemporary office building. On the northern side of Parry Street, opposite the precinct there are a variety of single storey residential and commercial buildings with varied setbacks. A two storey industrial building with a glass and brick façade is located at the western end of Parry Street.

Buildings within the precinct are in fair to good condition. Generally the buildings within the precinct remain largely as constructed although there is

Steve Blower and Ray Cox from the Ministry of Housing and now form part of a folio of photographs and plans relating to the upgrading of government owned buildings in the Northbridge Tunnel precinct. Other photographs were taken by the architect John Linton, of Linton and Rose, who worked as Project Manager and Regional Architect for Homeswest at the time. Linton had developed a keen interest in 'heritage' buildings and indicated he had tried to preserve as much as he could of the original fabric and design of the buildings he worked on for Homeswest.

³⁵ Discussion with Property Coordinator, Perth Inner City Housing Association, 09/01/2001.

³⁶ Ministry of Housing, telephone conversation with Planning Department, 20/12/2000.

evidence of some modifications to the facades. All of the buildings continue to be utilised for residential purposes.

The following description relates to the individual buildings that form the precinct.

89 Parry Street is a single storey brick residence in the Victorian Italianate Style. The building is set back by 4 metres and is 1.5 metres from the residence to its west side. There is a timber picket fence to the front boundary and a corrugated fibro cement fence along the eastern boundary. To the east of the building is a vacant lot.

The facade is of a symmetrical composition, which comprises a central front door, flanked on either side by a faceted bay. The front door is panelled timber with sidelights and a fanlight. Windows to the front façade are timber framed double hung sashes with rendered sills. The building has a hipped corrugated iron roof with ogee profile gutters and battened eaves. There are decorative rendered brackets to the underside of the eaves. Metal finials are fixed to the apex of the roof above the faceted bays. Walls are face brick with tuck-pointed Flemish bond to the facade. The building has a bull-nose verandah to the full length of the façade. The verandah is supported on timber posts and has ornamental timber brackets. Chimneys are face brick with rendered cornices. The east and west walls are face brick and have been painted brown. Windows to the side walls have curved corrugated iron awnings.

Alterations to the building fabric include the reconstruction of the verandah and re-tuckpointing of the façade.

93-95 Parry Street comprises two single storey attached residences. The simple massing, broad roof plane and modest detailing allow the building to be classified as Federation Bungalow in its style. The building is set back by 3 metres and has a low face brick fence to the front boundary. Along the west side of the building is a driveway. A skillion-roofed carport abuts the side wall.

Both residences sit under a single hipped roof clad in terracotta tiles. The building has a verandah under a separate roof to the full length of the façade. The verandah has a terracotta-tiled roof and is supported on fluted precast concrete columns with metal balustrades. The front doors to each residence are located at the centre of the façade. To either side is a composite timber framed window consisting of single pane casements flanking a larger central fixed pane. Walls are rendered and painted a light cream colour. External joinery and gutters are painted beige. Chimneys are face brick with rendered bases and cornices.

Modifications to the fabric include the rendered walls, casement windows and verandah. The building is in fair condition and continues to be utilised for residential purposes.

99-101 Parry Street comprises two attached single storey brick residences built in the Federation Queen Anne Style. The building is set back by 3.5 metres and has a wire fence with timber posts and rails to the front boundary.

Each residence has a hipped corrugated iron roof with a small gable to the front. Gables are half timbered with roughcast infill. A verandah with a corrugated iron bullnose roof runs across the full length of both facades. The verandahs are supported on turned timber posts. The residences are

separated by a projecting firewall, which has arched recesses under the verandah.

The facades of each residence are a mirror image. Front doors are panelled timber with a sidelight and fanlight. No. 101 has a composite window consisting of a timber framed double hung sash window flanked by a narrow double hung sash window. No. 99 has a twin set of timber framed double hung sash windows. Both windows have rendered sills. Window and door openings to the façade are fitted with security screens.

Walls are face brick with tuck-pointing to the facade. Bands of stucco run along wall at sill level and at 3/4 height. Security screens are fitted to windows and doors. The building has tall face brick chimneys with rendered cornices and terracotta pots.

The building appears to have remained largely unaltered. The building is in good condition and retains its original use as two attached residences.

103-105 Parry Street comprises two attached single storey brick residences built in the Federation Queen Anne Style. The building is set back from the front by approximately 2 metres and has a low rendered brick fence with iron and wire gates. A gravel driveway separates the building from the residence to its west.

The building has a hipped roof with two gables to the front. No. 103 has an aluminium tiled roof whilst no. 105 has a corrugated iron roof. The gables have decorative timber fretwork. Both residences have verandahs to the full length of their facades supported by precast concrete columns and rendered brick piers. No. 103 has a skillion roofed verandah clad in aluminium tiles. No. 105 has a verandah with a bullnose profile roof clad in corrugated iron. Both verandahs have a concrete deck. The front doors to each residence are located to the centre of the façade, either side of a projecting firewall. Front doors are panelled timber with a sidelight and fanlight. On the façade, under each gable, is a timber framed double hung sash window flanked by a narrow double hung sash window. The façade to no. 103 is tuck-pointed face brick. No. 105 has a rendered façade and west wall. The east wall is face brick. No. 103 has a corbelled face brick chimney. Only the lower part of the chimney to no 105 remains.

The front fences, verandahs and aluminium tile roof cladding are latter additions. The building is in fair condition and continues to be used as two residences.

107-109 Parry Street comprises two attached single residence of the same basic design as 103-105 Parry Street. The building is set back from the front by approximately 2 metres. No. 107 has a rendered brick fence, 900 mm high. No. 109 has a low rendered brick fence with pillars and capping.

The building has a hipped roof with two gables to the front. No. 107 has a corrugated iron roof whilst no. 109 has an aluminium tiled roof. The gables have decorative timber fretwork. Both residences have verandahs to the full length of their facades. No. 107 has a bullnose profile verandah supported on timber posts with ornamental timber brackets. The verandah to no. 109 is supported on half height precast concrete columns, which in turn sit rest upon rendered brick piers. Both verandahs have a concrete deck. The front doors to each residence are located to the centre of the façade, either side of a projecting firewall. Front doors are panelled timber with a sidelight and fanlight. Under each gable is a timber framed double hung sash window

flanked by a narrow double hung sash window. The façade is rendered and painted white.

Modifications to the original fabric include the addition of the front fences, verandah details and aluminium tile roof cladding. The building is in fair condition and retains its original use.

111 Parry Street comprises a complex of eight, single-storey Interwar Style units. Two groups of four attached units are arrayed in a linear strip, either side of a central driveway. The front units are set back from the boundary by 4.5 metres. The complex has a low rendered brick fence that curves inwards towards the driveway entrance. The entrance to the driveway is framed by a simple concrete portal consisting of a horizontal member supported at either end by a pillar. The portal incorporates letterboxes in its pillars. The horizontal beam across the driveway bears the lettering: 'Tassia Court'. The units beyond the portal are screened by dense plantings that line the driveway.

The units have hipped and gambrel form roofs clad in terracotta tiles. The two front units, which address the street, have curved, parapeted entry porticos supported on Tuscan order columns. Walls are rendered and painted a light cream colour. Windows are sets of 4 pane casements with face brick sills. Chimneys are rendered with face brick capping and terracotta pots.

The building appears to be largely unaltered and is in good condition.

278–288 Pier Street comprises a row of six paired single storey attached residences. Stylistically the building incorporates elements of the Inter War Art Deco Style. There is a low face brick fence with metal and wire gates along the front boundary. The building is set back from the front boundary by approximately 2.5-3 metres.

Each unit has a hipped terracotta tiled roof and gable to front over a projecting bay. A square ornamental tile is located under the apex of the gable. To the front of each bay is a triple set of 8 pane casement windows with a face brick sill. The windows are set below a terracotta tile awning supported on timber brackets. Walls are rendered and painted a light cream colour. The units are entered via porticos with parapets and corbelled arches. The unit at the northern end has a portico with a chamfered face which address the corner. The building has simple rendered chimneys.

135-137 Parry Street is comprised of two single storey attached brick residences built in the federation Queen Anne Style. The building occupies a corner site and is set back from the front boundary by approximately 4 metres. There is a wire fence with timber post and rails to the front of the house and a corrugated fibro cement fence along the side boundary. A concrete path leads from the front gate to the house.

Both residences are set under corrugated iron gable roofs with battened eaves and prominent half timbered gable ends to the front. The façade and east walls are rendered. A verandah runs across the full length of the façade. The verandah is supported on chamfered timber posts and has a timber balustrade and valance. The verandah is accessed from the front via a set of centrally located concrete steps. The steps have a timber handrail to one side. The centrally placed front doors are set behind an arched recessed entry. To either side of the doors are a pair of timber framed double hung sash windows. The building has two rendered chimneys with cornicing.

Modifications include the reconstruction of the verandah and rendering of the facade. Remnant tuck-pointing is visible on the façade above the verandah.

At the rear of the house is a single storey addition with a shallow pitched gable roof. The east wall of the addition is clad in fibro sheet and has timber framed casement windows. The two residences have been amalgamated to form a single dwelling.

139-141 Parry Street is comprised of two single storey attached residences built in the federation Queen Anne Style. The building is set back 4.5 metres from the front boundary and is 1.5 metres from the residence to its east. There is a wire fence with timber posts and rails to the front of the house.

Both residences are set under simple gable roofs clad in corrugated iron. Gable ends to the front are half timbered with roughcast infill. A verandah with a skillion roof runs across the full length of the façade. The verandah is supported on timber posts with ornamental timber brackets. No. 139 has a timber lattice valance. The façade is tuck-pointed and has a paint finish. The front doors are panelled timber with a narrow sidelight and are located about the centre line of the façade. To either side of the front doors are a pair of timber framed double hung sash windows with rendered sills. Side walls are face brick. Two face brick corbelled chimneys are visible from the street.

The original form of the building appears to be substantially intact. Modifications include the paint finish to the façade and the addition of the rendered brick balustrade to the verandah. The timber lattice valance to no. 139 is also a latter addition. The building is in good condition and continues to be used as two residences.

143 Parry Street is a single storey brick residence built in the Federation Queen Anne Style. The building is set back from the front boundary by approximately 5 metres and has a low timber post and wire fence. A concrete path leads from the gate to the front of the building.

The building has a hipped roof clad in zincalume with battened timber eaves and ogee profile gutters. To the front of the building is a projecting bay crowned by a half timbered gable with roughcast infill. The gable sits above a bay window which incorporates two timber-framed double hung sash windows. A return verandah with a timber valance and ornamental brackets wraps around the projecting bay. The verandah has a concrete deck. Walls are painted brick with tuck-pointing to street elevation. The building has a panelled front door with sidelight and fanlight. Chimneys are face brick with corbelling. The building is in fair condition and retains its original use.

145 Parry Street is single storey brick residence. It is a mirror image of no. 143 Parry Street and most details are identical. The building is in fair condition and continues to be used as a residence.

147-149 Parry Street comprises two single storey brick attached houses built in the Federation Queen Anne Style. To the west of the building is a vacant lot. The east wall of the building is approximately 1 metre from the adjacent residence. No. 149 has a timber picket fence, 1.2 metres high. No 147 has a fence of horizontal timber planks, 1 metre in height. A timber picket fence divides the two front gardens. The building is set back from the street by 5 metres.

The building has a hipped corrugated iron roof with two half timbered gables to the front. A verandah under a separate skillion roof runs across the full length of the façade. The verandah is supported on turned timber posts with ornamental timber brackets. The façade is tuckpointed and painted olive green. External joinery to the front is painted black. Chimneys are face brick with rendered cornices. Both residences have a panelled timber front door

with sidelights and fanlights. Opposite each front door is a pair of timber framed double hung sash windows. The west wall is face brick and has three aluminium framed windows and engaged piers. To the rear of the building is a skillion section.

Modifications to the original fabric include the painting of the façade and the addition of the brick piers and aluminium framed windows to the west side. The original arched brick lintels are visible above the aluminium-framed windows. No major defects to the building are visible from the street. The building continues to be used as two attached residences.

13.3 COMPARATIVE INFORMATION

Comparisons may be made between *Parry Street Precinct* and other residential precincts dating from the late nineteenth century and early twentieth century within the Perth region.

Highgate Precinct, Perth, comprises a group of modest single storey brick residences dating from c. 1897. Residences within the precinct are modest in size and typically have a hipped roof with a gable and verandah to the front. Buildings within the precinct remain largely as constructed although many have modifications to their facades. The uniformity of building types and setbacks has produced a coherent and unified streetscape.

Bronte Street Precinct, Perth, comprises a collection of residences dating from the late nineteenth century to the nineteen thirties. Despite the variety of architectural styles to be found within the precinct the buildings are complimentary in terms of their scale, siting and materials. The facades of many of the buildings have been modified. The precinct has been almost entirely demolished. A small number of the original buildings stand isolated amongst multi storey residential developments.

13.4 KEY REFERENCES

No key references.

13.5 FURTHER RESEARCH

A search of the City of Perth archives for existing building licences and rate books subsequent to 1946 is required.

14 ISSUES ARISING FROM THE STATEMENT OF SIGNIFICANCE

The *Parry Street Precinct* should be protected by the conservation of the existing heritage buildings, street fronts and gardens. The character and intactness of the precinct should be strengthened and any new development should be controlled so as to retain the heritage significance of the precinct.

To achieve these aims the following management strategies should be implemented:

Designate the area as a Heritage Precinct in both the Town Planning Scheme and on the State Register of Heritage Places.

Restrict demolition of heritage places in the precinct.

Develop guidelines in the Town Planning Scheme to guide new development and alterations/additions of heritage places in the precinct. These guidelines should refer to the retention of the heritage stock, the design of any new buildings to respect the scale and proportions of the existing buildings and streetscape design guidelines.

Encourage the Town of Vincent to also designate the northern side of Parry Street as a Heritage Precinct in their Town Planning Scheme and to incorporate guidelines to enhance the heritage significance of the precinct.