



**HERITAGE  
COUNCIL**  
OF WESTERN AUSTRALIA

## REGISTER OF HERITAGE PLACES

### Removed Entry

*The Minister for Heritage Directed that this Permanent Entry in the State Register be removed on 21 January 2006. Notice of this decision under the Heritage of Western Australia Act 1990 appeared in the Government Gazette on 2 February 2006.*

1. **DATA BASE No.** 05002
2. **NAME** *Crawshaw's House* (1886)
3. **LOCATION** 116 Broome Street, Perth
4. **DESCRIPTION OF PLACE INCLUDED IN THIS ENTRY**  
Lot 5 on Plan 254, being the whole of the land comprised in Certificate of Title Volume 1540 Folio 981.
5. **LOCAL GOVERNMENT AREA** Town of Vincent
6. **OWNER** Benjamin & Co Pty Ltd
7. **HERITAGE LISTINGS**
  - Register of Heritage Places: Interim Entry 15/12/2000  
Permanent Entry 14/12/2001
  - National Trust Classification: -----
  - Town Planning Scheme: Included 08/02/2000
  - Municipal Inventory: Adopted 08/02/2000
  - Register of the National Estate: -----
8. **CONSERVATION ORDER**  
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9. **HERITAGE AGREEMENT**  
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10. **STATEMENT OF SIGNIFICANCE**  
*Crawshaw's House*, a single storey brick, stucco, and corrugated iron roof residence (1886) in the Victorian Rustic Gothic style, with a brick outhouse, and an iron and timber lean-to construction laundry, has cultural heritage significance for the following reasons:

the place was one of the first houses built in the Highgate area, and as such represents the gradual expansion north of the original townsite of Perth in the mid to late 1880s following the construction of the Perth Railway Station;

the place is a rare example of the Victorian Rustic Gothic style of building in Perth, a style which was rarely employed in Western Australia. The design is an example of the transference of Melbourne design practice to Western Australia;

the place was probably designed by draughtsman Edward Crawshaw, at a time when there were few draughtsmen working in the colony and as such is an unusual example of a professionally designed modest

residential building from the pre-Gold Boom period in Western Australia;

the general form, proportions, style, roofscape, stucco detailing and English garden wall bond brickwork of the house remain intact, are aesthetically pleasing and contribute to the Broome Street streetscape; and,

the place is valued by the local community as one of the earliest surviving residences constructed in the Highgate area in the mid 1880s.

The attached carport, side and rear garden fences are considered to have no significance. The rear timber framed outbuildings and brick construction have 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 THEMES

- 2.4.2 Migrating to seek opportunity
- 4.1.2 Making suburbs

### HERITAGE COUNCIL OF WESTERN AUSTRALIA THEMES

- 101 Immigration, emigration and refugees
- 306 Domestic activities.

#### 11.1 AESTHETIC VALUE\*

*Crawshaw's House*, is a single storey brick, stucco, and corrugated iron roof residence in the Victorian Rustic Gothic style, with a brick outhouse, and an iron and timber lean-to construction laundry. Although its aesthetic value is much diminished, the roofscape, stucco detailing and English garden wall bond brickwork remains intact and are aesthetically pleasing. (Criterion 1.1)

*Crawshaw's House* is a minor visual element in the Broome Street streetscape and contributes to the cultural density of the street. *Crawshaw's House* has the potential to play a very significant aesthetic role in the streetscape. (Criterion 1.3)

#### 11.2. HISTORIC VALUE

*Crawshaw's House* was one of the first houses built in the Highgate area, as residential accommodation gradually began to expand north of the original townsite of Perth in the mid to late 1880s, following the construction of Perth Railway Station. It was one of the first substantial brick houses built in the area, as indicated in the recording of the place as 'house' rather than 'cottage'. (Criteria 2.2)

*Crawshaw's House* was probably designed by draughtsman Edward Crawshaw, for whom the place was built in 1886. It was recorded as occupied by Robert Crawshaw, draughtsman, from 1886 to 1888. There were few

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\* 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.

draughtsmen recorded working in the Colony at this time. (Criterion 2.3)

Having been a rental property since 1892, *Crawshaw's House* has been the home to successive waves of immigrants. (Criterion 2.3)

### 11.3. SCIENTIFIC VALUE

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### 11.4. SOCIAL VALUE

*Crawshaw's House* is valued by the local community as one of the earliest surviving residences constructed in the Highgate area in the mid 1880s, as an example of pre-Gold Boom residential accommodation, and through its continued use as a single residence from 1886 to the late twentieth century. (Criterion 4.1)

*Crawshaw's House* is one of the earliest and one of very few surviving pre-Gold Boom residential buildings in Highgate, and as such contributes to the community's sense of place. (Criterion 4.2)

## 12. DEGREE OF SIGNIFICANCE

### 12.1. RARITY

*Crawshaw's House* is an unusual and uncommon example of the Victorian Rustic Gothic style of building in Perth. The style was rarely employed in Western Australia and is an example the transference of Melbourne design practice to Western Australia. (Criterion 5.1)

Probably designed by Edward Crawshaw at a time when there were few draughtsmen working in the colony, the place is an unusual example of a professionally designed modest residential building from the pre-Gold Boom period in Western Australia. (Criterion 5.1)

### 12.2 REPRESENTATIVENESS

*Crawshaw's House* is representative example of a single storey residence in the Victorian Rustic Gothic style, though much of its rich detailing is no longer in place. (Criterion 6.1)

*Crawshaw's House* is representative of the settlement of the land to the north of the city for residential purposes in the period immediately preceding the Gold Boom of the 1890s. (Criterion 6.2)

### 12.3 CONDITION

The loss of the bay window, internal doors, fireplace, ceiling roses and some ceilings has greatly reduced the aesthetic values of the place and the capacity to read the elements of the Victorian Rustic Gothic style. The cumulative maintenance has been poor, resulting in the loss of detail and some poor maintenance strategies that may be harmful to the fabric of the building. There is no current maintenance program and the main efforts are focussed on keeping vandals out of the building. Overall the condition of the front to the building is fair to good, with some local instances of building failures. The rear masonry extensions are in fair condition and the framed sections of the building are in very poor condition.

#### 12.4 INTEGRITY

The original intent of the place remains intact. Though the place is currently vacant, the structure remains viable and the place is capable of sustaining its heritage values and being restored to more accurately reflect its Victorian Rustic Gothic origins. Work to conserve the place must be commenced in the near future as loss through vandalism is a concern. The place retains a moderate degree of integrity.

#### 12.5 AUTHENTICITY

The main actions that have diminished the authenticity of the place are linked with the removal of the bay window and of numerous internal details as previously noted. What remains is the authentic plan, roofscape, and sufficient authentic detail to allow effective conservation to take place. Additions to the house appear to have taken place prior to the 1895 survey, and this is indicated by matching the physical evidence to with the Fieldbook. This part of the house, rooms 5,6 and 7, has undergone substantial change internally, but the 1895 Fieldbook, 1955 sewerage plan and present physical evidence indicate that the masonry section of the house has remained the same size from 1895 to the present. The place retains a moderate degree of authenticity.

#### 13. SUPPORTING EVIDENCE

The documentary evidence has been compiled by Robin Chinnery, Historian, who had been previously commissioned by the Town of Vincent to compile research to determine the date of construction of the place. The physical evidence has been compiled by Philip Griffiths, Architect.

#### 13.1 DOCUMENTARY EVIDENCE

*Crawshaw's House* is a single storey residence (1886) in the Victorian Rustic Gothic style, with a brick outhouse, and an iron, asbestos cement and timber lean-to construction with a concrete floor.<sup>1</sup> The place was constructed of brick with an iron roof for Edward Crawshaw in 1886.

Following the foundation of the town of Perth on 12 August 1829, the townsite of Perth was laid out between Mount Eliza and Heirisson Island, facing the Swan River on the south, and with a chain of swamps and lagoons to the north. From the 1840s, the area of land to the north of the original townsite began to be taken up for farmlets and market gardens when drainage of the wetlands made the fertile swamp land available for agriculture. By the 1870s, the city centre of Perth was consolidated on the grid laid out of Roe's survey, and there were about 800 houses accommodating about 4,600 people.<sup>2</sup> In the 1880s, there was expansion northwards, and further development took place after the construction of Perth Railway Station in 1880.

On 11 February 1884, Tudor Hora, of Melbourne, late of Perth, acquired Perth

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<sup>1</sup> 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) pp. 90-93.

<sup>2</sup> Campbell, Robin McK. in Pitt Morrison, Margaret, and White, John (Eds.) *Western Towns and Buildings* (University of Western Australia Press, Nedlands, 1979) p. 104.

Suburban Lots 147, 148 and 149.<sup>3</sup>

On 13 February 1884, Perth Suburban Lots 147, 148 and 149 were transferred by endorsement from Tudor Hora to Thomas Rowe of Perth, Sub-Inspector of Police.<sup>4</sup> A detective with Scotland Yard (1861-67), he had arrived in Western Australia per *Hougomont* on 9 January 1868, to take up an appointment in the Convict Establishment.<sup>5</sup> In 1868, he joined the Perth Police Force, and in 1873, formed the CIB.<sup>6</sup> He invested in property in Geraldton and Perth.<sup>7</sup> Rowe sub-divided the land at Perth Suburban Lots 147, 148 and 149, and lots were sold from April 1884.<sup>8</sup>

On 15 August 1884, portions of Perth Suburban Lot 148 numbered 11 and 12, two roods and 18 perches in area, were transferred from Thomas Rowe to James Underwood Lapsley, Bank Clerk, of Perth.<sup>9</sup> However, in 1884 and 1885, Perth Suburban Lots 147-149 continued to be recorded in the Rate Books as owned by Tudor Hora, absentee owner, with an unimproved value of £10 in 1884, and £60 in 1885.<sup>10</sup> A note was appended in the latter year re the sale of two lots, and the remainder to 'various persons'.<sup>11</sup>

James Lapsley (b. 1859, India), had arrived in Western Australia in 1869, with his parents, William Ferguson Lapsley, Principal Medical Officer for the Convict Establishment, and Elizabeth Ann Lapsley.<sup>12</sup> The family returned to Scotland after William's retirement; however, James returned to Western Australia in 1884, and found employment as a clerk in the National Bank.<sup>13</sup>

On 15 June 1886, portions 11 and 12 of Perth Suburban Lot 148, two roods and 18 perches in area, were transferred from James Underwood Lapsley to Edward Crawshaw, 'gentleman', of Perth.<sup>14</sup> Crawshaw, a draughtsman, had arrived in Western Australia from the Eastern Colonies per the *Ballarat* on 2 September 1884, and his wife had arrived per the *Franklin* from South Australia on 5 November 1884.<sup>15</sup>

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<sup>3</sup> Certificate of Title Vol. XII Fol. 243.

<sup>4</sup> Ibid.

<sup>5</sup> Erickson, Rica (Ed.) *The Bicentennial Dictionary of Western Australians pre 1829-1888* University of Western Australia Press, Nedlands, 1987-88) Vol. IV, p. 2690.

<sup>6</sup> Ibid.

<sup>7</sup> Ibid; and City of Perth Rate Books, 1880-90.

<sup>8</sup> Certificate of op. cit.

<sup>9</sup> Ibid; and Certificate of Title portions of Perth Suburban Lot 148 Vol. XIII Fol. 128.

<sup>10</sup> City of Perth Rate Books, North Ward, 1884 and 1885, p. 10 and p. 11 respectively.

<sup>11</sup> Ibid.

<sup>12</sup> Erickson, R. (Ed.) op. cit., Vol. III, p. 1798.

<sup>13</sup> Ibid.

<sup>14</sup> Certificate of Title Vol. XIII Fol. 128.

<sup>15</sup> Erickson, Rica (Ed.) op. cit., Vol. I, p. 707. Note: The Dictionary entry is E. (C.?) Crawshaw. The passenger lists for both ships' arrivals did not record initials or first names (AN 371/1, Acc. 108/6, 27 April 1873-June 1894) on Microfilm, and nor did the newspaper records of passenger arrivals (*The West Australian* 4 September and 6 November 1884, and *The Inquirer* 3 September and 12 November 1884). The ships arrived in Western Australia from Glenelg and from Port Adelaide respectively, and Mrs. Crawshaw travelled as a steerage passenger. E. Crawshaw, draughtsman, is recorded in Perth, per *The Western Australian Almanac* in the period 1886-1888, as noted in the above entry in the Dictionary. Previous arrivals of Crawshaws in Western Australia included two convicts, John, a labourer, (per *Minden*, 14 April 1851), and Thomas, a farm labourer, (per *Clara*, 3 July 1857). (Erickson, Rica and O'Mara, Gillian *Convicts in Western Australia, 1850-1887* University of Western Australia Press, Nedlands, 1994, p. 127). In the latter part of the nineteenth century and into the twentieth century, there is a Charles R. Crawshaw recorded in Western Australia per *Wise's Post Office Directory*.

In 1886, a single storey house in the Victorian Rustic Gothic style, constructed of brick with timber floors and an iron roof, was built at portions 11 and 12 of Perth Suburban Lot 148 for Edward Crawshaw.<sup>16</sup> As he was a draughtsman, it is most probable that he was responsible for the design of the place. The place comprised a passage from the front entrance to the rear most of the three rooms, with rooms one and two at the west of the passage, with fireplaces in the front and rear rooms on the west and east walls respectively.

From 1886 to 1888, the City of Perth Rate Books record Robert Crawshaw, draughtsman, as the owner and occupier of pt. Perth Suburban Lot 148, house and vacant grounds, which had an annual value of £20 in 1887 and 1888.<sup>17</sup> However, the certificate of title remained in the name of Edward Crawshaw. In 1887, *The Herald Western Australian Almanac and Commercial Directory* included an entry for Edward Crawshaw, draughtsman.<sup>18</sup> It has not been possible to establish whether Edward and Robert Crawshaw were one and the same person.

In 1888, Robert Crawshaw's name is crossed out as occupier of the place, and that of John Gettino, laborer, is inserted.<sup>19</sup>

In 1888-89, St. Alban's Anglican Church was constructed at the corner of Burt and Lincoln Streets, Highgate Hill.<sup>20</sup> Built to seat a congregation of 150, its founders foresaw a future expansion of population of the district from 'a small isolated cluster of homes erected on an "estate" which an enterprising owner had sub-divided into workmen's cottages, in the hollow at the east side of Beaufort Street.'<sup>21</sup> At that date, the area to the north of the 'little settlement' was virgin bush.<sup>22</sup>

In 1889, John Gettino's name is crossed out as the occupier of *Crawshaw's House*, and that of John Thirley, plasterer, inserted.<sup>23</sup>

On 23 May 1890, 16 and four tenths perches, on which *Crawshaw's House* had been erected, of portions 11 and 12 of Perth Suburban Lot 148, Lot 5 on Plan 254, was transferred from Edward Crawshaw to Frederick Thirley, plasterer, of Perth.<sup>24</sup> Thirley continued to reside at the place until he sold it in 1892.<sup>25</sup> On 23 and 27 May 1890, he took out mortgages of £100 and £150 on the place, the latter to the former owner, Edward Crawshaw, recorded as formerly of

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<sup>16</sup> City of Perth Rate Book, North Ward, 1886, p. 12.

<sup>17</sup> Ibid; 1887, p. 13; and 1888, p. 13. Note: In the period 1886 to 1895, the place is recorded in the Rate Books as Burt Street.

<sup>18</sup> *The Herald Western Australian Almanac and Commercial Directory* 1887, p. 69.

<sup>19</sup> City of Perth Rate Book, North Ward, 1888, p. 13. Note: A Robert Crawshaw was recorded in *Sands & McDougall's Melbourne and Suburban Directory* in 1889, p. 67, and p. 615; and then from 1898, Robert Crawshaw was resident at 12 Gordon Street, Richmond (*Sands & McDougall's Melbourne and Suburban Directory* and *Wise's Post Office Directory of Victoria*.) It appears unlikely that this was the same Robert Crawshaw, for that recorded in Victoria was a dealer. (Electoral Roll of Voters at the Victorian Referendum, 1899, microfiche, Alexander Library.)

<sup>20</sup> 'The Early days of St. Alban's Church, Highgate Hill, W. A.', pp. 1-8, Batty Library PR74.

<sup>21</sup> Ibid, p. 6.

<sup>22</sup> Ibid.

<sup>23</sup> City of Perth Rate Book, North Ward, 1889, p. 30.

<sup>24</sup> Certificate of Title Vol XIII Fol. 128; and Certificate of Title Vol. XXXII Fol. 83. Note: Edward Crawshaw continued in ownership of portions 11 and 12, other than lot 5. (However, City of Perth Rate Books, North Ward, continue to record Robert Crawshaw as owner.) The remaining lots were sold at various dates from 1896 to 1902.

<sup>25</sup> City of Perth Rate Books, North Ward, 1890-91, p. 32, and p. 33 respectively.

Perth, 'now residing in England'.<sup>26</sup>

In a photograph taken from the Perth Town Hall c. 1890, *Crawshaw's House* is visible in the distance, with its distinctive roof line and the chimney at the west side.<sup>27</sup> At this date, there was little development in the surrounding Highgate area, other than St. Alban's Anglican Church (1889), and a few cottages to the east of Beaufort Street, including a pair of cottages (1889, demolished 1999) at Shearer Street (later Stirling Street).<sup>28</sup>

On 17 September 1892, *Crawshaw's House* was transferred by endorsement to David Guthrie and Andrew Dyson of Perth.<sup>29</sup> The place was rented to tenants throughout their ownership.<sup>30</sup>

Andrew Dyson (b. 1859), son of James (general dealer) and Jane had married Charlotte Ashworth, at York, in 1881.<sup>31</sup> David Guthrie had married Jane Tyler on 15 June 1882, at Perth.<sup>32</sup> In the 1890s, Guthrie, a tobacconist and billiard maker, individually owned additional land in the vicinity of *Crawshaw's House*.<sup>33</sup>

A plan dated 14 March 1893, shows the north side of Broome Street, Perth Suburban Lot 148 with Lots 1-3 fronting Burt Street, 4-5 fronting Broome Street, then A, B, C, and D, to the corner of Broome and Shearer Street.<sup>34</sup>

In 1893 and 1894, *Crawshaw's House* with an annual value of £15, was rented to Mrs. Wanliss, widow.<sup>35</sup> In this year, a timber house with an iron roof was constructed at the adjacent lot on the east for Frank Barnard, fireman.<sup>36</sup>

The Plan of City of Perth dated 22 November 1894, shows Broome Street bisecting Sub 148 from Burt Street (later Beaufort Street) to Guildford Road<sup>37</sup>

The Plan of City of Perth Shewing Subdivisions to 1895 shows Broome Street as per the 1893 plan.<sup>38</sup> The Western Australian Gold Boom resulted in a building boom in Perth from the mid-1890s, and considerable expansion of residential and commercial building in the area to the north, east, and west of the city.

In 1895, William Coffin, draper, resided at *Crawshaw's House*, and then he was replaced by William J. Smith, carpenter, who continued in residence at the place in 1896.<sup>39</sup>

In early November 1895, a Surveyor's Fieldbook drawing shows *Crawshaw's*

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<sup>26</sup> Certificate of Title Vol. XXXII Fol. 83.

<sup>27</sup> Battye Library Photographic Collection 2865B/6.

<sup>28</sup> Ibid.

<sup>29</sup> Certificate of Title Vol. XXXII Fol. 83.

<sup>30</sup> City of Perth Rate Books, North Ward, 1892-97.

<sup>31</sup> Erickson, Rica (Ed.) op. cit., Vol. II, p. 931.

<sup>32</sup> Ibid, p. 1298.

<sup>33</sup> City of Perth Rate Books, North Ward, 1892-1894.

<sup>34</sup> Plan of City of Perth Subdivisions, Alan H. Barlee and A. W. Halligan, 1 December 1893. Battye Library Old Maps Collection, 836C.

<sup>35</sup> City of Perth Rate Book North Ward, 1893 and 1894, p. 50 and p. 59 respectively. Note: In 1894, the annual value of £15 was crossed out and £13 inserted.

<sup>36</sup> Ibid; and Metropolitan Sewerage Map, PWDWA 5647 14, sheet 7, microfiche 4 of 5, PROWA Cons. 1647, 1897.

<sup>37</sup> Plan of City of Perth, 22 November 1894. Battye Library Old Map Collection, 414C.

<sup>38</sup> Plan of City of Perth Shewing Subdivisions to 1895, A. W. Halligan, 28 September 1895. Battye Library Old Maps Collection, 581C.

<sup>39</sup> City of Perth Rate Books, North Ward, 1895 and 1896, p. 60 and p. 411 respectively; and *Wise's Post Office Directory* 1895.



House as Brick House 1.<sup>40</sup> The place has a distinctive bay at the front to the west of the front entrance.<sup>41</sup> A down pipe is located at the eastern corner where the bay extends from the building.<sup>42</sup> There are no verandahs at the front or rear of the place.<sup>43</sup> A tank stand is located at the north-west corner at the rear of the house, and a brick wall has been extended a short distance to the north from the north-west corner of the house. There is a brick water closet located to the north of the tank stand, aligned with the western side of the house.<sup>44</sup>

To the east of *Crawshaw's House* is shown Frank Barnard's timber and iron house, House 2, and to the east of that is Brick House 3, built in 1894-95, for Frederick G. Bewsher, and at this date occupied by a tenant, James Parker.<sup>45</sup> Broome Street was not a made road, and there was a shell path on the south side.<sup>46</sup>

In 1897, a metropolitan sewerage map shows Broome Street to Burt Street with sub-division of Sub. 148 into lots which include vacant Lots 1-3 fronting Burt Street, and Lots 4 and 5 fronting Broome Street, whilst Lot 4 is vacant.<sup>47</sup> At Lot 5, *Crawshaw's House* is shown as a single storey brick and iron house with an outbuilding at the rear to the north-west of the house.<sup>48</sup> The two lots immediately to the east of the place have been developed, with single storey houses and associated outbuildings.<sup>49</sup> The Lots to the east to Shearer Street are vacant.<sup>50</sup> The house adjacent to *Crawshaw's House* is of timber weatherboard construction.<sup>51</sup>

On 3 June 1897, *Crawshaw's House* was transferred by endorsement to David Guthrie, following the death of Andrew Dyson, and the place continued to be rented to tenants under the ownership of David Guthrie.<sup>52</sup> In 1897, the place was occupied by M. Mair, and its annual value had increased to £18.<sup>53</sup>

In August 1897, the Metropolitan Sewerage plan shows *Crawshaw's House* as on the preceding plan, with single storey houses erected on the two lots to the west, and another two to the east towards Shearer Street.<sup>54</sup>

On 30 June 1898, the property was transferred by endorsement from David Guthrie to Elizabeth Ann Guthrie, Married Woman, of 471 Newcastle Street, Perth, although the place continued to be recorded in the Rate Book records

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<sup>40</sup> Surveyor's Fieldbook 2037, PROWA Cons. 3464 WAS 84 Item 13, p. 28.

<sup>41</sup> Ibid.

<sup>42</sup> Ibid.

<sup>43</sup> Ibid.

<sup>44</sup> Ibid.

<sup>45</sup> Ibid; and City of Perth Rate Book North Ward, 1894-95. Note: Frederick Bewsher subsequently took up residence at his property. This house survives as 110 Broome Street, albeit much modified.

<sup>46</sup> Surveyor's Fieldbook 2037, *ibid*, p. 29.

<sup>47</sup> Metropolitan Sewerage Map, PWDWA 5647 14, sheet 7, microfiche 4 of 5, PROWA Cons. 1647, 1897.

<sup>48</sup> Ibid.

<sup>49</sup> Ibid.

<sup>50</sup> Ibid.

<sup>51</sup> Ibid.

<sup>52</sup> Certificate of Title Vol. XXXII Fol. 83; and City of Perth Rate Books, North Ward, 1897-98,

<sup>53</sup> City of Perth Rate Book, North Ward, 1897, p. 540.

<sup>54</sup> Metropolitan Sewerage plan PWDWA 5647 15, sheet 7, microfiche 2 of 5, PROWA Cons. 1647, August 1897.

as owned by David Guthrie.<sup>55</sup> In this year, the Rate Books record that the place was occupied by Michael James O'Keefe, butcher, and the annual value had increased to £20.<sup>56</sup> For the first time, *Crawshaw's House* was recorded in the Rate Book with a street number, 102 Broome Street.<sup>57</sup> *Wise's Post Office Directory* recorded Robert Harris at this address, and the previous occupier as William Smith.<sup>58</sup> The place continued to be occupied by tenants throughout most the late nineteenth and twentieth centuries.

In 1899, *Wise's Western Australian Post Office Directory Plan of Perth, Fremantle and Suburbs* includes Broome Street.<sup>59</sup> In this year, Charles J. Reeve was recorded in the Post Office Directory at 102 Broome Street, and the place continued to be occupied by relatively short-term tenants in the early twentieth century.<sup>60</sup> By 1899, in Broome Street between Shearer Street (later Stirling Street) and Beaufort Street there were houses listed also at 98, 100, 104 and 106.<sup>61</sup>

On 28 December 1903, a drawing in a Surveyor's Fieldbook shows development of the neighbouring lots in Broome Street, whilst *Crawshaw's House* is recorded 'Brick house as before'.<sup>62</sup>

In 1905, the street number of *Crawshaw's House* had changed from 102 to 108 Broome Street, and the place was occupied by Axel Kruse, railway employee.<sup>63</sup> There was further development in the vicinity in this period; and in 1906, *Wise's Post Office Directory* lists residences at 98, 100, 104, 108, 110, and 112 Broome Street, with Ferstat Brothers, fruiterers, established at the corner of Broome and Beaufort Streets.<sup>64</sup>

In 1907-08, the plan *Western Australian Government Railways - Sewerage Connections constructed and provided for to 1907-08* shows *Crawshaw's House* has not changed from the earlier sewerage plan drawings of 1895-97.<sup>65</sup>

In 1908, the street number of *Crawshaw's House* changed from 108 to 116 Broome Street, and Axel Kruse continued in residence.<sup>66</sup> In 1910, the annual value remained at £20, as in 1898, and Axel Kruse was still in residence.<sup>67</sup>

On 30 September 1932, the name of the registered proprietor of the place was altered to Eliza Anna Guthrie, Married Woman, of 471 Newcastle Street, Perth, the old Certificate of Title was cancelled and a new Certificate issued.<sup>68</sup>

On 18 August 1942, Eliza Anna Guthrie died, and probate of her will was granted to the sole executor, The West Australian Trustee Executor and

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<sup>55</sup> Certificate of Title Vol. XXXII Fol. 83; and City of Perth Rate Books, North Ward, 1898-1910.

<sup>56</sup> City of Perth Rate Book, North Ward, 1898, p. 102.

<sup>57</sup> Ibid.

<sup>58</sup> *Wise's Post Office Directory*

<sup>59</sup> *Western Australian Post Office Directory Plan of Perth, Fremantle and Suburbs*, 1899. Battye Library Old Maps Collection, 105C.

<sup>60</sup> *Wise's Post Office Directory* 1899-1905.

<sup>61</sup> Ibid.

<sup>62</sup> Surveyor's Fieldbook 2038 PROWA Cons. 3464 WAS 84 Item 13, p. 20.

<sup>63</sup> *Wise's Post Office Directory* 1905, p. 274.

<sup>64</sup> Ibid.

<sup>65</sup> *Western Australian Government Railways - Sewerage Connections constructed and provided for to 1907-08* PROWA CCE 13093 Cons. 1781.

<sup>66</sup> *Wise's Post Office Directory*

<sup>67</sup> *Wise's Post Office Directory* 1910, p. 265; and City of Perth Rate Books, North Ward 1898-1910.

<sup>68</sup> Certificates of Title Vol. XXXII Fol. 83, and Vol. 1031 Fol. 195.

Agency Company Limited, on 23 September 1942.<sup>69</sup>

On 8 July 1943, the place was transferred to Beatrice Blanche Guthrie, Spinster, of 471 Newcastle Street, Perth.<sup>70</sup>

On a sewerage plan of 27 July 1955, *Crawshaw's House* is shown with a path leading from the street boundary to the front entrance at the east side of the front of the house.<sup>71</sup> There are no verandahs at the front or rear of the place.<sup>72</sup> The place has been extended at the rear at an unknown date in the period prior to the Surveyor's Fieldbook drawings of 1895.<sup>73</sup> A path leads from the rear entrance to the brick w.c., and a galvanised iron lean-to has been erected at the north side of the w.c.<sup>74</sup>

On 31 October 1958 the place was transferred from Beatrice Blanche Guthrie to Peggy Glendie Clare, Married Woman, of 12 Almondbury Road, Mount Lawley.<sup>75</sup>

Following the influx of European immigrants to Australia in the post World War Two period, many settled in Highgate and North Perth, in proximity to the city. On 30 October 1959, *Crawshaw's House* was transferred to Simo Trpchev, labourer, an immigrant from Macedonia, who took up residence at the place with his family.<sup>76</sup> In this period the accommodation comprised two bedrooms, one painted blue and the other yellow, which opened from the passage; then the passage opened into the third of the original rooms, which served as the lounge room, and which opened in turn to the kitchen addition, with a store room and bathroom on the west side. The walls of the kitchen were painted light blue.<sup>77</sup> There was a wood stove at the right side of the kitchen, and a fireplace in the lounge room.<sup>78</sup> A driveway had been made from the street to the rear yard on the east side of the house.<sup>79</sup> Most of the immediate neighbours were also immigrants, some having also emigrated from Macedonia.<sup>80</sup>

On 9 March 1966, *Crawshaw's House* was transferred from Simo Trpchev to Florindar Conte, pensioner, of 50 Palmerston Street, Bentley Park, and Ernesto Luigi Conte, railway worker, of 8 Brookman Street, Perth, as tenants in common in equal shares.<sup>81</sup> The latter died on 27 October 1970.<sup>82</sup> At an unknown date during the Contes' ownership of the place, the original front bay window was removed, and replaced with an aluminium-framed window, and the fireplace in the front room was bricked in.<sup>83</sup>

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<sup>69</sup> Certificate of Title Perth Vol. 1031 Fol. 195.

<sup>70</sup> Ibid.

<sup>71</sup> Metropolitan Sewerage, PROWA Cons. 4156 Item 97.

<sup>72</sup> Ibid.

<sup>73</sup> Ibid. Note: There is no record of a building application for this addition. Physical evidence indicates that the laundry addition was built in the period post to 1930.

<sup>74</sup> Ibid.

<sup>75</sup> Certificate of Title Vol. 1031 Fol. 195.

<sup>76</sup> Certificate of Title Vol. 1031 Fol. 195; and Mary Avramovfka (nee Trpchev) telephone conversation with Robin Chinnery, 27 June 2000.

<sup>77</sup> Ibid.

<sup>78</sup> Ibid.

<sup>79</sup> Ibid.

<sup>80</sup> Ibid.

<sup>81</sup> Certificate of Title Vol. 1031 Fol. 195.

<sup>82</sup> Certificate of Title Vol. 1031 Fol. 195.

<sup>83</sup> Mary Avramovfka op. cit.; and Mrs. Pileggi, op. cit.

On 18 August 1977, Florindar Conte died intestate.<sup>84</sup>

On 28 July 1978, an Order to Administer with the Will annexed was granted by the Supreme Court of Western Australia for Ernesto Luigi Conte's half share of *Crawshaw's House*, and on 16 October 1978, the Public Trustee was registered as the proprietor as Administrator of his Will and Estate.<sup>85</sup>

On 6 February 1979, Letters of Administration were granted for the Estate of Florindar Conte; and on 29 August 1979, the Administratrix, Pina Marchetti, was registered as the proprietor of Florindar Conte's half share of *Crawshaw's House*.<sup>86</sup> On the same date, the place was transferred to Benjamin & Co. Pty. Ltd., care of Cooper Bros. & Co., Pastoral House, 156 Saint George's Terrace, Perth.<sup>87</sup>

The place continued to be leased to tenants for a number of years, until circa 1997-98.<sup>88</sup> In recent years the place has not been occupied, and it has been boarded up to prevent damage by squatters and vandals.<sup>89</sup>

On 9 September 1999, an application was made to the Town of Vincent to demolish *Crawshaw's House* by the owners, prior to re-development of the site in future.<sup>90</sup> The Council deferred a decision.<sup>91</sup>

When the application for a demolition licence was re-considered by the Town of Vincent, the item was laid on the table; and an independent historian was commissioned to determine the date of construction of the place, prior to a re-consideration of the heritage significance of the place.<sup>92</sup> North Perth Ward Councillor Jim Richards proposed 'that this house on its aesthetic value, social value and age is of cultural heritage significance.'<sup>93</sup> Brendan O'Hara, resident of the Town of Vincent, considered the place to be 'of huge significance to the local area'.<sup>94</sup> Mayor John Hyde said that 'the majority of councillors believed that the building is of real significance'.<sup>95</sup>

In June 2000, *Crawshaw's House* remains boarded up and not in use.<sup>96</sup>

## 13.2 PHYSICAL EVIDENCE

*Crawshaw's House* is a single storey residence (1886) in the Victorian Rustic Gothic style, with a brick outhouse, and an iron, asbestos cement, and timber lean-to construction with a part timber and part concrete floor.<sup>97</sup> The place

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<sup>84</sup> Certificate of Title Vol. 1031 Fol. 195.

<sup>85</sup> Certificate of Title Vol. 1031 Fol. 19.

<sup>86</sup> Ibid.

<sup>87</sup> Certificate of Title Perth Suburban Lot 148 being Lot 5 on Plan 254, CT 1540 Fol. 981, 29 August 1979.

<sup>88</sup> Philip Saddick, of Benjamin & Co. Pty. Ltd., conversation with Robin Chinnery, 5 July 2000.

<sup>89</sup> Ibid.

<sup>90</sup> Helen Heslop, Town of Vincent, telephone conversation with Robin Chinnery, 28 January 2000; *Guardian Express Community Newspaper* 25-31 January 2000, p. 3; and <http://www.vincent.iinet.au/116BroomeSt.htm>, 1 February 2000.

<sup>91</sup> Ibid.

<sup>92</sup> *Guardian Express Community Newspaper* 25-31 January 2000, p. 3.

<sup>93</sup> Ibid.

<sup>94</sup> Ibid.

<sup>95</sup> Ibid, 1-7 February 2000.

<sup>96</sup> Ibid.

<sup>97</sup> 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) pp. 90-93.

has also a steel and iron roof carport attached to its eastern side.

*Crawshaw's House* is set in Broome Street to the east of Beaufort Street in a street of properties that span through time from the late nineteenth century to the early twentieth century. The immediate vicinity of *Crawshaw's House* on either side of it is vacant land. The land to the north has been redeveloped in the 1990s to produce medium density housing. Much of the development of the late twentieth century is the result of redevelopment of small residential lots.

*Crawshaw's House* is located on a long rectangular lot on virtually flat terrain. Broome Street is a bitumen top road, which runs east-west, with concrete barrier kerbs, a narrow grass verge, and street tree plantings of *Melaleuca*. The street footpath is made up of standard concrete paving slabs.

Lot 5 on which *Crawshaw's House* stands is just over ten metres wide and the house is located approximately 3.6 metres in from the front boundary. There is a narrow offset from the western boundary of less than 1 metre and an eastern side setback of around 3 metres.

There are the remains of a post rail and chainlink fence across the front boundary, and a narrow concrete path leads from the public footpath to the front door. The front garden is somewhat overgrown, with plantings of three species of cactus, geranium and pelargonium. An access way along the eastern side the house is not paved in a formal sense, but does contain remnant gravel paving. A simple steel-framed and metal roofed carport is constructed over the driveway and is attached to the house wall. The rear fence is made of modern brickwork and is part of the redevelopment of the site to the rear of Lot 5. The eastern fence only extends part way along the boundary and is made of Supersix profile asbestos cement, and the western fence is a mix of Supersix and open timber pickets, and parts of both fences are missing. Apart from the rear boundary brick fence, all fences are in very poor condition.

There are two types of outbuildings in the yard: a brick construction water closet, which is indicated on the earliest plans, and a framed construction element that provided laundry and other accommodation. Concrete slab paths connect the house, the framed construction building, and the water closet, and this paving also extends across the remainder of the north elevation, providing access to the driveway to the east. There is a small rotary clothesline to the rear of the house. The ground is covered with grass and weeds and there are several mature trees in the garden including a lemon tree, eucalypts, and a ficus, together with several pelargoniums. None of these plantings would appear to be of particular significance and in the main would date from the post World War Two period.

The original section of the house is simply expressed in the Victorian Rustic Gothic style.<sup>98</sup> The front elevation has a two-plane frontage, reflecting the plan form of the main front room and recessed entry. The front wall is constructed of solid 9" brickwork, which is finished in render of several types, namely stucco, together with cement and sand render. The walls have pick faced faux stone quoins made of stucco, and the infill wall has a horizontal format aluminium window, which is currently sheeted with metal to prevent entry. The scars of the original bay window can be read through the renders and where renders are lifting free of the brickwork in several locations. The timber lintol to the original bay windows may also be seen under the loose

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<sup>98</sup> Ibid.

plaster. The front door is recessed in a small porch with a bull nosed veranda roof over it. The roof form at the front of the house comprises a gable facing south and east, with a stucco chimney on the west side, and a face brickwork chimney on the eastern side. The roof is steeply pitched at 40 degrees and is constructed in painted corrugated galvanized iron, and the gutters are replacement material in the Sheerline profile. One of the distinctive features of the front gable is the intricately carved barge boards, which are part of the original detailing. The roof elements are in fair to poor condition.

The west wall of the house comprises several sections, reflecting the different periods of construction. The brickwork to the main house extending from the front room (room 1) to the former kitchen (room 4) is constructed in English garden wall bond brickwork. This wall contains one original timber framed double hung sash window in a tall 2:1 proportion, and one window that has been inserted into a modified opening. This work required the removal of the former tall narrow window and the insertion of a pair of casement windows. The next section extends along the west side of rooms 6 and 7 and is laid in stretcher bond, with the section to room 7 rendered over. The outbuilding walls are timber-framed and clad with flat asbestos cement sheeting externally, with some sections clad internally in the same material.

The roof is gabled over the section of the house comprising rooms 1, 2 and 3 and then extends north over the remainder of the house in a long low-pitched lean-to form. The lean-to section over room 4 is part of the original construction, but the lean-to section north of this is possibly a later addition, or has been substantially modified since the house was originally constructed. The length of the masonry section of the house was set at around its present length by the time the 1895 Surveyor's Fieldbook entry was made. The brickwork to the west elevation is in fair to good condition and the framed building sections are in very poor condition. There is one section of brickwork under the store windows which is in very poor condition

The east wall to the house has no openings and simply consists of a parapet gable and lean-to roof parapet, all constructed in English garden wall bond brickwork, with the northern section constructed in stretcher bond brickwork. The brickwork in this elevation is in very good condition.

The water closet and the rear of the house are constructed in rendered and painted brickwork.

The timber-framed buildings are made up in standard timber studwork and clad with flat asbestos cement sheeting. The southern of the two rooms (room 8) has a timber floor and the northern section (room 9) has a concrete floor that was constructed in several stages.

The house is planned in four sections: the porch and the first three rooms and corridor (rooms 1 -4), the three rear rooms (rooms 5-7), the rear framed rooms under the lean-to roof (rooms 8-9), and the water closet (room 10). (Refer to plan in Figures 1 and 2).

The front rooms comprise a living room, bedroom, corridor, and a former kitchen, used as a living room in the last half of the twentieth century.

Room 1 has a 6.5" (165mm) timber board floor with 8" (200mm) moulded timber skirtings, and plastered walls, together with a lath and plaster ceiling. Newspapers line the floor and the last floor coverings have been removed. There is a chimney breast, but the fireplace has been blocked in. The ceiling rose has been removed, wall vents are missing, and the door to the corridor is missing. As previously noted, the original bay window has been removed

and replaced with a sliding aluminium framed window in a straight wall. There are several large cracks in the walls, notably the north and west walls.

The corridor (room 2) is similar to room 1, but here the ceiling has been replaced with plasterboard, with plaster cove cornices. The timber floor is covered with vinyl sheeting. The walls are covered with graffiti. The front doorway is sheeted over with metal and only the flywire door remains, with the front door having been removed. The awning light over the front door frame remains in place and this element has a curved head, similar to the window in room 3.

Room 3 is a plain almost square plan room, with a single window facing west. The window is a double hung sash and the top sash has an arched head. The room has a vinyl floor laid over the original timber boards, skirtings to match room 1, plastered walls, and a lath and plaster ceiling. Wall vents have been removed and the door is missing.

The former kitchen (room 4) has similar finishes to the front rooms. This is the first of the rooms under the lean-to section of the house. The room is almost square in plan, with a fireplace in the north-east corner and a window in the west wall. An earlier double hung sash window has been removed and replaced with a pair of casement windows, as previously noted. The floor is timber and is covered with vinyl tiles. Moulded timber skirtings remain in place. The ceiling is lined on the rake, and the lath and plaster has been replaced with plasterboard and plaster cove cornices. Wall vents have been removed. The walls are in fair condition but are covered with graffiti. The fireplace is set in the corner and there is an indication in the hearth shape that a cooking range was once built into it. The lower sections and floor of the firebox section have certainly been replaced.

Room 5 is the present kitchen and this room is also set under the lean-to section of the house. The walls are plastered brickwork and the floors are timber construction covered with carpet. The carpet has been turned up the walls to form skirtings. The main focus of this room is the large hearth on the eastern wall and this feature accommodates a kitchen range and an upright gas cooker. The ceiling is plasterboard with a cove cornice. There is a pair of casement windows in the north wall overlooking the garden. The fittings are all timber carcass and timber clad, with a small single bowl stainless steel sink and drainer in the north-east corner of the room. Though this section of the house is indicated as existing on the 1895 Surveyor's Fieldbook entry, there is little of the interior that would confirm that this was the case, except as noted in room 6, with its centre pivot window frame.

Room 6 is a small store, which is divided off from the kitchen and the adjoining bathroom (room 7), by a timber-framed wall. The framed walls are a later addition and sit on top of the flooring timbers. The room has a small window in the west wall. The frame once contained a centre pivot window, but the present pane is fixed. There are modern plastic wall plugs on the south and west walls, indicating the locations of shelving which has since been removed. The door has been removed, and most of the cladding and wall framing between this room and the adjacent bathroom has been removed.

Room 7 is the bathroom and this is the last of the rooms contained within the masonry construction section of the house. The west and north walls are masonry construction and the east and south walls timber framed. There are metal-framed glazed louvres in the north wall. The bath appears to be a model from the 1950s or early 1960s and is set in a framed construction and masonite clad bath hob. The basin and bathroom door are missing.

To the north of the masonry construction section of the house there are two timber framed rooms. There is no physical evidence of the use of the first of these spaces (room 8). The south wall is the masonry wall of the house, the west and north walls are timber-framed and asbestos cement clad, and the floor is covered with 3" timber boards. There is some internal lining, but most is missing. The soffit is unlined.

Room 9 was the laundry and is timber framed, clad externally with asbestos cement sheeting and is unlined internally. The concrete floor was laid in several stages. There is a twin concrete-construction wash trough against the west wall and evidence of a boiler or heater flue rising through the roof.

The water closet has a built up concrete floor, modern pan and cistern. The timber support for the old washdown cistern tank remains at high level over the pan.

In July 2000, the place is unoccupied and is boarded up to prevent entry.

### 13.3 COMPARATIVE INFORMATION

There are few houses dating from the 1880s remaining in the Perth area. A pair of cottages constructed in the late 1880s was demolished in Stirling Street as late as 2000. Though it has yet to be researched, there is a house at 192 Claisebrook Road in the East Perth Development Authority area which may date from about the same period and which bears a stylistic resemblance to Crawshaw's House. The scale is larger, but the style is quite similar. As noted in Apperly (1989), the Victorian Rustic Gothic style is rare in Australia outside New South Wales, Victoria, Queensland, and Tasmania.<sup>99</sup>

*Crawshaw's House* became a rental property in the late 1880s. The place was occupied by tenants for most of the late nineteenth and twentieth centuries, other than a period from the late 1950s to the late 1970s, when it was owner occupied by European immigrants. This would seem to be a fairly common pattern in the Highgate area, where houses were predominantly small and occupied by tradesmen or clerks.

Houses utilised as rental accommodation dating from the 1890s to World War One are still well represented as a type. However, houses from the 1880s have become uncommon in the Perth area.

### 13.4 REFERENCES

Crawshaw's (sic) House, 116 Broome St (sic), Highgate (1886) at <http://www.vincent.iinet.au/116BroomeSt.htm>, 1 February 2000.

### 13.5 FURTHER RESEARCH

At this date, there is no known documentary evidence of work by Edward or Robert Crawshaw in Western Australia or elsewhere. Given the relatively few draughtsmen and architects working in the Colony in the 1880s, as further research is carried out on other places constructed in the period evidence of work by Crawshaw may come to light.

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<sup>99</sup> Ibid, p. 93.