



REGISTER OF HERITAGE PLACES ASSESSMENT DOCUMENTATION

11. ASSESSMENT OF CULTURAL HERITAGE SIGNIFICANCE

The criteria adopted by the Heritage Council in September, 1991 have been used to determine the cultural heritage significance of the place.

11.1 AESTHETIC VALUE

Houses at 51-53 Goderich Street is an example of houses built in the vernacular Victorian Georgian style in the 1870s and 1880s in the City of Perth. (Criterion 1.1)

Houses at 51-53 Goderich Street is significant for the contribution the two houses make to the aesthetic (and historic) character of the streetscape and to the Goderich Street Precinct (PCC City Plan). Goderich Street Precinct is under pressure of redevelopment and the loss of *Houses at 51-53 Goderich Street* would seriously erode the character of the precinct. (Criterion 1.3 & 1.4)

11.2. HISTORIC VALUE

In contrast to the large, expensive, residences built in Adelaide Terrace and Howick (Hay) Street, *Houses at 51-53 Goderich Street*, built for rental purposes, demonstrates the typical style and form of residential accommodation of an average family in the City of Perth in the 1870s and 1880s. (Criterion 2.1)

11.3. SCIENTIFIC VALUE

Houses at 51-53 Goderich Street demonstrates the vernacular building technology utilised to construct domestic buildings in the urban environment in Perth in the third quarter of the nineteenth century. (Criterion 3.1)

Houses at 51-53 Goderich Street provide an understanding of European settlement in Perth in the period immediately prior to the gold boom. (Criterion 3.2)

11.4. SOCIAL VALUE

Houses at 51-53 Goderich Street is identified as an integral part of the Goderich Street Group by the National Trust, and the Goderich Street Precinct by Perth City Council, for its contribution to the identity and sense of place of East Perth. (Criterion 4.2)

12. DEGREE OF SIGNIFICANCE

12. 1. RARITY

The gold boom in Western Australia of the 1890s generated a population explosion and a building boom in Perth, and within a decade the city, particularly the residential areas, had been virtually rebuilt. *Houses at 51-53 Goderich Street* are two of only six known intact examples of housing dating from the 1870s period to remain in inner city Perth. (Criterion 5.1)

Houses at 51-53 Goderich Street demonstrate the typical rental accommodation available to average urban residents in Perth in the 1870s and 1880s. (Criterion 5.2)

12. 2 REPRESENTATIVENESS

51 - 53 Goderich Street is representative of vernacular Victorian Georgian (c1840-c1890) architecture as constructed in Perth in the third quarter of the nineteenth century. (Criterion 6.1)

51 - 53 Goderich Street is representative of a way of life and housing conditions for lower income families during the 1870s to 1880s in urban Western Australia. (Criterion 6.2)

12. 3 CONDITION

Both houses are generally in sound condition. Structurally the houses appear to be sound, cracking in the plasterwork is minimal and not indicative of structural movement. Part of the corrugated iron roof may need to be replaced, but gutters have been replaced recently. No water penetration into the houses is evident. In particular, the timber floors, windows, and the internal finishes are in good condition. Areas that have been enclosed, the kitchen and bathrooms show evidence of greater deterioration.

12. 4 INTEGRITY

Houses at 51-53 Goderich Street have been used continuously for domestic purposes since the time of their construction, and retain a high degree of integrity.

12. 5 AUTHENTICITY

Over the past one hundred and twenty years *Houses at 51-53 Goderich Street* have been subjected to minor alterations and additions, but most of this work this is reversible.

The bonded brick walls between the two buildings, following their enclosure, has been painted, as has the enclosed verandah on 51 Goderich Street.

The original timber shingled roof has been covered by corrugated iron sheeting, as was common practice. However, original timber shingles are still evident under the corrugated iron on the verandahs. Likewise, the original

verandah timbers have been replaced with concrete, but this is also reversible.

The original kitchens at the rear of the two house have been adapted and the bathrooms are now inside. Two structures are evident in the rear yards, one a wc and the other was possibly a laundry.

Despite the changes, the houses retain their original form and layout and the internal details and finishes are evident in the principal rooms, and the place retains a high degree of authenticity.

13. SUPPORTING EVIDENCE

The supporting evidence was compiled by the Heritage Council of Western Australia from a site visit and the information supplied by Philip McAllister Architect.

13.1 DOCUMENTARY EVIDENCE

Houses at 51-53 Goderich Street comprises two small brick houses dating from the 1870s and 1880s, which were constructed separately, but have recently been joined to form one building by the introduction of a small linking structure.

Perth Council Rate Collection Book (1879), the City of Perth's earliest extant rate collection book, lists the dwelling at No 53 and notes that a dwelling at No. 51 was under construction, with both houses owned by James C. Fleming, Inspector of Telegraphs.¹

In the 1870s East Perth slowly developed as a residential area, as the city population gradually increased. East Perth was characterised by expansive houses built facing the river on large lots along Adelaide Terrace and Howick (Hay Street), and more typical cottages on smaller subdivided lots north of Hay Street, in Goderich, Wellington and the streets beyond, as the area was regarded as less attractive.² Frequently rental properties were built on these smaller lots, and it is likely that *Houses at 51-53 Goderich Street* were rental properties, and Fleming, in accordance with his professional status, lived further west, on the city side of Victoria Square.³

The building boom of 1890s resulting from the population boom of the Gold Rush period resulted in large areas of what is now regarded as inner Perth to be rebuilt, and few houses from the earlier periods of development survived, except those that were of a high density of land use.

East Perth was subject to pressure of redevelopment in the 1960s, again sparked by a mining boom, and in Goderich Street old houses were demolished to make way for commercial buildings, medical facilities, and apartments. And in the 1990s most of the surrounding area has been the

¹ P McAllister, notes for PCC Municipal Inventory.

² T. Stannage, *People of Perth*, 1979, p.237

³ *ibid*, Plan of Perth 1871-2, endpaper

focus of urban redevelopment, leaving only a small precinct of late nineteenth century housing, including *Houses at 51-53 Goderich Street*.

13.2 PHYSICAL EVIDENCE

Houses at 51-53 Goderich Street, are located within the Goderich Street Precinct, at the junction of Goderich Street and Forrest Avenue, East Perth.

53 Goderich Street is the earlier of the two houses, and dates from the 1870s. It is constructed of hand made Flemish bond brickwork, with a steeply pitched corrugated iron roof, which extends over the verandah. (The roof was originally covered by timber shingles, and some original timber shingles are still evident on the underside of the verandah roof.) The two front windows have eight paned sash windows. At some later date the Flemish bond brickwork on the street and rear elevations was painted.

The floor plan is typical of a basic nineteenth century cottage; a full width front verandah, a principal room (living) with front door and window, another front room (main bedroom) off the principal room, kitchen and second bedroom behind, and a verandah across the back.⁴ The privy and washroom would have been at the back of the yard.

51 Goderich Street, dating from c.1880, is constructed from bonded, tuck pointed, brickwork and has a corrugated iron roof. (Again, the roof was originally covered by timber shingles, and some original timber shingles are still evident on the underside of the verandah roof.) The verandah

The floor plan of No. 51 is typical of a slightly more substantial nineteenth century cottage. The cottage has a full width verandah, this one featuring a small gable over the centrally located front door, two front rooms located off a centrally located hallway, which extends the depth of the main building. and a further two rooms behind. The kitchen is located under the skillion verandah across the back of the building. The two front windows have double hung six pane sash windows.

The back verandah has been enclosed at a later date to accommodate a bathroom and laundry and a verandah on the eastern side has been partially enclosed, and the enclosed face brickwork has been painted.

Externally, the brickwork of both buildings appears to be in good condition, although there is some damp damage to No. 53 due to concrete replacing the original front verandah, this damage is not evident in No. 51 although it also has a concrete verandah. The roof structure to the verandahs is in poor condition. Further investigation of the roof structures is necessary for a more detailed assessment of their condition.

Internally, walls are generally in good condition with some minor cracking in the plaster. Floor timbers are mostly original wide butt jointed boards with some patching and are generally in very good condition. Ceilings in both houses are lathe and plaster, those in No. 53 are generally in good condition

⁴ The floor plan is similar to the Roe Street Cottage (c.1863), which has been reconstructed in the grounds of the Western Australian Museum.

and in No. 51 are generally in fair condition. In the front two rooms and entrance hall of Number 51 are intact cornices, ceiling roses and plaster mouldings in the style of the late Georgian period.

Other internal details are largely intact, including original windows and doors with original hardware. Kitchen and bathroom facilities are not original, although the kitchen in No. 53 is still evident. An earlier wc and laundry are evident in the rear yard.

The site containing *Houses at 51-53 Goderich Street* is bounded on Forrest Street by a bonded brick wall that probably dates from the time of construction of the two houses.

The structure linking the two houses is of recent origin, and is considered to be intrusive. However, it would not be difficult to remove and this would enhance the interpretation of the two houses.

13.3 REFERENCES

T. Stannage, *People of Perth*, Perth; Perth City Council, 1979.