



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 modestly detailed Federation Italianate Style of residential buildings, distinguished by central pediments bearing the following names: 'Ada Villa' (No. 219), 'Alfred Villa' (No. 221) and 'Arthur Villa' (No. 223). (Criterion 1.1)

The single storey brick and iron residences with full width verandahs to the front and stylised parapets have aesthetic value as an attached pair and single residence of matching design. (Criterion 1.3)

11.2. HISTORIC VALUE

The place reflects the diversity of housing opportunities in the city of Perth in the area north of the railway line. The place was built as three residences in the late nineteenth century and provided rental accommodation throughout most of the twentieth century. (Criterion 2.1)

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)

11.3. SCIENTIFIC VALUE

11.4. SOCIAL VALUE

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

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

As a group of buildings, which have remained largely unaltered despite the changes that have occurred in the area, the place has importance in contributing to the community's sense of place. (Criterion 4.2)

12. DEGREE OF SIGNIFICANCE

12.1. RARITY

The place is rare as an example of a group of residences, comprising two attached buildings and one detached building, in the Federation Italianate style, dating from the late nineteenth century, still extant within close proximity to Perth City centre. (Criterion 5.1)

12.2 REPRESENTATIVENESS

The place is representative as an example of a group of modest single storey residential buildings, in the Federation Italianate style, dating from the late nineteenth century. (Criterion 6.1)

12.3 CONDITION

The place is in fair to good condition. Maintenance appears to have been carried out with some consistency over the years.

12.4 INTEGRITY

The attached residences are currently vacant and have been adapted for use as one building. The detached residence remains in use as a residential building. The place has a moderate to high degree of integrity.

12.5 AUTHENTICITY

The place has a moderate to high degree of authenticity. Although there have been some modifications to the place over time to accommodate changing needs, most of the original fabric is intact. Skillion roofed sections have been added and modified over time to the rear of the buildings, but do not detract from the understanding of the place.

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

Two Attached Houses and Separate House, 219-223 Newcastle Street comprises two attached single storey brick and iron residences and one detached residence of matching design, constructed in c1897 by Thomas Bonner. The residences were owned by Thomas Bonner until the 1930s and appear to have been built as rental properties as they were leased out to a number of different tenants over the years.

During the 1880s and early part of the 1890s the area bounded by Fitzgerald, Newcastle (then known as Ellen Street), Aberdeen (part of which was known as Lamb Street) and William Streets (then known as Hutt Street) was largely undeveloped land, with few houses being recorded in Rate Book and Post Office Directory entries. The 1890s gold boom, which resulted in a dramatic increase in the city's population, was to change this situation. Various types of

cottages, and commercial premises which provided a range of goods and services, began to appear along these streets during the latter half of the 1890s, and in particular, during the first decade of the twentieth century. The land between these streets was also used for a variety of purposes, such as industry, stabling, and additional dwellings.

The Rate Book for 1880-83 lists John Summers and William Love as the owners of Lot Y76/77, then vacant ground, and the location of the cottages now numbered as 219-223 Newcastle Street. By 1886, there was a hotel and a cottage on the Aberdeen Street portion of the land. The rest of the lot was vacant land owned by Frederick C. Monger, mill hand, Charles Hollis, shopman, and W.C. Lawrence, sub-inspector.¹ Within four years, there was a house on Lot 76 fronting Newcastle Street, owned by Thomas Samuel Bonner, civil servant, and rented by W.B. Crouch, clerk.² In 1893, Lot 76/77 had five houses and two parcels of vacant ground incorporated within it. Three of the houses were owned by Thomas Bonner and were occupied by Guppy(?) (entry indecipherable), Ralph Stone, clerk, and James Hardman, inspector. One of the other two houses was owned and occupied by William J. Holmes, butcher, while the fifth house (with a shop) was owned by H.R. Watson and leased by John Glastley, baker. The two pieces of vacant ground were owned by Frederick Monger and Charles Hollis respectively.³ For 1896, there are listed four houses on Lot 76/77, with two of these owned by Thomas Bonner, one of which he occupied himself, with the other rented by Henry Deprow (?), traveller. One of the other houses was owned and occupied by Thomas Downer (?), police constable, while the fourth house was owned and occupied by William Holmes.⁴

The first time the present houses at 219-223 Newcastle Street appear in any public documentation is in the Post Office Directory for 1897 where Henry Patton was listed as the occupier of Ada Villa at 219 (then numbered as 159), William O'Brien, Secretary of Hartic Galt, Dunn and Co., listed for Alfred Villa at 221 (then 161), and J. LeCornu for Arthur Villa at 223 (163).⁵ All three cottages were owned by Thomas Bonner, who continued to hold these properties until December 1930 when he became a joint tenant with Arthur John Bonner.⁶ The houses were named after his three children- Ada Jane (b. 1884), Alfred Henry (b. 1890), and Arthur John (b. 1895).⁷ For 1898, the occupants of 219, 221, and 223, were Henry Patton, John Boswarick, and William S. Jones, respectively.⁸ In 1899, the occupants of these properties were Stewart, clerical worker, Clark, of John Morgan Co, and William Jones, painter, respectively.⁹

Ada Villa, at 219 Newcastle Street, was occupied by George Meakins in 1900, by Mrs H. Sheldon in 1902, Mrs Stone in 1904 and 1905. Alfred Villa, at 221, was occupied by Louis Langlois in 1900, was vacant in 1902 and 1904, then occupied by Henry Wilkes Harcourt, accountant, in 1905. Arthur Villa, at 223, was occupied by Wilfred Kemp, dryer, in 1900, and also in 1902, 1904, and

1 Rate Book, City of Perth, 1880-83, 1886.

2 Rate Book, City of Perth, 1890.

3 Rate Book, City of Perth, 1893.

4 Rate Book, City of Perth, 1896.

5 Post Office Directory, 1897.

6 Certificate of Title, Volume 1022 Folio 480; Rate Book entries, City of Perth, 1897-1929.

7 Thomas Samuel Bonner married Emma Elizabeth Watkins in 1882. These details were found in Battye Library Pioneer Register (microfiche).

8 Post Office Directory, 1898.

9 Rate Book, City of Perth, 1899.

1905.¹⁰ From 1900, there are also listings for two houses off 223 Newcastle Street, with Henry Priesthouse the occupant listed at one of the properties in 1900, 1902, and 1904; with Henry Taggart listed at the other in 1900, Henry Thomas in 1902, and Mrs Isabella Logan in 1904.¹¹

Mrs Stone continued as the occupier of Ada Villa (219) in 1906, with J. Dunstan listed in 1908 and 1909. Alfred Villa (221) was occupied by H.W. Thermot in 1906, and by Mrs S. Hutchinson, costumier, in 1908 and 1909. Arthur Villa (223) was occupied by John Smith in 1906, and by David Brown in 1908 and 1909. Also around 1908, the street numbering changed to that of the present-day. In 1911, Ada Villa was occupied by John Harvey, and in 1915 and 1918, by Thomas Bonner, the owner of all three houses. In 1911, Alfred Villa was occupied by Frederick Counsel, in 1915 by Fred Smith and in 1918 by Albert Moone. In 1911, Arthur Villa was occupied by George Kay, in 1915 by Andrew Birbek and in 1918 by J.N. Wren.¹² In 1920, Ada Villa was occupied by Mrs Rose C. Searle, in 1923 by J. Brooks, in 1926 by William Charles McKinley, and 1929, by Alec. In 1920, 1923 and 1926, Alfred Villa was occupied by William S. Marret, and in 1929 by J. Street. In 1920, Arthur Villa was occupied by Mrs Jane Harvey, in 1923 by Kenneth Coonan, in 1926 by J.W. Birch, and in 1929, by William Cannon.¹³

Post Office Directories for 1932-33 list Robert Edwin Hone as the occupant of Ada Villa, Harry M. Sturgess, for Alfred Villa, and Lennane for Arthur Villa. For 1935-36, the listings for Ada, Alfred and Arthur Villas were Frederick W. Bennett, Frederick A. Bessant, and Dominic McGinley, respectively. On 23 January 1934 Thomas Samuel Bonner died, and so Arthur John Bonner became sole proprietor of this land.¹⁴ Later in the same year, a charge was secured against the title to the land for an annuity for Ellen Eliza Bonner, widow of Thomas Samuel Bonner, payable at the rate of fifteen shillings a week during her life.¹⁵ With the death of Ellen Bonner on 1 September 1953, the annuity secured by charge against the title was satisfied.¹⁶

Title to the land was transferred to Crissafina Antonas, of Ritz Café, Barrack Street, Perth, on 7 May 1936.¹⁷ For 1939-40, the occupant of Ada Villa was A. Hutchinson. For Alfred Villa, Mrs Cath F. Stephens, and for Arthur Villa, Mrs Rachael Antonas.¹⁸ In 1942-43 and 1946, H.A. Refeld resided at 219 Newcastle Street, while in 1949, the occupier was Frederick Stone. In 1942-43, Mrs Nora Pickett resided at Alfred Villa, at number 221, in 1946, Mrs Ivy Alexander, and in 1949, Mrs K.A. Antonas. In 1942-43, 1946 and 1949, Mrs Rachael Antonas was the occupier of Arthur Villa, at 223 Newcastle Street.

In 1963, ownership of the land at 219-223 Newcastle Street was transferred so that Crissafina Antonas and Mary Katsantonis became tenants-in-common, with Antonas having two undivided third shares and Katsantonis having the remaining undivided third share.¹⁹ On 18 October 1976, the property was

10 Post Office Directory, 1900, 1902, 1904; Rate Book, City of Perth, 1905.

11 Post Office Directory, 1900, 1902, 1904.

12 Post Office Directory, 1911, 1915, 1918.

13 Post Office Directory, 1920, 1923, 1926, 1929.

14 Application 734/1934.

15 Charge 9/1934.

16 Application 4228/1953.

17 Transfer 3306/1936.

18 Post Office Directory, 1932-33, 1935-36, 1939-40.

19 Transfer 2446/63.

transferred to the Metropolitan Region Planning Authority.²⁰ The property was again transferred, to the East Perth Redevelopment Authority, on 30 June 2000.²¹ No. 219 and No.221 are currently vacant. No.223 is currently leased for residential purposes.

13.2 PHYSICAL EVIDENCE

Two Attached Houses and Separate House, 219-223 Newcastle Street comprises two attached single storey brick and iron residences and one detached residence of matching design, constructed c1897.

Two Attached Houses and Separate House, 219-223 Newcastle Street is situated on the southern side of Newcastle Street, west of William Street. All three houses have a uniform set back of 4 metres from the front boundary. The area to the front of each house is entirely sealed with concrete. The concrete paving to No. 223 is largely overgrown by weeds. Along the western boundary is a high brick fence, the northern end of which is painted white. A narrow strip of land, overgrown with weeds, runs along the outside of the eastern boundary, sandwiched between the brick fence and a high wire fence. A corrugated fibro cement fence encloses the rear boundary. A small painted and rendered brick toilet with a corrugated iron skillion roof is located to the rear of No. 223. A slightly larger red face brick structure containing two toilets is located at the rear boundary, behind No. 219 and No. 221. The rear yard is mostly covered by lawn and lacks any substantial plantings. The rear yard is subdivided by a corrugated fibro cement fence which across the rear of No. 219 and 221, level with the south façade of No. 223.

The land to the rear of the place was cleared during the construction of the Northbridge tunnel and now comprises a carpark with a bitumen surface. The lot to the east of the place is used as an access road to the carpark. Along the western boundary is a narrow bitumen laneway. To the west of the place is a single storey brick and iron commercial building with an awning to the front and no set back.

The southern side of Newcastle Street in the vicinity of the place generally comprises single storey commercial buildings with parapets and awnings to the front and no set backs. The northern side of Newcastle Street, adjacent to the place, is occupied by a car sales yard. There are concrete paver footpaths to both sides of the street and a narrow grassed verge to the northern side only.

Two Attached Houses and Separate House, 219-223 Newcastle Street comprises three single storey brick and iron residences built in the Victorian Italianate Style. No. 219 and No. 221 are attached whilst No. 223 is freestanding. The houses have a rendered parapet to the front concealing hipped corrugated iron roofs. The parapet to each house incorporates a central pediment and ball motif finials to either end. The pediments bear the following names: 'Ada Villa' (No. 219), 'Alfred Villa' (No. 221) and 'Arthur Villa' (No. 223). The parapets are painted white whilst the lettering and cornices are painted a contrasting dark green colour. All three houses have rendered brick chimneys with corbelling.

No. 219 and No. 221 have verandahs across the full length of their front façades, separated by a brick party wall. Each verandah has a corrugated iron roof with an ogee profile gutter. The verandah roof is supported on timber

²⁰ Transfer B231364.

²¹ Transfer H492727.

posts that sit upon half height brick piers. There is evidence of a former curved form to the verandah fixed to the brickwork. The party wall has an arched recess to either side and has been painted white to half height. The verandahs have a painted concrete floor. Both residences have facades of tuck pointed Flemish bond brickwork. No. 219 has a flush panel-timber front door located to the western of the façade, adjacent to the fin wall. The door has a timber threshold and a fanlight fitted with steel mesh. To the east of the door is a timber framed double hung sash window fitted with a steel mesh screen. The window has a rendered sill and an arched brick lintel. A small arched niche with a rendered sill is located between the front door and the window. The front façade to No. 221 is essentially a mirror image of No. 219. The only discernible difference being the front door, which is fitted with an aluminium security door.

The east elevation of No. 219 comprises English bond face brickwork with a timber-framed door with timber lintels and two timber-framed double hung windows. The southern half of this elevation is recessed and physical evidence indicates that there was skillion roofed verandah along this section. A timber board is located 400mm below the fascia, beneath which the brick wall has been painted white. The west elevation of No 221 is similarly detailed. This elevation has an additional flush panel door, which does not have a timber lintel facing south.

To the rear of No. 219 and No. 223 is a fibro-clad addition with a corrugated iron skillion roof. Two aluminium-framed windows are located on the south elevation of the addition.

The verandah to the front of No. 223 has a zincalume ribbed skillion roof and no gutter. The verandah roof is supported by two rendered brick columns. There is a rendered brick balustrade, which features an octagonal shaped decorative panel to its centre. A decorative concrete urn is located to the eastern end of the balustrade. The front façade comprises tuck-pointed Flemish bond brickwork, which has been painted white. A panelled timber front door with fanlight is located to the eastern end of the front façade. To the west of the front door is a timber framed double hung sash window with an arched brick lintel and rendered sill. The window is fitted with an aluminium security screen and is flanked on either side by a narrow timber framed double hung sash window. The west façade has an unpainted render finish whilst the east elevation is face brick. The rear of the house has a skillion roof clad in corrugated iron. The rear section under the skillion roof is timber framed and the cladding to this section comprises a mixture of timber boards, metal sheet, fibro cement sheet and polycarbonate sheeting.

No. 219 and No. 221 are attached residences with a common, central party wall. The internal layout is mirrored in each of the residences and comprises a hallway to either side of the party wall with two rooms to the side and a rear room entered from the hallway. The party wall between the rear rooms has been mostly removed to form an opening between the two rooms. Typically these rooms have carpet to the timber floorboards, painted rendered walls and flush ceilings. There are moulded timber skirtings and architraves. All the internal doors are flush panel, with the exception of the four panelled timber door to the front room of No.219. All the rooms contain fireplaces, which have been boarded up and are without mantelpieces.

No, 223 is a single residence with a similar internal layout to the two attached residences. Two bedrooms are situated to the western side of the hallway, which leads to the living room. There are moulded timber skirtings and architraves, painted rendered walls and flush ceilings throughout. The air

vents situated below the ceiling are painted metal. The timber floorboards are carpeted in the two bedrooms and polished in the hallway and living room. The two bedrooms and living room have fireplaces with painted timber mantlepieces. All of these rooms have timber framed four panelled doors with the exception of the second bedroom, which had a flush panel door. There is a timber framed double hung window to the southern wall of the living room.

The skillion roofed section to the rear of the living room comprises a kitchen and bathroom with painted brick walls, vinyl sheet to the concrete floor and exposed rafters with fibre cement lining. The area is divided into two by a timber-framed wall lined with pine veneer sheets. The window in the southern wall comprises two glass louvred windows with most of the glazing missing. The door to the rear storage area is ledged and braced. The rear storage area is timber framed with vertical timber cladding to the northern wall and no ceiling. The concrete floor has some carpet mats and there is a 200mm high board which retains the back yard at the southern end of the room.

The place is in fair to good condition and appears to have been regularly maintained. There is some internal cracking to the walls and ceiling in No. 223.

The place is largely as constructed. There have been some changes to the fabric, which are mostly limited internally to the rear sections of the buildings. The party wall to No. 219 and No. 221 has been opened up to the rear room and a lean-to and toilet block constructed to the rear. No 221 has had some minor modifications which incorporate a kitchen and bathroom to the rear lean-to. Externally the roof sheeting and roof plumbing have been replaced and the front verandahs have been modified.

13.3 COMPARATIVE INFORMATION

The place may be compared to other single storey terrace form residences of a similar age, scale and detailing. There are relatively few such structures extant within the Perth Region. By the 1890s, Italianate terrace housing was largely supplanted by the detached suburban villa built in the Federation Queen Anne style.

14-22 Church Street, Perth, is a terrace comprised of two pairs of attached residences and one detached residence. The buildings have verandahs to the front, separated by party walls. The roofline to each residence is concealed by an elaborate parapet with rendered balusters, pediments and ball motif finials.

7, 9, 11, & 13 Harley Street, Highgate comprises a terrace of four attached single storey residences. The façades to each residence are separated by brick fin walls and have verandahs under a separate roof. The building has an Italianate parapet with rendered pediments, balusters and ball motif finials.

13.4 KEY REFERENCES

No key references.

13.5 FURTHER RESEARCH

Further research is required to find out the names of the architect and builder. A search is also needed of the City of Perth's archives for existing records of building licences.

