



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
- 4.1.3 Learning to live with property booms and busts
- 2.4.5 Changing the of rural and urban Australia through migratio

HERITAGE COUNCIL OF WESTERN AUSTRALIA THEME(S)

- 104 Land allocation and subdivision
- 101 Immigration, emigration and refugees

11.1 AESTHETIC VALUE*

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

The precinct includes 156 Aberdeen Street, which has aesthetic significance as a substantial Victorian Georgian style residence with the characteristics of a spreading rural homestead. (Criterion 1.1)

The precinct includes 162 Aberdeen Street, which has aesthetic significance as a fine example of a substantial, Victorian Italianate style, residential building. (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, composed of single storey, mostly residential buildings dating from the late nineteenth and early twentieth century, provides an recognised streetscape vista to the north of Russell Square in Northbridge. (Criterion 1.3)

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

* 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.

11. 2. HISTORIC VALUE

The place reflects the expansion and development of residential buildings, and associated commercial premises, in the inner city area north of the railway line, from the 1880s and during the rapid population increase of the 1890s gold boom and the early years of the twentieth century. (Criterion 2.1)

The changing ownership of the properties within the precinct is a reflection of the diversity of cultural changes and events that occurred over the course of a century, particularly the increasing presence in the area of central and southern European immigrants. (Criterion 2.1)

The place reflects the nature of the social milieu that once lived along particular sections of Aberdeen Street, in particular substantial houses were constructed close to Russell Square and more modest houses and associated commercial premises were constructed to the western end of the precinct. (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 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)

The place is important for its association with Richard A. Sholl, the Post Master General for Western Australia who owned much of the land at the eastern end of the precinct and built the first of the buildings in the precinct, his substantial residence 'Lancewood', 156 Aberdeen Street, on the corner of Aberdeen and Palmerston Streets. (Criterion 2.3)

The residence at 162 Aberdeen Street is significant for its association with the Torre family who are well known within the Northbridge area and who ran a boarding house for newly arrived migrants in the post war years in this house. The residence 162 Aberdeen Street is also significant for its association with the Catholic Order, the Daughters of Saint Vincent de Paul who worked among the homeless and dispossessed. (Criterion 2.3)

11. 3. SCIENTIFIC VALUE

11. 4. SOCIAL VALUE

The various single storey residences form a mostly 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 precinct is rare as an example of a relatively intact streetscape of late nineteenth century and early twentieth century residential and associated commercial buildings 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 which, despite modifications to the facades, has remained largely intact. (Criterion 6.1)

12.3 CONDITION

The buildings within the precinct are generally in fair to good condition.

12.4 INTEGRITY

The precinct has a moderate to high level of integrity. A small number of the buildings within the precinct have been adapted for non-residential purposes. These buildings have, however, retained their domestic scale and character.

12.5 AUTHENTICITY

The authenticity of the *Aberdeen 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 Robyn Taylor, Historian. The physical evidence has been compiled by Palassis Architects.

More detailed assessment documentation for three of the places in the *Aberdeen Street Precinct*, namely 156, 162 and 166 Aberdeen Street, is included as an addenda to the precinct documentation in Section 15.0.

13.1 DOCUMENTARY EVIDENCE

The west end of Aberdeen Street, between Fitzgerald and Palmerston Streets, is currently undergoing road works and upgrading following the completion of the Northbridge Tunnel in April 2000. The traffic tunnel is the result of the long planned north of the city bypass which saw large tracts of land between Newcastle and Aberdeen Street, and Newcastle and Parry Street being resumed during the 1960s and 1970s by the Metropolitan Region Planning Authority. Over the ensuing decades, the resumption of land and the uncertain future of the area contributed to the degradation of existing building stock. However, while many areas were cleared for the construction of the tunnel, or buildings demolished to make way for inner-city car parks, some areas which have a mix of private and government ownership retained much of their essential character. The houses along the north side of Aberdeen Street, between Fitzgerald and Palmerston Street, form a rare group of housing with some commercial premises constructed in the city between the 1880s and c. 1940s.

By the early 1880s, all the eight lots which make up the subdivision bounded by Newcastle, Aberdeen, Fitzgerald and Palmerston Street had been bought by three sets of owners. William Lawrence, a boat builder, owned Lots Y158 to Lot Y161, while the brothers Robert and Richard Sholl owned Lots Y162 to Y165. Lot Y164, which is above Y165 and on the corner of Newcastle and Palmerston Streets, was owned by the merchant George Shenton until it was acquired by James MacKay in 1888. This lot was to remain vacant for the rest of the century.¹ Apart from the four corner lots, those in between originally

¹ City of Perth rate books for the years 1880-1883 to 1899.

extended from Aberdeen to Newcastle Street. All the lots are listed in the city rate books as vacant ground until c.1884 when Richard Sholl built his substantial residence 'Lancewood' on Lot Y165 on the corner of Aberdeen and Palmerston Streets. Lot Y163 next to his house is noted in the rate book as a garden.² Around 1885, William Lawrence built a cottage on the corner of Aberdeen and Fitzgerald Streets.

While Robert and Richard Sholl are well documented in the biographical histories of Western Australians; Sholl became the Post-Master General for Western Australia, and Robert Sholl the MLA for Gascoyne in 1886;³ the identity of William Lawrence is not so certain. However, an entry in the Dictionary of Western Australians suggests he could be either William Lawrence (senior), who worked as a shipwright, or his son who may also have been a shipwright. Father and son are listed as working in Bazaar Terrace (now Mounts Bay Road) during the 1870s.⁴ Subsequent entries in the city rate books for the cottage owned by Lawrence indicate it was rented to a boatman named John Cookson, and that a workshop was present on the site in the early 1890s. William Lawrence, senior, is listed as living there in 1891. What is known of the subsequent history of this general area indicates there would be considerable industrial and commercial activity with factories and workshops with homes along the street frontages. For example, at the other end of this precinct, on the east side of Palmerston Street and opposite Richard Sholl's residence, was a large area of land owned by the engineer Levi Green who eventually established a cottage and his workshops there.⁵

In c. 1886 James Grove acquired Lot 162 from the Sholls which appears to have been subdivided into four portions, with Grove acquiring two quarter lots. In 1887, the land passed to the ownership of Forrest and Company.⁶ The situation in this precinct was to remain fairly static until the onset of the 1890s gold boom which saw tremendous activity in land speculation and building in the city area.

During the early years of the 1890s, the land bounded by Fitzgerald, Newcastle and Aberdeen Streets was largely undeveloped with only a few dwellings being recorded. The 1890s, gold boom which resulted in a substantial increase in the city's population, changed this situation. Various types of cottages, and commercial premises which provided a range of goods and services, began to appear along the streets during the latter half of the 1890s, and particularly during the first decade of the twentieth century. At the time, the location was suitable for its convenience to the city centre, while

² The City of Perth rate book for 1880-3 is the first rate book available for research. Microfiche copies of the rate books covering the years 1880-1883 to 1946 are held by the State Records Office.

³ Erickson, R. (ed), *Dictionary of Western Australians, 1829-1914*, Vol.3, Free 1850-1868, pp.762-63. The father, Robert John Sholl, was appointed the first Government resident of the Northern Province in 1865.

⁴ Dictionary of Western Australians, 1829-1914, Vol.3, Free 1850-1868, compiled by Rica Erickson, UWA Press, p.485.

⁵ City of Perth rate books from 1880/1883 onwards. Green is also listed as an ironmonger. The shop fitters Arcus Ltd., would eventually operate on this site and, according to Carl Torre whose father bought Lot 163 in 1948, its premises extended behind Lot 163.

⁶ Further research is needed to determine the identity of those who made up this company. It could be assumed it was established by either or both of the Forrest brothers, John and Alexander Forrest. Both were surveyors and some of the names of those involved in this subdivision are listed as surveyors, such as Charles Crossland who had gone into partnership with Alexander Forrest. (Erickson, R., *The Bicentennial Dictionary of Western Australians*, p.725)

offering a pleasant mode of living away from its noise and bustle. While dwellings, on the whole, were relatively modest, a few substantial houses were constructed in Aberdeen Street, where a number of eminent people lived, or acquired property for investment purposes.

In 1892, an entry is made in the city rate book for Lots 159, 160 and 161 being 'cut up and sold'. It would have been around this time that Bertram Street was surveyed and laid down across the upper third of the subdivision from Fitzgerald Street to the western boundary of Lot 162. This in effect opened up half of the inner area of land between Newcastle and Aberdeen Streets for potential higher-density development. A short distance from Fitzgerald Street (about one lot in depth) a 'right-of-way' was established linking Newcastle to Aberdeen Street and intersecting Bertram Street. A lane was also established in the lower third of the area, at right angles to the right-of-way, separating the two rows of newly created lots and providing access for night-carts.⁷ A pre-1900 map of the city of Perth indicates a number of these lots had been occupied by c.1897.⁸ Along the Aberdeen Street frontage Lawrence's cottage and workshop remains on its corner site with Fitzgerald Street, followed by a small cottage or shed on what becomes No. 186 Aberdeen Street, followed by a vacant lot, then a row of houses along the length of the street from No.178 to the Sholl residence at No.156.

The neighbouring house at No 162, is similar in scale to Sholl's house. It had been constructed in c. 1892 by either John Foster who had bought the land from Forrest and Co.,⁹ or by the government surveyor Charles Crossland who lived there for a short time before selling it to Frederick Monger, the MLA for York.¹⁰ The house shows evidence of fine Victorian detailing with elaborate cornices and embossed coverings on the walls to dado level. Apparently these coverings originally covered the walls to ceiling height.¹¹ Numbers 164¹² and 166 were two good-sized houses constructed on Lot 162 in c.1893, possibly by John Foster, a dealer by trade.¹³ All the houses from Nos.156 to 166, were set back from the road. By comparison, the developments on Lawrence's former land holdings were built on narrower lots and closer to the road. Thus two distinct groups of houses were to appear. Numbers 156 to 166 being substantial places with ample grounds; and Nos.168 to 178 being more modest with most of the houses being semi-detached duplexes, or separated by narrow passage-ways. Sholl and his immediate neighbours also had the advantage of looking over Russell Square, an open parkland which had been established on the other side of the street with an ornamental fountain at its centre. Russell Square and Weld Square had been laid out in 1899 under the direction of the Parks and Reserves Committee.¹⁴

In his 'Memories of Perth (1886-1893)', F. W. Bateson wrote:

Newcastle Street, Palmerston and Aberdeen Streets had some very nice homes, and well-known citizens lived there at that time; to mention but a few, Mr. J. S. Brooking,

7 Pre 1900 map of the city of Perth, possibly a sewerage survey map. State Records Office.

8 *ibid.*

9 City of Perth rate book for 1892.

10 City of Perth rate books for 1895 to 1898 present a somewhat confusing and inconsistent picture regarding land ownership and occupancy for Lot 163.

11 Discussion with Carl Torre whose father bought the place in 1948.

12 This house has since been demolished and the land is currently vacant.

13 Entries in the rate books are confusing for the years between 1892 and 1897

14 Battye Pictorial Collection, photographs of 'Rustic Founts' in Russell Square and Weld Square, dated 1899. Ref: 3473B/1; 3473B/2.

Surveyor-General, in Palmerston Street, Mr. R. A. Sholl, first Postmaster-General of Western Australia as a sovereign State, and Mr. Robt. Sholl, solicitor, the former in Aberdeen Street, and the latter in Newcastle Street.¹⁵

A number of eminent citizens were to live for varying periods of time in Aberdeen Street such as J. S. Battye the State's librarian in 'Nuestro Nido', businessman Neil McNeil, Frederick Monger, MLA, and many others including physicians and government officials.¹⁶

Over the next couple of years, the remaining vacant lots along Aberdeen Street, towards the Fitzgerald Street end, were developed. Some of these places appear to have operated as residential and commercial premises. Number 182, 'Braddock's Dispensary', was a chemist shop run by Charles Braddock. The place later became a 'Perfumery', then a mixed-business.¹⁷ Number 186-188 appears to have had a varied existence from being a laundry, a shop selling small-goods, then refreshment rooms.¹⁸ Today, as 'Pete's Eats', it continues its function as a place of refreshment. A number of commercial premises were eventually established on the Aberdeen and Fitzgerald Street corner, replacing William Lawrence's cottage and workshop, and possibly within the areas off Aberdeen Street.¹⁹ A diverse range of trades and practices operated from these places over the decades; confectioners, butchers, bootmaker, fruiterer, tin maker, fish shop, furniture store, hairdressers and a wine depot. These have since been demolished with the redevelopment of Northbridge.

Following the death of Richard Sholl in 1919, Lot 165 was subdivided in 1920 by the new owner William S. D. Blackhall.²⁰ Lot 1 was sold to Mrs. Mary Ann Coates who constructed a house (No.154) on the corner of Aberdeen and Palmerston Streets. This house has since been demolished and stands as a vacant lot. In 1940, Blackhall sold the house and remainder of Lot 165 to Mr Enrica Bordoni Betti.²¹ Betti rented the place to Benjamin and Lily Empson,²² and immediately built a house for himself, No.158, on the west side of No.156.²³ This building would appear to complete the original housing stock along this section of Aberdeen Street. Eventually Nos. 156 and 158 would be merged to form one address. Since 1991 the place has been leased by the government to the Lone Star Backpackers.²⁴

A survey of the post office directories and rate books up to the late 1940s indicate the changing social dynamics of Aberdeen Street during the decades following the First and Second World Wars. Post war immigration resulted in many families of Greek and Italian origin moving into Northbridge which by now had developed into an inner city working class area. The names of

15 Bateson, F.W., 'Memories of Perth (1886-1893), read at the W.A. Historical Society on September 29, 1944 by R. P. Wright, printed in *Early Days*, Vol.3, Part 6, pp.32-33.

16 Post office directories.

17 Post office directories for 1900, 1924, and 1935/6 and 1949.

18 Post office directories for 1900, 1920, 1924. Because of changing street numbers and increasing development around the Aberdeen/Fitzgerald Street corner there can be confusion about what businesses were operating from what street address. Further research would be required to establish the history of this section with more accuracy.

19 See Metropolitan Water and Sewerage map, No.1522, Sheet No.71, Revised August 1950.

20 City of Perth rate books and post office directories continue to list Richard Sholl up to 1919-1920.

21 City of Perth rate books for years 1920 to 1940.

22 City of Perth rate book for 1940.

23 City of Perth rate book for 1941.

24 Discussion with Blackburn Real Estate, 6 February, 2001.

residents along Aberdeen Street, between Palmerston and Fitzgerald Streets, were no longer so heterogeneous in their Anglo-Celtic origins.²⁵ A number of these migrants became land owners, such as Mr Enrica Bordoni Betti who bought No.156 in 1940, and Mr Francesco Torre, a Master Tailor who lived in nearby Lake Street, who acquired No.162 in 1948.²⁶ In the early 1950s, Torre proceeded to convert the house to accommodate several Italian migrant families.²⁷ One of the results of his 'modernising' the place was the 'art deco' solid wall fence along the street frontage.²⁸ Another 1890s house with a distinctively modern front fence is No.176. This unusual decorative iron fence features plant forms interspersed with automobiles and aeroplanes.

In 1955, the Stephenson and Hepburn Plan for the Metropolitan region Perth and Fremantle, WA was published. This plan, and the subsequent changes and additions made to it, was to have a significant impact on the future development of Northbridge. During the 1960s and 1970s, land was resumed by the Metropolitan Region Planning Authority in particular between Newcastle and Aberdeen Streets for the planned northern city by-pass. Successive governments remained committed to the concept of a major bypass route north of the CBD. The compulsory acquisition of properties in the Northbridge area resulting from these plans created a 'planning blight' that significantly slowed development of the area, inadvertently preserving heritage properties. A number of residences now owned by the State government along Aberdeen Street and elsewhere were leased out at peppercorn rentals to various community groups. Up to this time, No.162 had been operating as a refuge for women and girls by the Sisters of Saint Vincent de Paul whose Trustees had bought the building from Mr Torre in 1961.²⁹ Today, the place operates as a community health and advisory centre for workers in the sex industry.³⁰

During the 1990s, the land immediately behind the houses along Aberdeen Street was cleared and a retaining wall erected. The Graham Farmer Freeway and Northbridge Tunnel was constructed and officially opened on 22 April 2000 by the Premier, the Hon. Richard Court. At the same time, Graham Kierath MLA, Minister for Planning, announced plans for a \$35 million 'Northbridge, The Project' concept plan for the 27 hectares of land affected by the tunnel's construction. The project is envisaged as a five year plan to create community recreational areas such as parks and piazzas, and the protection of significant heritage sites.³¹ The management and marketing of this project was handed over to the East Perth Development Authority who acquired title to a number of the properties along Aberdeen Street in June 2000.³²

25 For example in the post office directory for 1949, the following names are listed: Maso, Paganna, Mistilis, Della Bosca, Orifici, Stamatis, Privitali, Nizzola, and Marzo. The spelling of these names tend to change in various entries.

26 City of Perth rate books for years 1920 to 1940.

27 The house had been converted into a private hospital during the latter part of World War One, and apartments during the 1930s. See post office directories for these years.

28 Conversation with Carl Torre.

29 Certificate of Title, Vol.734, Folio 197, 9 August, 1961.

30 Discussion with Holly Hammond, 5 February, 2001.

31 *The West Australian*, Advertising Feature, 20/04/2000.

32 Various Certificates of Title to properties now owned by EPRA.

13.2 PHYSICAL EVIDENCE

The place comprises *Aberdeen Street Precinct*, No. 154 to 186 Aberdeen Street and is located along the northern side of Aberdeen Street between Fitzgerald Street and Palmerston Street, Northbridge.

Aberdeen Street Precinct contains the buildings numbered 156 to 186 inclusive. No. 154 is currently a vacant lot on the corner of Aberdeen Street and Palmerston Street to the north of Russell Square. The *Aberdeen Street Precinct* includes this lot and extends westward from this lot to No. 186 Aberdeen Street. This precinct comprises an almost continuous row of single storey houses, with small set-backs at the western end, and with larger set-backs at the eastern end. The precinct contains buildings of both modestly and elaborately detailed Victorian Italianate, Federation Queen Anne, Federation Free Classical and Federation Bungalow styles.

At the eastern end of the Precinct, number 156 is a substantial brick and iron late Victorian homestead surrounded by wide verandahs and set back from the street approximately 9 metres. This building is earlier than the other buildings in the precinct. To the west of number 156, numbers 162 and 166 are two later Victorian villa type residences. These are single storey, generally substantial dwellings, with a set-back of around 9 metres and sited on larger lots. There are verandahs to the front of each with front doors facing the street. The front fences are generally low [0.9 to 1.4 metres] constructed of painted timber pickets or masonry. The front gardens are quite substantial, with lawns and a variety of mature trees.

The western portion of the *Aberdeen Street Precinct* towards Fitzgerald Street, features an intact row of single storey modest dwellings, with equal set backs of 2-3 metres. There are verandahs on the front of each of the houses, with entrance doors facing the street. There is only a narrow space of around 1 metre between the houses on each of the lots. The group includes two former shops - numbers 182 and 186-8 - and two matching pairs of houses - numbers 172 and 174, and, numbers 176 and 178. . The front fences are generally low [0.9 to 1.2 metres] and in a range of styles, including timber pickets, masonry or woven wire. Front gardens are mostly planted with low shrubs or flowers.

The *Aberdeen Street Precinct* as a whole is characterised by a range of residential buildings constructed in the late nineteenth and early twentieth century. While the general form of the buildings relates to this period of construction there is also a distinctive pattern of alteration and change that relates to the inter-war and immediate post World War II period. Most of the buildings show physical evidence of changes occurring at this period and this contributes as much to the visual character of the precinct as do the building forms which date from the turn of the twentieth century. Features which represent the original period of construction include general building form, roof shape and pitch, chimneys and in some cases door and window details. Features which reflect the later period of change include changes to verandah supports, front windows and fencing styles.

On the southern side of Aberdeen Street, opposite the precinct, are three large industrial/commercial buildings. The buildings have brick walls and no set-backs. A large bitumen carpark enclosed by a high chainlink fence occupies the site on the corner of Aberdeen Street and Fitzgerald Street. St Brigid's Church is located on the opposite side of Fitzgerald Street. The church spire is visible when looking west from the precinct down Aberdeen Street. Russell Square lies opposite the eastern end of the precinct. Extensive landscaping

works to the verges and the on street parking areas are currently being undertaken along the length of the precinct.

There are twelve individual buildings in the precinct. An external description of each of these buildings is outlined below.

No. 156 (Lot 2) Aberdeen Street (Refer Section 15.0)

No. 156 Aberdeen Street is a single storey brick residence with a hipped roof clad in corrugated iron. The building sits behind a high wire mesh fence which runs along the front boundary. The front yard comprises lawn grass planted with several mature and medium sized trees. The rear yard has concrete paver surface. To the east of the building is a vacant lot with a gravel surface, currently used as a carpark. Three mature pepper trees are located along the rear boundary.

The building is robust in form, although currently unkempt, and is generally lacking in exterior ornamentation. A faceted bay projects towards the street from the west end of the building. A verandah under a separate roof wraps around the faceted bay and continues along the south and east elevations. The verandah is supported on simple stop-chamfered timber posts. The verandah is of concrete and has side and rear additions. The south elevation has large timber framed double hung sashes windows. Walls are face brick, painted indigo. The gutters and external joinery has been painted turquoise and orange. The chimneys are face brick with corbelling of a simple design.

The building is presently used as accommodation for backpackers. It is in a fair to good condition.

No. 158 (Lot 2) Aberdeen Street

No. 158 Aberdeen Street comprises a single storey brick building with half hipped fully terracotta-tiled roof. The building sits behind a high timber wire mesh fence and is set back by 9 metres. The front yard has a brick path, and the garden is unkempt. 1960s-style additions and alterations include a triple hipped front, casement sash and window frames. The rear yard comprises concrete paver slabs sheltered by a timber pergola. The building is joined to 156 Aberdeen Street by means of a brick infill structure. The front verandah has been enclosed and the building has been adapted for use as backpacker's accommodation.

No. 162 (Lot Pt Y163) Aberdeen Street (Refer Section 15.0)

No. 162 Aberdeen Street comprises a substantial single storey brick residence built in the Victorian Italianate Style, with art deco style additions. The building is set back approximately 9 metres from the front boundary and is 1.5 metres from the residence to the east side. The lot to the west of the building is vacant. A driveway with a gravel surface is located along the western boundary. Along the front boundary is a rendered brick fence with stepped piers and iron gates, one centrally located and one to the east end. The front yard is planted with a variety of medium sized trees and bushes, including conifers and oleanders. A concrete path leads from the gate to the front of the house. The rear yard comprises dry grass and patches of gravel. Along the west side of the building there is a row of 5 trees, including a mulberry tree and a palm tree.

The building has a hipped corrugate iron-covered roof with a prominent gable to the west side of the façade set above a projecting bay. The gable has a circular gable vent under its apex and a faceted bay window with large timber framed double hung windows. To the east of the projecting bay, the façade sits behind a verandah under a separate corrugated iron roof. The

verandah is supported on tubular steel posts and has a concrete floor. At the western end of the verandah is a timber panelled front door surmounted by a fanlight. To the east of the front door there is projecting bay with a pair of timber framed double hung sash windows. Pairs of rendered brackets run along the facade under the eaves. The brickwork to the front façade is tuck-pointed and painted with the exception of the projecting bay which is rendered. The façade has rendered quoining to its corners. The roof cladding is painted green. Security mesh is fitted to most window and door openings.

A small single storey brick addition with a hipped corrugate iron roof is located to the front of the building, on the eastern side. This structure is detached from the main body of the building and abuts the verandah. To the west side there is a verandah under a skillion roof which has been enclosed with fibro sheeting. A section of the rear of the house has been demolished. The end wall of this section, which is now level with the rear fence, is clad in fibro sheeting. The building is in good condition and is currently used as a medical centre.

No. 166 (Lot Pt Y162) Aberdeen Street (Refer Section 15.0)

No. 166 Aberdeen Street is a single storey brick residence built in the Victorian Italianate style. The building is set back from the front boundary by approximately 9 metres. There are vacant lots to both the west and east side of the building. Along the front boundary there is a rendered brick fence with piers embellished by corncicing and pyramidal capping. The front yard comprises lawn grass and is planted with a medium sized gum tree. The fence has central iron gate. A concrete path leads from the gate to the front of the house. Garden beds with a rock border abut the front of the house. A driveway runs along the western boundary of the property. There is a small rear yard which is almost entirely paved in concrete.

The building has a hipped corrugated iron roof with a gable to the west side of the façade. The gable is set above a projecting bay and incorporates a cast iron trim to the underside of the bargeboards and a trefoil shaped vent below the apex. The façade is rendered and has quoining with alternating bands of plain and vermiculated rustication. Pairs of decorative brackets are located under the eaves. A twin set of double hung sash windows framed by heavy rendered moulding is located on the projecting bay. To the east of the projecting bay, the façade sits behind a verandah under a separate corrugated iron roof. The verandah is supported on timber posts and has a decorative cast iron balustrade and valance. The verandah has a concrete surface. A panelled timber front door is located at the west end on the verandah.

The west wall is face brick and has two windows with rendered lintels and sills. The east wall is face brick and has three timber framed windows with arched brick lintels above. Aluminium security mesh screens are fitted over door and window openings. The building has rendered brick chimneys with corncicing. The facade is painted white whilst most external joinery and details are painted a contrasting dark brown. The roof cladding is painted red.

The building is in fair condition. The original form of the building is substantially intact. The rendered fence would most likely have been surmounted by an iron palisade.

No. 170 (Lot 32) Aberdeen Street

No. 170 Aberdeen Street is a single storey brick residence built in the Federation Queen Anne style. The building is set back 2.5 metres from the front boundary and is approximately 0.5 metres from the residence to the

west side. To the east is a vacant lot. Along the front boundary is a low timber picket fence. Flanking the front gate are two mature pine trees. A brick path leads to the front of the house.

The building has a hipped corrugated iron roof with a gable to the front set above a projecting bay. On the projecting bay is a triple set of timber framed casement windows with art nouveau style leadlights. Below the window sill is a row of decorative consoles. A verandah with a corrugated iron roof and new timber decking is located on the front façade, to one side of the projecting bay. The verandah is a 1950s addition, supported on fluted pre-cast concrete piers on a rendered brick balustrade. A pair of timber framed double hung windows are set on the façade under the verandah. The building has a panelled timber front door with fanlight. Walls are rendered brick and painted cream. External joinery is painted cream. A rendered chimney with corncicing is visible from the street. There is a skillion roofed section to the rear of the building which extends almost to the northern boundary. The west wall of the skillion section runs along the boundary line. Abutting the east side of the skillion section there is new brick addition at the rear.

The original form of the building is discernable. The verandah and the windows on the projecting bay have been modified. The building is in a fair condition and has retained its original use as a residence.

No. 172 (Lot 31) Aberdeen Street

No. 172 Aberdeen Street is a single storey brick residence built in the Federation Queen Anne style. The building is set back 2.5 metres from the front boundary and is approximately 900 mm from the residence to the west side. Along the front boundary is a new construction low tubular steel fence. There is a small front yard with no substantial plantings. The rear yard comprises lawn grass with no other plantings.

The building has a hipped corrugated iron roof with a gable to the front set above a projecting bay. The gable incorporates decorative timber fretwork. On the projecting bay is a triple set of timber framed casement windows set below a corrugated iron awning with a bullnose profile. The façade to the east of projecting bay is set behind a corrugated iron bullnose profile verandah. The verandah is a 1950s addition, supported on rendered brick piers with a rendered balustrade. A panelled timber front door with sidelights and fanlight is located at the western end of the verandah. An aluminium security door is fitted over the front door. To the east of the front door is triple set of timber framed casement windows. Two chimneys are visible from the street, each with alternating bands of render and face brick and rendered cornices. Walls have a stone-coloured, rendered finish, whilst the gutters are painted a contrasting burgundy colour.

The original form of the house is largely intact although there has been some modification to the facade. These include the removal of verandah columns and balustrade and the casement windows and awning. A small area of the original tuckpointed face brickwork is visible on the east wall of the projecting bay, above the verandah. The residence is generally in a fair condition.

No. 174 (Lot 30) Aberdeen Street No. 174 Aberdeen Street is a single storey brick residence built in the Federation Queen Anne style. The building is of the same basic design as no. 172 Aberdeen Street, indicating that the two were built as a pair. The building is set back 2.5 metres from the front boundary and is approximately 500 mm from the residence to the west. Along the front boundary is a low tubular steel fence, identical to that in front

of no. 172 Aberdeen Street. There is a small yard with a central concrete path, which leads towards the front door. The rear yard comprises unkempt grass planted with only one small bush. A brick outbuilding with a corrugated iron skillion roof is located along the western boundary.

The building has a hipped corrugated iron roof with a gable to the front set above a projecting bay. The gable incorporates decorative timber fretwork. On the projecting bay is a twin set of timber framed double hung sash windows with transom windows above. The windows are surmounted by dentil and label mouldings.

A corrugated iron bullnose verandah runs across two thirds of the façade. The verandah is supported on chamfered timber posts. A panelled timber front door with sidelights and fanlight is located at the western end of the verandah. To the east of the front door is twin set of timber framed double hung sash windows. Two chimneys are visible from the street, each with rendered cornices and alternating bands of render and face brick. The façade has been painted and appears to be lightly rendered, whilst the side walls are face brick.

The original form of the house is largely intact although some details have been altered. The original face brick façade has been painted and the front fence is a comparatively recent addition. The residence is generally in good condition and appears to be well maintained.

No. 176 (Lot 29) Aberdeen Street

No. 176 Aberdeen Street is a single storey residence built in the Federation Bungalow style with rendered brick walls and a hipped corrugated iron roof. The building is set back approximately two metres from the front boundary and is approximately 1.5 metres from the building to its west. Along the front boundary is a distinctive iron fence which incorporates automobile, aeroplane and floral motifs. There is a small front garden planted bushes. A concrete path is located to the centre of the yard. The rear boundary is enclosed by a corrugated fibro-cement fence. At the north-east corner of the property there is a brick structure with a corrugated iron roof. The north wall is rendered and has a stepped parapet.

A verandah under a separate roof runs across the full length of the façade. The verandah, a 1950s or 1960s addition, is supported by precast piers, which sit on a rendered brick balustrade. The façade is of a symmetrical composition, having a central front door flanked by a window on either side. Door and window openings are presently boarded up with metal sheets. The roof has scrolled metal finals at its apex.

The original form of the building is substantially intact, however the verandah columns, balustrading and front fence are later additions. The building is fair condition despite being vacant.

No. 178 (Lot 28) Aberdeen Street

No. 178 Aberdeen Street is a single storey residence with a hipped corrugated iron roof and rendered brick walls. The residence is built in the Federation Free Style as indicated by its simple massing, broad roof form and unpretentious quality. The building is of the same basic design as no. 176 Aberdeen Street, indicating that the two were built as a pair. The building is set back approximately two metres from the front boundary. The building is approximately 1.5 metres from the residence on its east side and abuts the building adjacent to its west. A low rendered brick fence runs across the front of the property with a central timber picket gate. A concrete path leads form

the gate to the front of the house. There is a narrow front yard with no plantings. A corrugated iron clad shed with a skillion roof occupies much of the rear yard. A mature pepper tree is planted in the rear yard.

A verandah under a separate roof runs across the full length of the façade. The verandah is supported by simple timber posts which in turn rest upon low rendered brick piers. The façade is of a symmetrical composition. A central timber framed double door is flanked by timber frame casement windows with leadlights of a geometric pattern. An aluminium security door is fitted over the front door. The ridgeline of the roof crowned by two scrolled metal finials.

The original form of the building is substantially intact, however the original verandah details have been lost. The rendered finish, art deco leadlights and the fence are later additions. The building is in poor to fair condition and continues to be used as a residence.

No. 182 (Lot 27) Aberdeen Street

No. 182 Aberdeen Street is a single-storey Federation Free Classical Style shop building with an attached former residence. The shop building has no set back from the street whilst the attached residence is recessed by approximately 2 metres. The shop abuts the residence to its west side.

The building has brick walls and is set beneath a hipped corrugated galvanised iron roof. The shop front has a large single pane glass window surmounted by a multi paned window of red and green textured glass. A panelled timber infill runs below the window. Entry to the shop is via a re-entrant doorway.

The shop is surmounted by a parapet which incorporates heavy cornices and a central arched pediment flanked by ball motif finials. The pediment has a central panel which bears the text: 'Braddock's Dispensary'. A metal awning with a scalloped trim runs along the front of the shop. Walls are painted blue although tuck-pointing is still visible under the paint on the façade. Details such as the cornices and the external joinery are painted a cream colour.

To the front of the former residence is a low brick fence surmounted by a simple metal palisade fence. The former residence has a timber and glass panelled door and timber framed windows. Across the front of the former residence is a metal awning of the same design as that found on the shopfront. A corbelled brick chimney is visible from the street. The rear yard is almost entirely occupied by a corrugated iron structure with duo-pitch roof aluminium and metal roller door.

Modifications to the original building include the painting of the brickwork and the addition of the metal awnings. The building is presently used as an antique furniture shop.

No. 184 (Lot 26) Aberdeen Street

No. 184 Aberdeen Street is a modest single storey brick residence with a hipped corrugated iron roof. The building is set 1.5 metres apart from the building adjacent to its west wall and abuts the residence located on its east side. The building is set back approximately two metres from the front boundary. Across the front boundary is a low, rendered brick fence with a centrally placed chain-link gate. A concrete path leads to the front door. A small face brick structure with a skillion roof is located along western boundary at rear of the property. A mature olive tree and a lemon tree can also be found in the rear yard.

The building presents a double front to the street, having a projecting bay set under a vented gable. A twin set of timber framed double hung sash windows is located on the projecting bay. A verandah supported on precast fluted concrete columns, with balustrade and pier additions, is located to the east of the projecting bay. The verandah has a concrete deck and precast concrete balusters. At the eastern end of the verandah is a firewall with an arched recess. Aluminium security screens are fitted to window and door openings on the facade. There are two face brick chimneys with rendered cornices. The façade has a textured render finish and is painted white. External joinery is generally painted brown. The roof cladding is painted red.

The building has been subject to a number of modifications since its inception. These include the application of the render finish to the façade, the replacement of the original verandah and gable infill and the addition of the front fence.

No. 186-188 (Lot 25) Aberdeen Street

No. 186-188 Aberdeen Street is a single-storey brick shop building with an attached former residence. The shop building has no set back from the street whilst the attached former residence is recessed by approximately 2 metres. To the west of the shop is a vacant lot. The east wall of the former residence is approximately 0.5 metres from the adjacent residence. The building has rendered brick walls and is set under a corrugated iron gambrel roof. A corrugated fibro-cement fence encloses the western and eastern boundaries. The rear yard comprises lawn grass with no other plantings.

The new shop front has a simple rendered parapet and a new cantilevered metal awning supported by decorative iron brackets. The shop has large fixed pane aluminium framed window and glass door. At the rear of building is a verandah.

The former residence has a small concrete front yard and a low rendered brick fence with a timber picket gate. Entry to the former residence is via timber framed door with a large textured glass pane. The façade incorporates a triple set of 3 pane timber framed casement windows. The firewall to east end of verandah has arched recess.

Modifications to the original building include the aluminium framed shop windows, cantilevered awning and render finish. The building is in fair condition.

13.3 COMPARATIVE INFORMATION

Comparisons may be made between *Aberdeen Street Precinct* and other precincts of historic buildings within Perth.

The Bulwer Avenue Precinct comprises a row of eleven single storey residences and a small shop building, all dating from the turn of the century. The precinct runs along the west side of Bulwer Avenue, opposite Highgate Primary School. Residences are modest in size and typically have a hipped roof with a gable and verandah to the front. The streetscape is substantially intact, despite there being a number of modifications to the façades.

The Goderich and Bennet Streets Precinct, Perth, comprises a number of residences dating from c. 1860 to c. 1900. Despite there being a variety of architectural styles, the precinct as a whole has a coherent and unified presence. A number of the buildings within the precinct have been demolished. High rise residential buildings have been constructed to the rear of the buildings.

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 MANAGEMENT STRATEGIES

Aims of the Management Strategies are:

- *Aberdeen Street Precinct* should be protected by the conservation of the existing heritage buildings, street frontages, and gardens, together with careful management of the public domain.
- The character and intactness of the precinct should be conserved and strengthened, and new development controlled to retain the heritage significance of the precinct.
- The need for the evolution of the place should be recognised and change managed to conserve the visual harmony of the precinct.

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

- There should be no demolition of significant places within the precinct.
- Designate the area as a Heritage Precinct both on the State Register of Heritage Places and in the City of Perth Town Planning Scheme.
- Development guidelines specific to the precinct that are based on the Statement of Significance should be prepared to guide new development, together with alterations and additions to heritage places within the precinct. The guidelines should refer to the importance of retaining the heritage stock, the design of any new places and the need to respect the existing scale, proportions, and plan form of the existing buildings and streetscape. The guidelines should emphasise the need to evaluate change in an overall context for the precinct. Particular emphasis should be given in these broad-based guidelines to retaining streetscape values including plantings and the public domain.

15 ADDITIONAL ASSESSMENT DOCUMENTATION

The *Aberdeen Street Precinct* comprises eleven significant buildings. Three of these buildings, namely 156, 162 and 166 Aberdeen Street, are considered particularly significant. Assessment documentation is included for each of the places individually, in this section, as an addenda to the assessment documentation for the *Aberdeen Street Precinct*.

15.1 ASSESSMENT DOCUMENTATION FOR 156 (Lot 2) ABERDEEN STREET

DATA BASE No. 11488

NAME *House (fmr), 156 Aberdeen Street* (1883-1884;1920; c.1991)
FORMER NAME: Lancewood

LOCATION 156 Aberdeen Street, Northbridge

LOCAL GOVERNMENT AREA City of Perth

STATEMENT OF SIGNIFICANCE

House (fmr), 156 Aberdeen Street, a single storey brick and iron residence in the Victorian Georgian Style, has cultural heritage significance for the following reasons:

the place is rare as a substantial Victorian Georgian style residence, dating from the pre gold boom era, still extant within the Perth region;

the place is a substantial Victorian Georgian style residence with the characteristics of a spreading, rural homestead;

the place, situated as it is opposite Russell Square, with its distinctive spreading form and timber picket fence, is a recognised landmark in the Northbridge area;

the place forms an integral part of a group of single storey residential buildings and contributes to the historic character of the area;

the place reflects the expansion of housing opportunities in the city of Perth in the area north of the railway line. It was one of the first substantial houses to be constructed in the area, and reflects the nature of the social milieu that once lived along particular sections of Aberdeen Street;

the place is important for its association with Richard A. Sholl, the Post Master General for Western Australia who built the house and lived in it for a number of decades; and,

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.

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
- 506 Tourism

AESTHETIC VALUE*

House (fmr), 156 Aberdeen Street has aesthetic significance as a substantial Victorian Georgian style residence with the characteristics of a spreading rural homestead.

(Criterion 1.1)

House (fmr), 156 Aberdeen Street, situated as it is opposite Russell Square, with its distinctive spreading form and timber picket fence is a recognised landmark in the Northbridge area. (Criterion 1.3)

House (fmr), 156 Aberdeen Street forms an integral part of a group of single storey residential buildings and contributes to the historic character of the area. (Criterion 1.4)

HISTORIC VALUE

House (fmr), 156 Aberdeen Street reflects the type of substantial house erected during the 1880s for those of high social standing in Western Australia. (Criterion 2.1)

House (fmr), 156 Aberdeen Street reflects the expansion of housing opportunities in the city of Perth in the area north of the railway line. It was one of the first substantial houses to be constructed in the area, and reflects the nature of the social milieu that once lived along particular sections of Aberdeen Street. (Criterion 2.1)

House (fmr), 156 Aberdeen Street is important for its association with Richard A. Sholl, the Post Master General for Western Australia who built the house and lived in it for a number of decades. (Criterion 2.3)

SCIENTIFIC VALUE

SOCIAL VALUE

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)

DEGREE OF SIGNIFICANCE

RARITY

House (fmr), 156 Aberdeen Street is rare as a substantial Victorian Georgian style residence, dating from the pre gold boom era, still extant within the Perth region.

REPRESENTATIVENESS

House (fmr), 156 Aberdeen Street is representative of a substantial Victorian Georgian style residence with the characteristics of a spreading, rural homestead.

* 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.

CONDITION

House (fmr), 156 Aberdeen Street is in a fair to good condition. There is some deterioration to the external brickwork. There is some damage to interior finishes and joinery.

INTEGRITY

House (fmr), 156 Aberdeen Street has a moderate degree of integrity. The place remains in use for residential purposes, however the original intention of the place as a residence for one family with associated servants, has been altered to that of providing short term dormitory style accommodation for backpackers.

AUTHENTICITY

House (fmr), 156 Aberdeen Street has a moderate to high degree of authenticity. The place has been adapted for use as a backpackers hostel, however this adaptation has largely retained the internal layout and details. Externally the place remains largely as constructed with the exception of the western most verandah which has been removed and the brickwork has been painted.

SUPPORTING EVIDENCE

The documentary evidence has been compiled by Robyn Taylor, Historian. The physical evidence has been compiled by Palassis Architects.

DOCUMENTARY EVIDENCE

House (fmr), 156 Aberdeen Street consists of two houses which have been combined to form one large residential development currently functioning as a backpackers' hostel. The larger house, No. 156, was once a grand residence named 'Lancewood'. This was constructed around 1883-4 for Richard Sholl, then Chief Clerk of the General Post Office. In 1889 he was promoted to the position of Post Master General of Western Australia. Sholl lived in this house for the next thirty-six years. During these years the house was situated on a large corner lot which extended along Palmerston Street on its eastern boundary. The house was thus surrounded by ample grounds on all sides. This situation changed in 1920 when title to the land was sold to William Blackhall who became the next resident of No. 156. The land along the Palmerston Street side was sold to Mrs Mary Ann Coates and a house, No.154, was erected.³³ When Blackhall sold No.156 to Enrica Betti in 1940, the new owner subdivided the remainder of Lot 165 and constructed a house for himself (No.158) to the west of 'Lancewood'. It is these two houses, Nos. 156 and 158, that make up the backpackers' hostel which is currently owned by the East Perth Redevelopment Authority. Today, the now vacant areas to the east and behind No.156 are under development following the construction of the Northbridge Tunnel which runs below and between Newcastle and Aberdeen Streets.³⁴

³³ No.154 is currently a vacant site, and is part of the redevelopment of the south side of Aberdeen Street and Northbridge Tunnel area.

³⁴ For consistency, the current street numbers for the houses along Aberdeen Street have been used rather than the earlier numbers. When numbers were introduced in 1898 No. 156 was listed as No.164.

According to the City of Perth rate book covering the years 1880 to 1883,³⁵ Perth Town Lots Y162, Y163 and Y165 were owned by brothers Robert Frederick Sholl (1848-1909) and Richard Adolphus Sholl (1846-1919). Lot Y165, is a corner lot bounded by Aberdeen and Palmerston Streets, while Lots Y162 and Y163 extend between Newcastle Street to the north, and Aberdeen Street to the south. Lot Y163 is singled out from the entry in the rate book with a descriptive note, 'Garden', recorded against it. The entry for 'Owner' lists Robert and Richard as if they were one person, that is as Robert Richard Sholl, with the designated occupation given as 'Pearler Clerk'. This would have been the occupation of Robert Sholl as Richard Sholl was then Chief Clerk of the General Post Office.³⁶ However, the occupation appears out of step with Robert Sholl's personal history. In 1868 he had been a pearler at Nichol Bay, but by the 1880s he was a man of considerable social standing who became the MLA for Gascoyne in 1886.³⁷ The corner Lot 164, to the immediate north of Lot 165, and bounded by Newcastle and Palmerston Streets, was owned by the merchant George Shenton until it was acquired by James MacKay in 1888. This land was to remain vacant for the rest of the nineteenth century.³⁸ The other lots along Aberdeen Street were owned by William Lawrence, a boat builder, and apart from a cottage on Lot 158, on the corner of Aberdeen and Fitzgerald Streets, the land was to remain largely vacant until the 1890s. In 1892, it appears much of this land was 'cut up and sold'.³⁹

In 1884, Richard Sholl, Clerk, is cited as the owner of Lot 165 and the land description in that year's rate book indicates 'house and grounds' now occupied the site. A survey of rate books from this year until well into the twentieth century did not reveal any development on the site which would suggest the c.1883-4 house was replaced by a subsequent building.⁴⁰ Sholl's house was the first substantial home to be constructed in this section of Aberdeen Street (on the north side between Fitzgerald and Palmerston Streets) and it would be another decade before he would be joined by others of a similar social background.

The impetus for the development of Aberdeen Street and the district generally was the discovery of payable gold which brought an economic boom to the state during the 1890s and a massive increase in the city's population. Land in the Northbridge area attracted investors with some lots changing hands in quick succession.⁴¹ In his 'Memories of Perth (1886-1893)', F. W. Bateson wrote:

Newcastle Street, Palmerston and Aberdeen Streets had some very nice homes, and well-known citizens lived there at that time; to mention but a few, Mr. J. S. Brooking, Surveyor-General, in Palmerston Street, Mr. R. A. Sholl, first Postmaster-General of

³⁵ The City of Perth rate book for 1880-3 is the first rate book available for research. Microfiche copies of the rate books covering the years 1880-1883 to 1946 are held by the State Records Office.

³⁶ Battye, J. S. (ed) *The Cyclopaedia of Western Australia*, Vol.1, Cyclopaedia Company, Perth, 1912, p.380.

³⁷ Erickson, R. (ed), *Dictionary of Western Australians, 1829-1914*, Vol.3, Free 1850-1868, pp.762-63. The father, Robert John Sholl, was appointed the first Government resident of the Northern Province in 1865.

³⁸ City of Perth rate books for the years 1880-1883 to 1899.

³⁹ City of Perth rate book for 1892 for lots along Aberdeen Street.

⁴⁰ Further research would be required in the City of Perth's archives to determine if any early documents exist which may indicate who the architect of the place might have been.

⁴¹ City of Perth rate books for the 1890s.

Western Australia as a sovereign State, and Mr. Robt. Sholl, solicitor, the former in Aberdeen Street, and the latter in Newcastle Street.⁴²

To the names given by Bateson could be added J. S. Battye the State's librarian, and businessman Neil McNeil, both of whom lived in Aberdeen Street, while the architect J. J. Talbot Hobbs owned nearby lots and houses in Palmerston and Newcastle Streets.

A water map for the city of Perth drawn during the mid to late 1890s shows Sholl's house was largely secluded on its large lot with the land behind his house remaining vacant, and the expanse of Russell Square laid out before him on the south side of Aberdeen Street. There were no developments along Palmerston Street between Newcastle and Aberdeen Streets. However, to the west of his house, and No. 162 next door, a number of lots are shown on the map to have been subdivided with buildings erected.⁴³

Richard Sholl continued to live at No.156 Aberdeen Street, or use the place as a city address, until 1920 when the place was bought by William Scott Donald Blackhall.⁴⁴ The lot was subdivided with the portion along Palmerston Street (Lot 1) being sold to Mrs. Mary Ann Coates who erected a house, No.154, in 1920. At the same time a right of carriage-way was made over a portion of land at the rear of the new lot linking Palmerston Street with the land at the rear of Sholl's block (now Lot 2).⁴⁵ A 1950s Metropolitan Water and Sewerage map indicates the carriage-way providing access to a couple of buildings at the rear of No.156. However; on this map, the buildings do not appear to be part of No.156, but rather present evidence of another possible subdivision which does not appear in the rate books.⁴⁶

William Blackhall lived at No.156 until 1940 when ownership of the place was transferred to Mr Enrica Bordoni Betti.⁴⁷ Betti rented the place to Benjamin and Lily Empson,⁴⁸ and immediately built a house for himself, No.158, on the west side of No.156.⁴⁹ Mrs Lily Empson is listed in the rate books and the post office directories as living in No.156 at least up to 1949 the last year the post office directories were produced.

Following government plans to establish a northern city by-pass, a number of properties along Aberdeen and Newcastle Streets were resumed by the Metropolitan Regional Planning Authority. The title to Lot 165 (Lots 1 and 2) was transferred to the Authority in June 1977.⁵⁰ The subsequent history of the place is not known. According to the real estate firm which manages a number of the government owned properties in the Northbridge area, the place was leased to the Lone Star Backpackers, the current tenants, in April

42 Bateson, F.W., 'Memories of Perth (1886-1893), read at the W.A. Historical Society on September 29, 1944 by R. P. Wright, printed in *Early Days*, Vol.3, Part 6, pp.32-33.

43 Undated water map, City of Perth, Sheet 8, pre 1900. Possibly part of the city's sewerage survey. State Records Office.

44 City of Perth rate books and post office directories continue to list Richard Sholl up to 1919-1920.

45 Rate book for 1920, and Certificate of Title, Vol.1711, Folio 183. Transfer registered 1 October 1920.

46 MWSS & DD, WA Map 1522, Sheet No.71. Revised August 1950.

47 City of Perth rate books for years 1920 to 1940.

48 City of Perth rate book for 1940.

49 City of Perth rate book for 1941.

50 Certificate of Title, Vol.734, Folio 197, 24 June, 1966.

1991.⁵¹ Some time before 1991, or after that date, Nos. 156 and 158 were linked to create one continuous building.

In June 2000, the title to the land was acquired by the East Perth Redevelopment Authority.⁵²

PHYSICAL EVIDENCE

The place comprises *House (fmr), 156 Aberdeen Street*, a single storey brick and iron residence constructed c1883-1884.

House (fmr), 156 Aberdeen Street is situated on the northern side of Aberdeen Street, near its intersection with Palmerston Street. The lot to east of the place, which is sited on the corner of Aberdeen Street and Palmerston Street, is used as a car park by the building occupants. The car park has a gravel surface and is enclosed along both street frontages by an 1800mm high wire fence with timber posts and rails. Across Palmerston Street corner site to the east the corner site is occupied by a single storey red brick industrial building with no set back. To the rear of the place is a large area of vacant land which was cleared during the construction of the Northbridge Tunnel.

On the northern side of Aberdeen Street, to the west of the place, there is a substantial single storey dwelling set back 9 metres. The building has a low rendered brick fence with stepped piers. The front garden to this building has a variety of mature trees. Beyond this is a row of modest single storey brick residences, with set backs of 2-3 metres. The front fences are generally low [0.9 to 1.2 metres] and in a range of styles, including timber pickets, masonry or woven wire.

Directly south of the place is the intersection of Aberdeen Street and Shenton Street. Russell Square is located to the eastern side of Shenton Street whilst a car rental yard is located to the western side. The car rental yard has a bitumen surface and is enclosed behind a high wire fence. A number of recent multi-storey apartment buildings are located along the western side of Shenton Street, south of the car rental yard.

The building is set back by approximately 5 metres. A timber picket fence, painted white, runs along the front boundary. The fence is 1800mm high for most of its length and incorporates a double gate at its western end. A 12 metre section of the fence to the east of the double gate has a reduced height of 1200mm. The front gate is located to the centre of this lower section. A brick paved path leads from the front gate to the main entrance. A small metal shed is located to the west side of the path. The front garden is mostly covered by lawn. There are variety of mature trees growing along the front and east side of the building. To the rear of the building is a concrete paved courtyard with a timber framed pergola extending to the rear boundary. The north and west boundaries are enclosed by a super-six fence.

House (fmr), 156 Aberdeen Street is connected to 158 Aberdeen Street by means of an enclosed area which extends between the two buildings. This area comprises a tiled concrete floor and plaster ceiling. Brick walls have been constructed to both the northern and southern ends of this area. There is an aluminium sliding door to the south wall of this area. The area functions as the reception area for the backpackers who lodge in both 156 Aberdeen Street and 158 Aberdeen Street. 158 Aberdeen Street is a brick building with a half hipped roof clad in terracotta tiles. The building is set back

⁵¹ Discussion with Blackburn Real Estate, 6 February, 2001.

⁵² Certificate of Title, Lot 1, Vol.1217, Fol.699, dated 30 June, 2000.

approximately 12 metres from the front boundary. There is a verandah across two thirds of the front façade which has been enclosed with fibro sheeting.

156 Aberdeen Street is a single storey brick and iron building in the Victorian Georgian Style. The building has a large hipped main roof clad in corrugated iron. Walls are face brick Flemish bond. A faceted bay projects from the west side of the southern (Aberdeen Street) façade. The bay has three tall double hung timber framed windows with rendered sills. There are three more similar windows located on the front façade to the east of the faceted bay. A verandah under a separate roof wraps around the south and east sides of the building. The verandah has chamfered timber posts and a concrete deck.

A courtyard is located to the rear (north) of the building, enclosed by the west and east wings of the building. The east wing has stretcher bond brick walls and sits under a low hipped roof clad in corrugated iron. The verandah to the east wing is under same roof. A verandah under a separate roof extends between the two wings. Timber shingles are visible to the underside of both these verandahs. The east wing extends to within 1.5 metres of the rear boundary.

The south and east elevations are brickwork which is painted purple, with the bottom three courses being painted turquoise. All other external brickwork is painted indigo. Gutters, verandah posts and other joinery to the front and east have been painted turquoise. Elsewhere these elements are painted mission brown. Aluminium security screens are fitted to most windows. The building has simple, face brick chimneys.

The original entry is located in the centre of the western elevation, 10 metres in from the front of the building. It is no longer in use as the main entry point for the building. It comprises a two-panel timber door with sidelights and fanlights. Below each of the sidelights, which have been boarded up, is a moulded timber panel. The fanlight has a central textured glass pane flanked on either side by smaller red glass panes. A timber framed door opening with sidelights and fanlights is set back 1300mm from the front door, thus creating a small entry space. The door to this second doorway is no longer extant. Beyond the entry area is a hallway with a moulded plaster cornice and plaster ceiling rose. The hallway has a 300mm high moulded timber skirting board and a linoleum floor covering. Panelled timber doors are located to either side of the hallway. The door to the south side opens on to a large room with a high ceiling and an ornate plaster cornice and ceiling rose. A fireplace with a cast iron surround and an elaborate mantle-piece is located on the east wall of the room. A faceted bay window is located at the southern end of the room. The room is presently used as a dormitory as are most of the rooms in the building with the exception of the kitchen and bathrooms.

To the west of the entry area, the hallway steps down and passes through an arched opening with moulded timber architrave. A timber framed store clad in particle board has been constructed in this area. A panelled timber door to the south side of this area opens on to a room with a scotia cornice and 220mm moulded timber skirting board. A boarded up fireplace with a timber mantle-piece is located on the north wall. A pendant light and fan are fitted to the ceiling.

The hallway continues to the west before intersecting another hallway running in a north-south direction. A panelled timber door at the south end of this hallway opens on a room which is used as a dormitory. It has a 220mm timber skirting board and a coved timber cornice. The ceiling is fitted

with a fluorescent light and a fan. A simple timber mantle piece is located on the north wall of the room. A built in wardrobe with panelled timber doors is located to the east side of the fireplace. A beam runs across the ceiling in a north south direction, to the east side of the doorway.

Two panelled timber doors are located either side of the northern end of the hallway. The door to the east side opens on to a room with a scotia cornice and a moulded timber skirting board. A fireplace is located on the south wall of the room. The door to the west side of the hall opens on to a smaller room with a splayed timber skirting board, 100mm high, and a flush plaster ceiling.

A timber door at the north end of the hall opens on to a rear verandah and courtyard formed by the east and west wings of the building. A panelled timber door at the western end of the verandah leads to the kitchen. A women's bathroom is located to the west side of the courtyard.

The east wing comprises three dormitory rooms and a men's bathroom, entered directly from the verandah located along the west side of the wing. The men's bathroom is located to the southern end of the east wing, behind a timber screen. The bathroom floor is tiled and the ceiling is lined with fibro sheet. The wall is finished with tiles to a height of 1200mm. The bathroom is fitted with a sink, a stainless steel urinal and two shower cubicles.

To the north of the bathroom are three dormitory rooms. Each of these rooms has a panelled timber door with a simple timber architrave. The door of the northern most room has small fixed pane timber framed windows above and to each side. A fireplace is located on the north wall of this room.

The kitchen floor and skirting are finished in linoleum. The rendered walls are painted purple to a height of 2100mm. There is an elaborate plaster cornice and ceiling rose. A four panel timber door on the south wall of the kitchen opens on to the main hallway. A gas cooker with a stainless steel range hood above is located along the south wall to the west of the door. A timber framed double hung sash window is located midway along the west wall. A fireplace which has been blocked up is located on the north wall. A sink with a tiled splash back is located in the recess to the east of the fireplace. A square headed door opening is located to the west side of the fireplace.

The opening leads to a small room containing internet facilities. The floor is covered with a dark coloured linoleum and the walls are painted as per the kitchen. A fireplace, located on the south wall of the room has been blocked up. The ceiling is flush plaster and fitted with a single incandescent bulb. A doorway with a timber threshold and moulded timber architrave is located on the west wall. The door is surmounted by a fanlight which has been boarded up.

Interior finishes typically consist of plastered walls and ceilings. Rooms used as dormitories have carpeted floors whilst hallways have a vinyl sheet floor covering on timber floorboards.

The place is generally as constructed however the western verandah has been removed and a brick infill building constructed between 156 Aberdeen Street and 158 Aberdeen Street. The rear eastern wing appears to have been constructed at a later date to the rest of the place. Timber shingles are visible under the corrugated iron roof cladding to the east wing indicating that the roof sheeting has been replaced. The place has been adapted for use as a backpackers hostel, however this adaptation has largely retained the internal layout and details. The location of the room presently used as a kitchen and

its elaborate cornice and ceiling rose indicate that this was not its original purpose.

The place is in good to fair condition. Externally the brickwork has been painted over although it appears to be in good condition. There is fretting of the brickwork to the north wall of the east wing. Internally timber floors are not visible for inspection. Many of the walls and doors are marked with graffiti. There is some damage to plaster work and the skirtings to the hall corners.

COMPARATIVE INFORMATION

Comparisons can be made between *House (fmr), 156 Aberdeen Street* and residences of a similar age and scale within the Perth region. Comparisons can also be made between *House (fmr), 156 Aberdeen Street* and large rural homesteads dating from the 1880s. Despite its urban setting, *House (fmr), 156 Aberdeen Street* shares many of the characteristics common to such structures.

Within the inner Perth area, extant residences of a similar form and age are extremely rare. *'Lakeside'*, 106 Palmerston Street Perth, is a single storey residence with a spreading form typical of rural homesteads. The building is rectangular in plan and has a hipped main roof which extends over the encircling verandah. The building was constructed in 1871. Most of the original fabric has been removed. The roof cladding, for example, has been replaced with glazed terracotta tiles.

Belvoir Homestead, Millendon, comprises a substantial single storey brick residence constructed c. 1887-1897. The building has a large hipped main roof clad in short sheet corrugated iron. There is a central entrance under an arched gable. A faceted projecting bay is located to one end of the front façade. The north south and east elevations are enclosed by a verandah under a separate roof which is supported on simple timber posts. Timber shingles are visible under the corrugated iron cladding of the verandah roof. Exterior walls are brick, laid in a Flemish bond. The building was constructed in a number of stages, a process typical to many such homesteads.

Edenvale, Pinjarra, is a single storey residence built 1888 in the Victorian Regency style. It has a refined, symmetrical façade, comprising a central entrance flanked on either side by projecting faceted bays. The building has a hipped corrugated iron and ogee profile verandah to the front. The verandah is supported on chamfered timber posts. Walls are face brick with rendered detailing to the windows.

There are a number of residences of a similar scale and form to *House (fmr), 156 Aberdeen Street* dating from the 1890's extant within the Perth region. These residences are however typically built in the Federation Queen Anne style which was to become increasingly prevalent in the gold boom period.

No. 56 The Esplanade, Peppermint Grove, is a substantial single storey brick residence constructed in 1896. It has a spreading pyramidal roof and encircling verandah, giving it the character of a rural homestead.

15.2 ASSESSMENT DOCUMENTATION FOR 162 (Lot Pt Y163) ABERDEEN STREET

DATA BASE No. 13024

NAME *House, 162 Aberdeen Street (c. 1892)*

LOCATION 162 Aberdeen Street, Northbridge

STATEMENT OF SIGNIFICANCE

House, 162 Aberdeen Street, a single storey brick and iron residence in the Victorian Italianate style, has cultural heritage significance for the following reasons:

the place is rare as a substantial Victorian Italianate style residence still extant within the Perth region;

the place is a fine example of a substantial, Victorian Italianate style, residential building set within an established garden;

the place forms an integral part of group of residential buildings and contributes to the historic character of the area;

the place reflects the expansion of housing opportunities in the city of Perth in the area north of the railway line. It was one of the first substantial houses to be constructed in the area, during the early gold boom years in Western Australia, and reflects the nature of the social milieu that once lived along particular sections of Aberdeen Street;

the place is important as a reflection of the diversity of cultural changes and residential patterns that have occurred in Northbridge over the course of a century. This is reflected in the changing functions of the house from a domestic dwelling to a medical centre; a private hospital during World War I; apartments during the depression years of the 1930; a place for post-war migrant families during the 1950s; its use by the Daughters of Charity of Saint Vincent De Paul; and a community health centre for workers in the sex industry during the late 1990s;

the place is important for its association with Robert and Richard Sholl, early land holders in the district and men of some standing and influence in the colony;

the place is significant for its association with Carl Torre, a prominent businessman and member of an Italian family well known within the Northbridge area; and,

the place is significant for its association with Sister Peter who was held in high regard for her charitable work with the poor and homeless.

The brick and iron extension to the southeast of the building is not significant.

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
- 2.4.5 Changing the face of rural and urban Australia through migration
- 3.24.1 Providing medical and dental services
- 3.24.2 Providing hospital services

HERITAGE COUNCIL OF WESTERN AUSTRALIA THEME(S)

- 104 Land allocation and subdivision
- 404 Community services and utilities

AESTHETIC VALUE*

House, 162 Aberdeen Street place is a fine example of a substantial, Victorian Italianate style, residential building set within an established garden. (Criterion 1.1)

House, 162 Aberdeen Street forms an integral part of a group of residential buildings and contributes to the historic character of the area. (Criterion 1.4)

HISTORIC VALUE

House, 162 Aberdeen Street reflects the type of substantial house erected during the early gold boom years in Western Australia. (Criterion 2.1)

House, 162 Aberdeen Street reflects the expansion of housing opportunities in the city of Perth in the area north of the railway line. It was one of the first substantial houses to be constructed in the area, and reflects the nature of the social milieu that once lived along particular sections of Aberdeen Street. (Criterion 2.1)

House, 162 Aberdeen Street is important as a reflection of the diversity of cultural changes and residential patterns that have occurred in Northbridge over the course of a century. This is reflected in the changing functions of the house from a domestic dwelling to a medical centre; a private hospital during World War I; apartments during the depression years of the 1930s; a place for post-war migrant families during the 1950s; its use by the Daughters of Charity of Saint Vincent De Paul; and a community health centre for workers in the sex industry during the late 1990s. (Criterion 2.1)

House, 162 Aberdeen Street is important for its association with Robert and Richard Sholl, early land holders in the district and men of some standing and influence in the colony. (Criterion 2.3)

House, 162 Aberdeen Street is significant for its association with Carl Torre, a prominent businessman and member of an Italian family well known within the Northbridge area. (Criterion 2.3)

House, 162 Aberdeen Street is significant for its association with Sister Peter who was held in high regard for her charitable work with the poor and homeless. (Criterion 2.3)

SCIENTIFIC VALUE

* 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 VALUE

House, 162 Aberdeen Street is important for its role in providing health care facilities to a particular group within the inner city area. (Criterion 4.1)

House, 162 Aberdeen Street 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)

DEGREE OF SIGNIFICANCE

RARITY

House, 162 Aberdeen Street is rare as a substantial Victorian Italianate style residence still extant within the Perth region. (Criterion 5.1)

REPRESENTATIVENESS

House, 162 Aberdeen Street is representative of the substantial residences built during the late nineteenth century and early twentieth century, in the Victorian Italianate style, within the city of Perth and regional Western Australia. (Criterion 6.1)

CONDITION

House, 162 Aberdeen Street is in good condition.

INTEGRITY

House, 162 Aberdeen Street has a moderate degree of integrity. It is no longer used as a residence however the domestic scale and character of the place have been retained.

AUTHENTICITY

House, 162 Aberdeen Street has a moderate degree of authenticity. Generally the place remains largely as constructed although there have been modifications over time to accommodate the changing uses of the place. These changes include some internal modifications to the plan and finishes.

SUPPORTING EVIDENCE

The documentary evidence has been compiled by Robyn Taylor, Historian. The physical evidence has been compiled by Palassis Architects.

DOCUMENTARY EVIDENCE

House, 162 Aberdeen Street is an impressive building which was constructed in c.1892 at a time of increasing prosperity in Western Australia. The place has a particularly interesting history in terms of its changing use over the past century reflecting the social climate of the times and the immediate locality. Apart from its original and, for a time, subsequent function as a domestic residence, it appears to have been converted for use as a private hospital towards the end of the World War One. Various medical practitioners continued to own and use the building, possibly as a residence and premises for their private practice, then in the early 1930s, it was apparently converted for use as apartments. Documentary evidence suggests the place returned to being a single residence in the 1940s,⁵³ then in the 1950s, it was converted to house a number of Italian migrant families. Following its sale to the Daughters of Charity of the Saint Vincent De Paul, the house became a refuge

⁵³ The post office directories list 'apartments' after the name of the resident, whereas the City of Perth rate books do not indicate how the place functioned.

for girls. In 1966 the State government acquired the place as part of the resumption of land for the planned north of the city by-pass and the house was leased to various parties. Since 1998, the place has been operating as a community health centre for workers in the sex industry.

According to the City of Perth rate book covering the years 1880 to 1883,⁵⁴ Perth Town Lot Y163 was one of three lots owned by brothers Robert Frederick Sholl (1848-1909) and Richard Adolphus Sholl (1846-1919). Lot Y165, is a corner lot bounded by Aberdeen and Palmerston Streets, while Lots Y162 and Y163 extend between Newcastle Street to the north, and Aberdeen Street to the south. Lot Y163 is singled out from the entry in the rate book with a descriptive note, 'Garden', recorded against it. The entry under 'Owner' lists Robert and Richard as if they were one person, that is as Robert Richard Sholl, with the designated occupation given as 'Pearler Clerk'. This would have been the occupation of Robert Sholl as Richard Sholl was then Chief Clerk of the General Post Office.⁵⁵ However, the occupation appears out of step with Robert Sholl's personal history. In 1868 he had been a pearler at Nichol Bay, but by the 1880s he was a man of considerable social standing who became the MLA for Gascoyne in 1886.⁵⁶ The corner Lot 164, to the immediate north of Lot 165, and bounded by Newcastle and Palmerston Streets, was owned by the merchant George Shenton until it was acquired by James MacKay in 1888. This land was to remain vacant for the rest of the nineteenth century.⁵⁷

In c. 1883-4, Richard Sholl built his home on Lot 165, while Lot 162 was sold to James Grove in c.1886. Lot 163 remained in the Sholl brothers' ownership and was apparently sub-divided into two parts in c.1888 with each brother having a part each. This subdivision appears to have been across Lot 163 with one part fronting Newcastle Street and the other fronting Aberdeen Street. Subsequent entries in the City of Perth's rate books are not entirely clear regarding the parts of this Lot, or their ownership.⁵⁸ It appears James Grove had sold his Lot 162 to Forrest and Company in c. 1887, then in 1890 Forrest and Company may have acquired the Newcastle part of Lot 163. In c.1892-3, a house was built on the Aberdeen frontage of Lot 163 which had been acquired by John Foster, a Dealer by trade.⁵⁹ Whether Foster actually built the house at No.162 is a moot point, for in 1893, Charles Crossland, a surveyor, is listed as the owner.⁶⁰ Foster had also bought into Lot 162 with several others, including Charles Crossland, in 1892. By 1894 both Lots 162 and 163 had changed hands again. Lot 163, that is No.162 Aberdeen Street,

⁵⁴ The City of Perth rate book for 1880-3 is the first rate book available for research. Microfiche copies of the rate books covering the years 1880-1883 to 1946 are held by the State Records Office.

⁵⁵ Battye, J. S. (ed), *The Cyclopaedia of Western Australia*, Vol.1, Cyclopaedia Company, Perth, 1912, p.380.

⁵⁶ Erickson, R. (ed), *Dictionary of Western Australians, 1829-1914*, Vol.3, Free 1850-1868, pp.762-63. The father, Robert John Sholl, was appointed the first Government resident of the Northern Province in 1865.

⁵⁷ City of Perth rate books for the years 1880-1883 to 1899.

⁵⁸ There are various entries crossed out and overwritten. Sometimes 'dittoes' are used to indicate the same owner of Lots 162 and 163, or parts of Lots. Question marks in the margin for some entries indicate the confusion about ownership.

⁵⁹ City of Perth rate book for 1892.

⁶⁰ Charles Morton Crossland worked as a surveyor in the Fortescue and Murchison regions for the government, then for the Midland Railway Company before going into partnership with Alexander Forrest. Reference: Erickson, R. (compiler), *The Bicentennial Dictionary of Western Australians, Pre 1829-1888*, Vol. 1, UWA Press, p.725.

had become the home of A. Dillon Bell, the Government Engineer.⁶¹ Bell was only in the place a short time as the place appears to have been bought by Frederick C. Monger, merchant and MLA for York, in c.1895.⁶² What Monger actually owned at this point in time is not entirely clear as the name of Angus McEwan appears for two entries for Lot 163 in 1896. Both entries are for Aberdeen Street with McEwan as owner and occupier, while Monger is listed as living on Lot 160 further west down Aberdeen Street. McEwan had been listed the year before, in 1895, as the owner of Lot 162. One interesting fact to emerge out of this confusing scenario, is the entry of 'Gardener' against the name of McEwan for Lot 163 in the 1896 rate book. It is possible that the earlier (1880-1883) reference to the use of Lot 163, or part thereof, as a garden had been maintained up to this time. In contrast to the changing ownerships of this place, Richard Sholl was to continue to be listed as the resident of the house next door at No.156 until his death in 1919.⁶³

In 1898, Lot 163, covering both the Newcastle and Aberdeen Street frontages, is described as being vacant ground with stables. Presumably this description is not accurate given the earlier references to a house. In 1899, Monger is listed as the owner and occupier of a house and stables on the lot which were then bought by Walter James in c.1900. Monger remained as the resident and James the owner until c.1903-4.⁶⁴ In 1905, Dr William Trethowan, a surgeon, became the owner and occupier of Lot 163.⁶⁵ From this point in time, No 162 (then listed as No.170) Aberdeen Street became a place associated with the medical profession. At one stage Dr Trethowan was President of the Western Australian Branch of the St John's Ambulance Association which had been set up in 1891 by Dr George Frederick McWilliams and Mr M. H. Jacoby.⁶⁶ This Association was to have its headquarters in the residence of No.120 Aberdeen Street which still stands today.⁶⁷ Trethowan lived in No.162 for about ten years or more until the place was acquired by Dr. Roy Charles Merryweather, a medical practitioner.⁶⁸ In 1916, Merryweather, was President of the WA Branch of the British Medical Association.⁶⁹

In 1919, Miss E. Harvey is listed as the resident of No.162, and while no other description accompanies the listing in the rate book for that year, the post office directory indicates the place was operating as a private hospital. It is interesting to speculate on the nature of this hospital given the times and its location in this part of the city. The rate book for 1919 states the War Service

⁶¹ A. D. Bell's name is also listed in the 1894 post office directory.

⁶² The entry in the City of Perth rate books appears as a pencil scribble. Another name, McEwan, appears for Lot 163 in the 1896 rate book, then in 1898 Monger's name appears again. F. C. Monger (1863-1919) had been a Town Councillor for Perth, a mining speculator and company director. He was MLA for York between 1892 and 1903, and 1905. Reference: Erickson, R., *The Bicentennial Dictionary of Western Australians*, Vol. III, p.2201.

⁶³ Whether Sholl lived there on a permanent basis has not been established. The extended Sholl families appear to have had homes in various locations in Perth, within and outside the city.

⁶⁴ The rate books and post office directories give the street number as No.170.

⁶⁵ Prior to this Dr Trethowan was living at No.122 Aberdeen Street. Post office directory for 1900 and 1904.

⁶⁶ Cohen, B. C., *A History of Medicine in Western Australia*, PatersonBrokensha Pty.Ltd., Perth, WA, no date (1965 written in pencil on frontpage), p.120.

⁶⁷ Entry in the 1910 post office directory. Subsequent entries appear up to 1930.

⁶⁸ The 1915 rate book lists Dr Merryweather as owner and occupier, whereas the Certificate of Title is dated 12 March(?), 1920. Certificate of Title, Vol.734, Folio 197.

⁶⁹ Stubbe, J. H., *Medical Background. Being a History of Fremantle Hospitals and Doctors*, UWA Press, 1969.

Homes Commission had become the owner of the Newcastle end of Lot 163, while the post office directories for 1920 and 1924 indicate vocational workshops for returned soldiers had been established across the road at No.183. There was also a factory for artificial limbs which had been set up by the Department for Repatriation on the south side of Aberdeen Street towards the corner of Fitzgerald Street.

In 1922, ownership of No.162 passed to Dr John Ralph Donaldson, a medical practitioner who worked as Assistant Physician at the Perth Public Hospital from 1923 to 1932.⁷⁰ Donaldson (Lieut-Colonel, AAMC) had served in the Great War and, in Perth, was to command the 6th Field Hygiene Section from 1927, then the 13th Field Ambulance from 1934.⁷¹ In 1930, Donaldson rented out No.162 to Charles Chambers, then Evelyn Doyle in 1931.⁷² In the 1935/36 post office directory the place is listed as apartments alongside Miss Doyle's name. The conversion of large residences into flats or apartments during the depression years of the 1930s was a common occurrence in the metropolitan area.⁷³ During the 1940s, Andrew Nicholls is listed as the resident, then Mrs Evelyn Nicholls in 1947, and Mrs Margaret M. Blake in 1949. Given the large nature of the place, it could be assumed that the house continued to operate as apartments or a home for several families, however this has not been established.

In 1948, ownership of the place was transferred to Mr Francesco Torre, a Master Tailor, of 41 Lake Street, Perth.⁷⁴ During this time there had been a tremendous surge in the local population due to the federal government's post war immigration policy. In the early 1950s, Francesco Torre proceeded to convert the house to accommodate several Italian migrant families. His son Carl Torre helped to replace a number of the fine ornate ceilings with 'modern' art deco style plaster work.⁷⁵ His father also replaced the front 'wrought iron' fence with the solid fence that stands today, apparently for 'safety reasons'. Carl Torre recalls the fine rooms in the house with unusual wall coverings that went up to ceiling level, whereas today then only reach to the dado. There were three entrances to the house which had verandahs all the way around the front and along the western side. There was a front parlour, dining room, large linen presses, formal library and huge kitchen. New kitchens had to be installed. According to Torre, 'there were up to forty migrants living there at one time'.⁷⁶ The place was managed by a caretaker who resided in a converted garage located at the rear west side of the property. There were large lilac trees in the front garden.

⁷⁰ Rate books, and entry in Errol G. Knox, *Knox's Medical Dictionary for Australia*, Sydney, 1938.

⁷¹ Knox, *ibid.* Certificate of Title, Vol.734, Folio 197. Registered 22 August, 1922.

⁷² Rate books for 1930 and 1931.

⁷³ See, Gregory, J. and Taylor, R., "Slums of Tomorrow?' Architects, Builders and the Construction of Flats in Interwar Perth', in *Studies in Western Australian History*. Vol.XIV, 1992.

⁷⁴ Certificate of Title, Vol.734, Folio 197. Registered 21 April, 1948. Francesco Torre's son Carl Torre operates the family butcher shop at 41-43 Lake Street.

⁷⁵ Discussion with Carl Torre, 8 February, 2001. Carl Torre described the interiors and ceilings of the house as ornate and very beautiful and now regrets what he perceives as the necessity of the times to convert the house in this way. When asked about a particularly large room which today shows evidence of having been divided into two rooms, he recalls this occurred when his father was altering the interior of the house. He also recalls the unusual wall coverings extended up to the ceiling, whereas today these only go up to dado height.

⁷⁶ *ibid.*

In 1961 the place was sold to the Trustees of the Daughters of Charity of Saint Vincent De Paul,⁷⁷ who used the place as a refuge for girls. A room at the front of the house, on the right hand side of the entrance foyer was turned into a chapel for prayers.⁷⁸

Following government plans to establish a northern city by-pass, a number of properties along Aberdeen and Newcastle Streets were resumed by the Metropolitan Regional Planning Authority. The title to No.162 was transferred to the Authority in June 1966.⁷⁹ The subsequent history of the place is not known. According to the real estate firm which manages a number of the government owned properties in the Northbridge area, the place was leased to the Minister for Works in February 1989.⁸⁰ The place was subsequently used as a night shelter, and a youth agency.⁸¹ Since May 1998, the place, referred to as 'Phoenix', has functioned as a Community Health Centre for workers in the sex industry.⁸² In June 2000, title to the place was transferred to the East Perth Redevelopment Authority.⁸³

PHYSICAL EVIDENCE

The place comprises *House, 162 Aberdeen Street*, a single storey masonry and iron residence constructed c 1892.

162 Aberdeen Street is situated on the northern side of Aberdeen Street, between Fitzgerald Street and Palmerston Street. It is a freestanding building set back from the front boundary by approximately 9 metres. The site is relatively large, measuring approximately 30 metres wide and 35 metres long. There are vacant lots to the rear and to the west.

On the northern side of Aberdeen Street, to the west of the place, there is a single storey residence set back 10 metres. Beyond this is a row of modest single storey brick residences, with set backs of 2-3 metres. There is only a narrow space of around 1 metre between the houses on each of the lots, which, for the most part, are constructed in matching pairs. The front fences are generally low [0.9 to 1.2 metres] and in a range of styles, including timber pickets, masonry or woven wire. There are also two commercial premises in this section, attached to houses and with no setbacks.

To the east of the place there is a modest single storey brick and tile residential building set behind a high timber picket fence. Attached to this is a substantial single storey brick residence with hipped corrugated iron roof. The front gardens are quite substantial, with lawns and a variety of mature trees.

On southern side of Aberdeen Street, opposite the place, is a car sales lot enclosed behind a high chain-link fence. Russell Square lies further to the east, on Aberdeen Street. To the west of the car sales lot are large industrial/commercial buildings with brick facades and no set backs.

⁷⁷ Certificate of Title, Vol.734, Folio 197, 9 August, 1961. Carl Torre remembers two of the nuns in particular, Sisters Peter and Veronica. Sister Peter ran the soup kitchen and night shelter in nearby Shenton Street and was a well known identity in Perth for her good works and bravery. 'She went where angels feared to tread' collecting derelict men off the streets and bringing them to the shelter.

⁷⁸ Discussion with Carl Torre, 8 February, 2001.

⁷⁹ Certificate of Title, Vol.734, Folio 197, 24 June, 1966.

⁸⁰ Discussion with Blackburn Real Estate, 6 February, 2001.

⁸¹ Discussion with the manager of Phoenix, Ms Holly Hammond, 5 February, 2001.

⁸² Discussion with Holly Hammond, 5 February, 2001.

⁸³ Certificate of Title, Vol.734, Folio 197, dated 30 June, 2000.

Along the front boundary of the place there is a rendered brick fence with stepped piers. The fence has two iron gates, one centrally located and one to the east end. Narrow concrete paths lead from each gate to the front of the building. Along the front boundary is a rendered brick fence with stepped piers. The front yard is planted with a variety of mature medium sized trees and bushes, including conifers and oleanders. A gravel driveway runs along the front half of the west boundary terminating at a metal fence, located 14 metres from the front boundary. The fence has a double gate and is surmounted by barbed wire. The north, west and east boundaries are enclosed by a super-six fence.

The rear yard is covered in patches of gravel and dry grass. Along west side of the building there is a row of 5 trees, including a mulberry tree and a palm tree.

House, 162 Aberdeen Street, is a single storey brick and iron residential building in the Victorian Italianate style. The building has a hipped roof clad in clad in short sheet corrugated iron. The roof has battened eaves with paired rendered brackets set above a projecting brick course. Walls are painted brick with tuck-pointing and rendered quoins to the front façade.

The building presents a triple front to the street, having a projecting bay to the west side, a central section and a recessed eastern section. The projecting bay is set under a gable roof. Under the gable apex is a timber vent with a circular moulded surround. To the front of the projecting bay is a faceted bay with a large timber framed central window with fixed panes flanked on either side by narrow timber framed windows.

The roof above the faceted bay is corrugated iron with rendered brackets under eaves. The projecting front bay has a rendered façade

A verandah under separate roof wraps around the façade, east of the front bay. The verandah is supported on tubular steel columns and has a concrete floor. The front door is located adjacent to the front bay to the western end of the central section of the facade. The front door is a timber framed glass door with a fanlight and sidelights. The sidelights have been boarded up with fibro sheet and are fitted with a decorative iron screen. The front door is no longer in use. To east of the door is a small projecting bay with a pair of timber framed double hung sash windows with rendered sills. The bay sits under its own corrugated iron roof.

The recessed eastern section of the façade has a central panelled timber door with an arched fanlight. To the east of the door is a pair of timber framed double hung windows with rendered sills. The windows sit under small half-timbered gable with arched timber vent and roughcast infill.

To the west side of the building is a fibro clad skillion roofed verandah with a band of louvred windows across almost the entire length. To the north end of the verandah is an open timber floor under the same roof. The rear of the building essentially comprises of two wings around an enclosed verandah space.

The internal layout is somewhat complex with a series of rooms opening off a main dog-legged hall. Other rooms are entered from the rear enclosed verandah area and the hall to the rear of the eastern section.

The timber framed glass door located to the western end of the central section of the façade opens on to a wide hallway. The door was formerly the main entrance to the building but is presently not used. The hall has timber floor boards, laid in a north – south direction. A strip of grey carpet runs down the

length of the hall. The hall has 320mm high moulded timber skirting board and dado rail at 1100mm above floor level. The dado is finished with a heavily embossed wallpaper which has been painted. The hall has a picture rail plaster cornice and ceiling rose. A panelled timber door located on the east side of the hall opens on to a room presently used as an office.

The hall continues at right angles through an arched opening to the east and again turns at right angles to end at a doorway which opens on to the rear enclosed verandah. Two rooms are located to the west side of the hall. Doors are four panelled timber and have moulded timber architraves. The front room has a timber floor finished with a red coloured carpet. Skirting boards and dado are as per the hallway. The plaster cornice is of a geometric pattern. Four fluorescent lights and a fan are fitted to the ceiling. There is a fireplace located on the west wall fitted with a small gas heater and a timber mantle shelf. Windows are fitted with vertical blinds. The room is currently used as an office. A panelled timber door is located on the north wall although this is not used.

The adjacent room, currently used as a meeting room, has red carpet to its floor and a 200 mm high moulded timber skirting board. The dado is as per the front room. The picture rail has been removed from the northern half of the west wall and from the full length of the north wall. The plaster cornice is of an elaborate design and incorporates egg and dart motifs. The ceiling has a painted plaster finish and is fitted with four fluorescent lights and two fans. There is a door opening fitted with a timber framed double hung sash window on southern end of west wall. At the northern end of the west wall is a timber framed casement window. A timber framed partition with a flush panel door has been constructed to the north east corner. To the rear of this section is a room which is entered via a timber flush panel door with a glass upper panel. The floor is finished in linoleum with a 200 mm high skirting board. The room has a painted, flush plaster ceiling fitted with a fan and fluorescent light. There are two timber framed windows on north wall fitted with vertical blinds. A fireplace located on the south wall has been blocked in. A sink is located at the southern end of the east wall. The room is presently used as a doctor's examination room.

The enclosed verandah at the rear of the building is to the east of the doctor's room. It has a painted concrete floor and an unlined ceiling. Walls to this area are painted face brick. A bathroom is located on the north side of this area. The bathroom has a tiled floor, plaster walls and flush plaster ceiling with a scotia cornice. There are three shower cubicles located along north wall, two toilet cubicles on east wall and two sinks fitted to the west wall.

Along the east wall of this area are two panelled timber doors with arched brick lintels and timber thresholds. The door to the northern end opens on to a kitchen. The kitchen has a linoleum floor covering and a simple 200mm high timber skirting board. It has a flush plaster ceiling and plaster scotia cornice. A stainless steel sink above cupboards/drawers is located on the west wall. The sink has a tile splashback and sits below a timber framed casement window. The fireplace, located on the north wall, has been blocked up and fitted with cupboards.

At the north end of the passage is a fibro clad wall with a flush panel timber door. The door opens onto a small concrete porch. A small self-contained room is located to the north east end of the porch. The walls to this room are painted render.

The door currently used as the main entry is located in the centre of the eastern section of the front facade. This timber framed door opens on to large room used as the reception area. The area to the east side of the opening in the reception area has a picture rail and an elaborate plaster cornice. The area to the west side has cornice of a simple geometric design. On the west wall of the room is a four panel timber door with a moulded timber architrave which opens on to the main hallway. Both areas have a 220mm high moulded timber skirting board and timber floorboards finished with a grey carpet. A fireplace in the north-east corner has been sealed up.

A flush panel timber door on north wall, directly opposite the entry door, leads to a hallway. The floor and skirting boards are as per the reception area. The hall has plaster walls and a flush plaster ceiling. Doorways have moulded timber architraves. Artificial lighting is provided by a single fluorescent light. A small consultation room and a men's toilet opens on to the east side of the hallway. A flush panel timber door at the north end of the hallway opens on to another room used for consultation. The floor and skirting boards are as per the reception area and the hallway. The room has plaster walls and a flush plaster ceiling with a scotia cornice. There is a single fluorescent light and ceiling fan fitted to the ceiling.

An arched opening on west of hall leads to small records room with 160mm butt jointed floor boards laid in east west direction and a moulded timber skirting board 220 mm high. The floor is finished with grey carpet. Along the south wall of the room is a built in cupboard with panelled timber doors. The ceiling is lined with fibro sheeting and features a skylight, the sides of which are lined with pressed metal. On the west wall is a panelled timber door which opens on to the rear enclosed verandah.

Generally the place remains largely as constructed, although there have been modifications over time to accommodate the changing uses of the place. These changes include some internal modifications to accommodate changing use. Internally the plaster details to many of the ceilings have been altered. Externally the tuckpointed brick work painted over and the verandahs have been modified. The original front fence has been replaced.

A small single storey structure abuts the verandah to the east end of the front façade. It has painted brick walls and a hipped roof clad in corrugated iron. The structure partially obscures the front façade and is intrusive.

The place is in good condition and appears to be well maintained.

COMPARATIVE INFORMATION

Comparisons may be made between *House, 162 Aberdeen Street*, and residences of a similar form, scale and age within the city of Perth and regional areas of Western Australia.

The residence at 10 Turner Street, Bunbury, is a substantial single storey residence in the Victorian Italianate Style. The façade is of an asymmetrical composition and incorporates a rectangular and a faceted projecting bay. The building has a hipped roof clad in corrugated iron with gables to the front. There is a return verandah under a separate roof to the front façade and side. Walls are rendered brick and incorporate details such as rendered mouldings and eaves brackets. The building has prominent rendered brick chimneys with corning.

552 William Street, Mount Lawley, is a substantial single storey brick residence erected c. 1904. It has a complex roof form which incorporates timber vents and projecting half timbered gables. The walls are red brick

with bands of render to the façade. A verandah under a separate roof encloses the front and south sides of the buildings. There are prominent face brick chimneys with corbelling to the top. The building is substantially intact although the verandah has been modified. The building has retained its original use as a residence.

15.3 ASSESSMENT DOCUMENTATION FOR 166 (Lot Pt Y162) ABERDEEN STREET

DATA BASE No. 13017
NAME *House, 166 Aberdeen Street (c. 1892-93)*
LOCATION 166 Aberdeen Street, Northbridge
LOCAL GOVERNMENT AREA City of Perth

STATEMENT OF SIGNIFICANCE

House, 166 Aberdeen Street, an elaborately detailed single storey brick and iron residence in the Victorian Italianate style, has cultural heritage significance for the following reasons:

the place is rare as an extant example of a freestanding Victorian Italianate style residence within the Perth region dating from the late nineteenth century;

the place is a well designed and highly intact Victorian Italianate Style residence with an elaborately detailed façade;

as a building, which has 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;

the place forms an integral part of a group of single storey residential buildings and contributes to the historic character of the area;

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; and,

the changing ownership of the property reflects the evolving demographic mix of the street, particularly the increasing presence in the area of central and southern European immigrants in the inter-war and immediate post-World War Two periods.

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)

- 2.4.5 Changing the face of rural and urban Australia through migration
- 4.1.2 Making suburbs

HERITAGE COUNCIL OF WESTERN AUSTRALIA THEME(S)

- 104 Land allocation and subdivision

AESTHETIC VALUE*

House, 166 Aberdeen Street is a well designed and highly intact Victorian Italianate Style residence with an elaborately detailed façade. (Criterion 1.1)

* 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.

House, 166 Aberdeen Street forms an integral part of a group of single storey residential buildings and contributes to the historic character of the area. (Criterion 1.4)

HISTORIC VALUE

House, 166 Aberdeen Street 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 changing ownership of *House, 166 Aberdeen Street* reflects the evolving demographic mix of the street, particularly the increasing presence in the area of central and southern European immigrants in the inter-war and immediate post-World War Two periods. (Criterion 2.1)

SCIENTIFIC VALUE

SOCIAL VALUE

House, 166 Aberdeen Street is important for its role in providing low cost accommodation in the inner city area. (Criterion 4.1)

House, 166 Aberdeen Street forms part of an historic streetscape that contributes to the community's sense of place. (Criterion 4.2)

DEGREE OF SIGNIFICANCE

RARITY

House, 166 Aberdeen Street is rare as an extant example of a freestanding Victorian Italianate style residence within the Perth region dating from the late nineteenth century.

REPRESENTATIVENESS

House, 166 Aberdeen Street is representative of a Victorian Italianate Style residence dating from the late nineteenth century. (Criterion 6.1)

CONDITION

House, 166 Aberdeen Street is in fair condition. The place appears to suffer from a lack of regular maintenance. Some of the external fabric is deteriorating and large cracks are visible in the walls to the rear of the building.

INTEGRITY

House, 166 Aberdeen Street remains in use as a residential building although it no longer functions as single family residence. The place has a moderate to high degree of integrity.

AUTHENTICITY

House, 166 Aberdeen Street is substantially intact and the building therefore has a high level of authenticity. There have been some changes to the fabric including modifications to the kitchen, rear verandah, addition of laundry/toilet to the north-east, and the removal of metal fencing to the front fence.

SUPPORTING EVIDENCE

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

DOCUMENTARY EVIDENCE

The house at 166 Aberdeen Street is an attractive and substantial example of Victorian Italianate residential architecture of a type commonly built in Perth during the relative prosperity of the mid to late 1890s. The house was constructed in c.1892-93 and within a short time of its construction, was being used as a boarding house,⁸⁴ a function that again prevailed for a period in the early 1930s,⁸⁵ although for most of the time, it has been used as a single family domestic residence. The building had, however, been used for office space in the 1980s, and for public housing for single people from the early 1990s.⁸⁶ The changing ownership of the property also reflected the evolving demographic mix of the street, particularly the increasing presence in the area of central and southern European immigrants.⁸⁷

During the early years of the 1890s, the land bounded by Fitzgerald, Newcastle and Aberdeen Streets was largely undeveloped with only a few dwellings being recorded. The 1890s, gold boom which resulted in a substantial increase in the city's population, changed this situation. Various types of cottages, and commercial premises which provided a range of goods and services, began to appear along the streets during the latter half of the 1890s, and particularly during the first decade of the twentieth century. At the time, the location was suitable for its convenience to the city centre, while offering a pleasant mode of living away from its noise and bustle. While dwellings, on the whole, were relatively modest, a few substantial houses were constructed in Aberdeen Street, where a number of eminent people lived, or acquired property for investment purposes.

For example, from 1880 to 1883, Lot 162 was owned by Robert Frederick Sholl [1848-1909]⁸⁸ and Richard Adolphus Sholl [1846-1919]; while from 1884 Robert Sholl is listed in the Rate Book entries as the owner and person rated.⁸⁹ Richard Sholl, a former Chief Clerk of the General Post Office, later became a member of State Parliament in the Legislative Assembly, and Post Master-General in the Government.⁹⁰ Around 1883-84 Richard Sholl built his home, 'Lancewood', on Lot 165, on the corner of Aberdeen and Palmerston Streets where he lived until his death in 1919.⁹¹

On Lot 163, A Dillon Bell, the Government Engineer, established his home around 1894, although the place seems to have been acquired by Frederick C. Monger [1863-1919], merchant and MLA for York [between 1892-1903 and

84 Post Office Directory, 1899.

85 Post Office Directory, 1932-33.

86 Information provided by Perth Inner City Housing, 14 February 2001.

87 Certificate of Title, Transfer 1037/1929, 1 February 1929; Certificate of Title, Transfer 9304/1938, 25 October 1938.

88 Robert Sholl's occupation is given as 'pearler clerk'. In 1868 he had been a pearler at Nichol Bay, and in 1886 became the MLA for the Gascoyne. R. Erickson, [compiler and editor], *Bicentennial Dictionary of Western Australians, 1829-1914*, Vol. 3, Free: 1850-1868, UWA Press, pp. 762-763.

89 Rate Books 1880-84, City of Perth.

90 J.S. Battye, [ed.] *The Cyclopaedia of Western Australia*, Vol. 1, Cyclopaedia Company, Perth, 1912, p. 380.

91 Rate Books 1884- 1919, City of Perth.

1905], in 1895.⁹² Monger had previously been a Town Councillor for the City of Perth, a mining speculator and a company director.⁹³ Around 1900 the Monger property was purchased by Walter James, although Monger continued to reside there.⁹⁴ With the acquisition of Lot 163 in 1905 by Dr William Trethowan, surgeon, this place became associated with the medical profession. Trethowan lived in the residence at Lot 163 for a decade or so, until its transfer to Dr Roy Charles Merryweather, medical practitioner.⁹⁵

Meanwhile, the land at Lot 162 at this time, during the 1880s, was vacant and remained so until 1892-93 when some buildings are listed in the Rate Books for this property.⁹⁶ James Grove is recorded as the owner of Lot 162 in 1886, while in the following year, Forrest and Company owned the property.⁹⁷ This ownership continued until 1891-92, when the owner recorded was John Foster.⁹⁸ Sometime in 1893, title to the land appears to have passed to Alexander McEwan, who also resided in a house at this site.⁹⁹ In 1894 and 1895 two houses were situated on this lot with McEwan owning both while residing in one of them, with a C.W. [?] Parish resident in the other.¹⁰⁰

From 1897, Lot 162 was owned by Dr Black, with the occupant of the house at 166 Aberdeen Street, a Mrs McDonald.¹⁰¹ According to the Post Office Directory for 1899 Angus McDonald operated a boarding house at 166 Aberdeen Street [then numbered as 176]. In 1900 Mrs Ellen R. Sweeting resided at this address, still owned by Dr Black according to Rate Book entries,¹⁰² although the proprietors according to the Certificate of Title were Ellen Sweeting, William Watson Farrington, and George Bacon Sweeting, executors of the estate of George Hallett Sweeting, deceased.¹⁰³ Records indicate that Mrs Sweeting remained resident there until 1913.¹⁰⁴ In 1915 the house was occupied by Miss Ada Smith, with the property still owned by Mrs Sweeting and the two other executors.¹⁰⁵ In 1919-20, a J. Buckingham resided at No. 166, with Dr Burnside, medical practitioner, occupying the house until 1923, when the occupant was Arthur E. Bursey.¹⁰⁶

Following some years after the death of William Watson Farrington on 8 April 1916, Ellen Sweeting and George Bacon Sweeting became the sole proprietors of Lot Y162, as executors of the will of George Hallett Sweeting, deceased, by survivorship.¹⁰⁷ In 1924, Mrs Stevens resided at No. 166, in 1926, Eric Strauss. With the death of Ellen Sweeting on 13 September 1928, title to the property passed to George Bacon Sweeting as the sole surviving executor

92 Rate Books 1894, 1895, City of Perth.

93 Erickson, *Bicentennial Dictionary*, Vol. III, pp. 2201.

94 Rate Books 1899-1904, City of Perth.

95 According to the Certificate of Title, Merryweather became the sole proprietor of Lot Y163 on 12 March 1920. According to the Post Office Directory, he resided at this property from 1913.

96 Rate Books 1892, 1893, City of Perth.

97 Rate Books 1886, 1887, City of Perth.

98 Rate Books 1891, 1892, City of Perth.

99 Rate Books 1893, 1894, City of Perth.

100 Rate Books 1894, 1895, City of Perth.

101 Rate Book 1900, City of Perth.

102 Rate Books 1897, 1898, City of Perth.

103 Certificate of Title, 2755/1900, Vol. LI Folio 108, ca September 1900.

104 Post Office Directory, 1920; Rate Books 1920, 1921, City of Perth.

105 Rate Book 1915, City of Perth.

106 Post Office Directory, 1902, 1914; Rate Book 1914, City of Perth.

107 Certificate of Title, Application No. 1241/1924, 27 September 1928.

of the estate of George Hallett Sweeting.¹⁰⁸ Some months later the title to Lot Y162 was transferred to Thomas Jacob Antonovich, grocer, of 91 Fitzgerald Street, Perth.¹⁰⁹ The purchase of Lot Y162 by Antonovich reflects the increasing presence in the area of central and southern European immigrants. This trend continued with the transfer of the property to Umberto and Clemantina Maso in the 1930s. During 1929, Mrs Mary Williams, resided at 166 Aberdeen Street, while in 1930 Thomas Jacob Antonovich was the occupant.¹¹⁰ The house was listed as an 'apartment house' in 1932-33.¹¹¹

With the death, intestate, of Thomas Jacob Antonovich on 14 August 1936, the Curator of Intestate Estates was ordered to collect and administer the estate of the deceased.¹¹² In 1938, ownership of Lot Y162 was transferred to Umberto Maso, mill-owner, of 71 Aberdeen Street.¹¹³ Around 1940, the occupant of this property was Hilda Payne,¹¹⁴ while from 1940-41, Umberto and Clemantina Maso resided there.¹¹⁵ According to Legislative Assembly Electoral Rolls for West Perth and Perth, Umberto Maso, 'benchman', and his wife, Clemantina Maso, lived at 166 Aberdeen Street until some time between 1965 and 1967.¹¹⁶ By 1974, they were residing at 47 Barnett Street, Leederville.¹¹⁷

In 1972, title to 166 Aberdeen Street was transferred to the Metropolitan Region Planning Authority to facilitate planned State government infrastructure development, and is likely to have been rented to private or government agency tenants.¹¹⁸ From ca 1992 to the present, this property has been managed by the Perth Inner City Housing Association, providing single person accommodation for those eligible for public housing tenancy.¹¹⁹ On 30 June 2000, title to Lot Y162 was transferred to the East Perth Redevelopment Authority [EPRA].¹²⁰

PHYSICAL EVIDENCE

The place comprises *House, 166 Aberdeen Street*, a single storey masonry and iron residence constructed c 1892-1893.

House, 166 Aberdeen Street is situated on the northern side of Aberdeen Street, midway between Fitzgerald Street and Palmerston Street. It is a freestanding

108 Certificate of Title, Application No. 2008/1928, 15 August 1924.

109 Certificate of Title, Transfer 1037/1929, 1 February 1929.

110 Post Office Directory, 1924, 1926, 1929; Rate Book 1930, City of Perth.

111 Post Office Directory, 1932-33. In the 1930s, and in particular during the Depression, the creation of apartments or flats increased greatly in the City of Perth and environs. Initially, these flats were created through the conversion of large single or double storey residences, followed by the construction of purpose-built complexes during the latter part of the 1930s. J. Gregory and R. Taylor, ' "Slums of Tomorrow?" Architects, Builders and the Construction of Flats in Interwar Perth', *Studies in Western Australian History*, Vol. XIV, 1992, pp. 78-91.

112 Certificate of Title, Application No.2499/1937, 29 October 1937.

113 Certificate of Title, Transfer 9304/1938, 25 October 1938.

114 Rate Book 1940, City of Perth.

115 Rate Book 1946, City of Perth; Post Office Directory, 1940-41, 1945, 1947, 1949.

116 Legislative Assembly Electoral Rolls for West Perth, 1950, 1952, 1953, 1955, 1956, 1958, 1959, 1961; and Perth, 1962, 1964, 1965, 1967.

117 Legislative Assembly Electoral Roll for Perth, 1973, 1974.

118 Certificate of Title, Transfer A536297, 26 June 1972. Information provided by Perth Inner City Housing, 14 February 2001.

119 Information provided by Perth Inner City Housing, 14 February 2001.

120 Certificate of Title, Transfer H492727, 30 June 2000.

building set back from the front boundary by approximately 10 metres. The site is approximately 10 metres wide and 35 metres long. There are vacant lots to either side. The land to the rear of the place is also vacant, having been cleared for the construction of the Northbridge tunnel.

On the northern side of Aberdeen Street, to the west of the place, there is a row of modest single storey brick residences, with set backs of 2-3 metres. There is only a narrow space of around 1 metre between the houses on each of the lots, which, for the most part, are constructed in matching pairs. The front fences are generally low [0.9 to 1.2 metres] and in a range of styles, including timber pickets, masonry or woven wire. There are also two single storey commercial premises in this section, attached to houses and with no setbacks.

To the east of the place there are two substantial single storey dwellings, with set-backs of around 9 metres. The first of these buildings has a rendered brick fence with stepped piers while the other has a high timber picket fence painted white. The front gardens are quite substantial, with lawns and a variety of mature trees.

The southern side of Aberdeen street, opposite the place, is dominated by double height industrial buildings with brick facades and no set backs.

Along the front boundary of the place there is a low rendered brick fence with tall piers embellished by corncicing and pyramidal capping. There are indentations and marks indicating the presence of metal fence between the piers which is no longer extant. The fence has a centrally located iron and wire gate. A narrow concrete path leads from the gate to the front of the house. The front yard is covered by grass and has a medium sized gum tree planted near the south-east corner. Small garden beds with a rock border abut the front of the house. Along the western boundary there is an 800mm high tubular metal fence which terminates 9 metres from the front boundary. A gravel driveway runs along the western side of the house. The driveway leads to a metal gate which abuts the north west corner of the building. The eastern boundary has a timber paling fence in poor condition. There is a small rear yard which is almost entirely paved in concrete.

House, 166 Aberdeen Street is a single storey Victorian Italianate style brick and iron residence with an elaborately detailed facade. The building is rectangular in form and has a projecting bay to the front. The building has a hipped roof and a prominent gable above the projecting bay. The roof is clad in short sheet corrugated iron and has battened eaves with paired decorative brackets. The gable end has gutter returns and timber bargeboards with a decorative cast iron trim. Below the apex of the gable is a timber vent with a moulded trefoil surround. The building has brick walls and sits upon a limestone masonry plinth.

The façade has a rendered ashlar finish with quoining to the corners of the projecting bay. The quoining consists of alternating bands of plain and vermiculated render. A twin set of timber framed double hung sash windows with an elaborate moulded architrave is located to the centre of the projecting bay. To the east of the projecting bay, the façade sits behind a verandah under a separate corrugated iron roof. The verandah is supported on chamfered timber posts and has a decorative cast iron balustrade and valance. A panelled timber front door with sidelights and a fanlight is located to the east of the projecting bay. The fanlight has a finely patterned glass pane. The sidelights have been boarded up. To the east of the front door is a timber framed double hung sash window with a moulded surround.

The facade is painted white whilst most of the external joinery and detailing is painted a contrasting dark brown colour. The roof cladding is painted a dark red colour. Aluminium security mesh screens are fitted over door and window openings. Two rendered brick chimneys with cornices are located towards the front of the building, on the ridgeline. A simple face brick chimney is located at the north west corner of the building, close to the eaves line.

The west elevation is face brick and has two sets of windows with rendered lintels and sills. Each window consists of a twin set of timber framed double hung sash windows. Arched brick lintels are visible in the wall directly above the rendered lintels. A projecting brick course runs along the upper level of the wall. Cast iron wall vents are located between the projecting course and the eaves. The east elevation is face brick and has three timber framed double hung sash windows with arched brick lintels above.

To the rear of the house is a verandah under skillion roof supported on brick piers with a brick balustrade. The bricks are finished with a render which shows evidence of deterioration. The verandah has a painted concrete deck. A bathroom is located to the east end of the verandah and is accessed via a flush panel timber door. A set of concrete steps with a steel handrail to one side is located to the eastern end of the verandah, adjacent the bathroom. The laundry/toilet abuts north east corner of the building. It is a brick structure with skillion roof and ledged and braced timber door with a concrete lintel above. There is a small timber framed casement window and a small louvre window to the north wall.

The front door opens on to a central hallway which has three rooms located to each side. The hallway is subdivided by an archway with decorative plaster moulding. The ceiling to the front of the arch has an elaborate plaster cornice and ceiling rose from which hangs a pendant luminaire. The ceiling beyond the archway has a flush plaster finish. The hallway has a moulded timber skirting board 390mm high and timber architraves to the door openings. The front four rooms have flush timber doors whilst the two rooms to the rear of the hallway have 4 panel timber doors. The hallway has a timber floor finished with a grey coloured carpet. All six of the rooms located off the central hallway are presently used as bedrooms.

Only one of the bedrooms was made accessible to the study team. This bedroom situated at northern end on the western side of the passageway a carpet floor covering, painted rendered walls with a picture rail and plaster wall vents. The ceiling had a simple cornice and geometric ceiling rose with a pendant light. The light switch has been surface mounted.

At the end of the hallway is a flush timber door with a glazed upper panel. The doorway has a fanlight and sidelights with textured glass panes and panelled timber lower section. The door opens onto the living/dining room. The western half of the floor is covered in linoleum whilst the eastern half is covered in a grey coloured carpet. The room has quarter round timber skirting and a scribed run dado 1250mm above floor level. The cornice and ceiling rose are of a geometric pattern. A pendant lamp hangs from the ceiling rose. A small gas heater is located in the north east corner of the room. Large cracks are visible above the window on the east wall and along the cornice on the north wall.

A door opening on the west wall of the living/dining room opens on to the kitchen. The kitchen has a linoleum covered floor and no skirting boards. The walls have a scribed run dado, 1500mm above floor level. The room has

a flush plaster ceiling from which hangs a single incandescent light bulb. Along the west wall of the kitchen is a recessed niche finished with white ceramic tiles. The niche contains a gas stove and a simple timber shelf. Two small, fixed pane windows are located on the wall. A benchtop, fitted with a stainless steel sink and cupboards is located along the north wall of the kitchen. The sink has a ceramic tile splashback and sits underneath a timber framed double hung sash window.

The rear verandah is accessed via a door located on the north wall of the living/dining room. A flush panel timber door at the east end of the verandah leads to the bathroom. The bathroom has terrazzo floor and large, glazed tiles on the walls to a height of 1600mm. The ceiling is lined with fibro cement sheeting. On the east wall is a small cabinet with a mirror fixed to its door. The cabinet is flanked by two narrow single pane timber framed casement windows. The bathtub is located along the north wall. A shower cubicle with exposed plumbing is located in the north west corner.

The laundry/toilet abuts the north east corner of the building. The laundry/toilet has a concrete floor and unlined ceiling. Electrical conduits are exposed. A steel sink is located in the north east corner of the laundry. The toilet has a flush panel timber door.

The place is in fair condition and does not appear to have been regularly maintained. Defects which have been identified include: substantial cracks to the walls in the north-east corner of the building, deterioration of the roof cladding and the verandah valance and balustrade; stained and peeling render and a detached gutter at the west corner of the front façade.

The place is largely as constructed. There have been some changes to the fabric including modifications to the kitchen, rear verandah, addition of laundry/toilet to the north-east, and the removal of metal fencing to the front fence.

COMPARATIVE INFORMATION

Comparisons may be made between *House, 166 Aberdeen Street* and Victorian Italianate residences of a similar scale and age within the Perth region. Very few such residences are extant within the Perth region.

No 192 Claisebrook Road, East Perth, is a single storey residence constructed circa 1895. The building has a hipped roof clad in corrugated iron and a rendered brick façade. The façade is of an asymmetrical design, having projecting bay to the front set under a prominent gable. The projecting bay has gutter returns above paired brackets and rendered quoining to its corners. To the centre of the projecting bay is a pair of timber framed windows with an elaborately moulded surround. A bullnose verandah with cast iron decorative work is located on the façade, to the side of the projecting bay.

Numbers 120 and 122 Aberdeen Street comprise a matching pair of single storey freestanding brick residences constructed c 1895. Each building has a hipped tiled roof with a gable to the front. The gables have gutter returns and a timber vent under the apex with an arched moulded surround. The façades are rendered with quoining to the corners and paired rendered brackets under the eaves. No 122 has a pair of timber framed windows to the front bay with an elaborate rendered architrave. Modifications to the façades of both building are evident. The verandah to the front of 120 has been removed and replaced with a concrete awning supported on tubular steel posts. The original windows to the façade of this building have been replaced

with timber framed casements. The verandah details to no 122 have been removed. Both buildings have been adapted for use as offices.

No 86 Mackie Street, Victoria Park is an elaborately detailed single storey brick residence. The building has a hipped roof clad in corrugated iron with a gable to the front. A projecting bay is located under the gable. The projecting bay has a twin set of timber framed windows with a rendered architrave. There is a return verandah to the front of the building with turned timber posts and a decorative cast iron valance and balustrade. Walls are face brick.