



**HERITAGE  
COUNCIL**  
OF WESTERN AUSTRALIA

## 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)

- 3.22 Lodging people
- 8.12 Living in and around Australian homes
- 8.3 Living in cities and suburbs

#### HERITAGE COUNCIL OF WESTERN AUSTRALIA THEME(S)

- 306 Domestic activities
- 311 Hospitality industry and tourism

#### 11.1 AESTHETIC VALUE\*

*Terrace Houses, 225-227 Beaufort Street* is a very fine and relatively intact example of terrace houses in the Federation Filigree style. (Criterion 1.1)

*Terrace Houses, 225-227 Beaufort Street* is a well-designed and well built house using standard pattern elements and uniquely designed elements to produce a very fine example of the Federation Filigree style. (Criterion 1.2)

#### 11.2. HISTORIC VALUE

*Terrace Houses, 225-227 Beaufort Street* has continued to provide short term lodging as boarding houses, apartments and more recently backpackers' and bed and breakfast accommodation, from its construction in 1897 to the present (2011), and as such is a remnant of an activity that was once prominent in North Perth. (Criterion 2.1)

*Terrace Houses, 225-227 Beaufort Street* is one of a large number of boarding houses constructed in Perth in the 1890s to accommodate the rapidly expanding population resulting from the gold boom. (Criterion 2.2)

*Terrace Houses, 225-227 Beaufort Street* provides evidence of the urban expansion and the intensive building program that occurred in the City of Perth as

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\* For consistency, all references to architectural style are taken from Apperly, R., Irving, R., Reynolds, P. *A Pictorial Guide to Identifying Australian Architecture. Styles and Terms from 1788 to the Present*, Angus and Robertson, North Ryde, 1989.  
For consistency, all references to garden and landscape types and styles are taken from Ramsay, J. *Parks, Gardens and Special Trees: A Classification and Assessment Method for the Register of the National Estate*, Australian Government Publishing Service, Canberra, 1991, with additional reference to Richards, O. *Theoretical Framework for Designed Landscapes in WA*, unpublished report, 1997.

a result of the State's gold boom from the 1890s up to World War One, being substantial residential premises of this era. (Criterion 2.2)

*Terrace Houses, 225-227 Beaufort Street* demonstrates the type of buildings constructed as investment properties in the late nineteenth century by wealthier citizens taking advantage of the growing population and prosperity of the State, having been constructed, together with adjacent terraces at 54-60 Lindsay Street, for investors James Oxley and his wife Ethel. (Criteria 2.2 & 2.3)

### **11. 3. SCIENTIFIC VALUE**

*Terrace Houses, 225-227 Beaufort Street* is likely to contain archaeological deposits which, through archaeological investigation, will provide a rich source of information about the over 100 years of occupation of the terraces. (Criteria 3.2)

### **11. 4. SOCIAL VALUE**

The place is important to the local and wider community as a prominent architectural landmark, as demonstrated by its inclusion in the Town of Vincent's Municipal Inventory and in national publications relating to architecture of the period. (Criteria 4.1 & 4.2)

## **12. DEGREE OF SIGNIFICANCE**

### **12. 1. RARITY**

*Terrace Houses, 225-227 Beaufort Street* uses standard pattern elements commonly associated with the better houses of the period, but has some very fine and unusual distinguishing features such as the side entry of No. 227. This unusual and intact element distinguishes *Terrace Houses, 225-227 Beaufort Street* from terrace houses elsewhere in Western Australia and contribute to its rarity value. (Criterion 5.2)

*Terrace Houses, 225-227 Beaufort Street* is rare as extant evidence of the historical provision of lodging in the North Perth area, an inner-city residential function that is no longer common. (Criterion 5.2)

### **12. 2 REPRESENTATIVENESS**

*Terrace Houses, 225-227 Beaufort Street* is an excellent representative example of Federation-period terrace housing, displaying characteristics of the Federation Filigree style. (Criterion 6.1)

*Terrace Houses, 225-227 Beaufort Street* is representative of the type of building used for providing short term lodging in inner-city areas around the turn of the nineteenth century. (Criterion 6.2)

### **12. 3 CONDITION**

Generally *Terrace Houses, 225-227 Beaufort Street* have been well maintained, with painting of exterior brickwork, replacement of fence material being the only maintenance and improvement regimes to have impacted on the exterior

condition. The external condition seems fair, but the condition of the interiors has not been ascertained.

There is some evidence of flashing failures and minor roof leaks in a number of locations and some mortar joint fretting on the more exposed elevations, some of which required urgent attention.

Overall the place is in good condition.

#### **12. 4 INTEGRITY**

The place remains residential in nature. All uses are compatible with the fabric and historic uses of properties. The place retains a high degree of integrity.

#### **12. 5 AUTHENTICITY**

The underlying external fabric of the properties retain a high degree of authenticity, with minor modifications such as painting to some brickwork, painting to stucco, and modifications to some front fences. Further, some upper floor terraces have been created at the rear of properties.

The interiors of *Terrace Houses, 225-227 Beaufort Street* were not accessed at the time of this assessment.

### 13. SUPPORTING EVIDENCE

The documentation for this place is based on the heritage assessment by Clare Schulz, Historian and Philip Griffiths, Architect, in March 2005, with amendments and/or additions by Office of Heritage staff and the Register Committee.

#### 13.1 DOCUMENTARY EVIDENCE

*Terrace Houses, 225-227 Beaufort Street* comprises two, two storey brick, stucco, and iron terraced houses in the Federation Filigree style constructed in 1897 for investor James Orchard Oxley and his wife Ethel.

Early plans for the city of Perth mark Beaufort Street as a major northern access route into the central city.<sup>1</sup> The area north of Wellington Street developed slowly, as it was separated from the heart of Perth by low-lying swampy ground and, from 1881, by the Fremantle-Perth-Guildford railway. Attempts to more strongly connect the northern section with the city had limited success. Drainage of some of the swamps allowed for the development of agricultural enterprises, in particular market gardens, with associated small cottages. From the 1890s, as the population of the State boomed on the back of the gold rushes, the area developed as a residential area serviced by commercial strips along the major roads.<sup>2</sup> Beaufort Street developed as an important street in the area, particularly as it was the route of the northern tramway.<sup>3</sup>

*Terrace Houses, 225-227 Beaufort Street* is situated on part of a large grant made in 1873 to James Cowle, Surveyor. It was purchased in 1891 by the Perpetual Trustees Executors and Agency Company of Tasmania Ltd, and subsequently subdivided.<sup>4</sup>

James Orchard Oxley of Narrogin, Surveyor, purchased Lots 134 and N30 in 1893, and in 1897 both were transferred by endorsement to his wife Ethel Oxley. She is recorded on one of the titles as being of Shirley Lodge, Southern England, in February, but by July the other shows her as a married woman of Darlington.<sup>5</sup> The houses along Beaufort Street were then numbered 229 to 239.<sup>6</sup>

Rate books list Oxley's land as being vacant in 1896. A building permit was issued in November 1896 for the construction of two buildings at the site on the corner of Beaufort and Moore Streets (Lot 134), with the builder to be William McDiarmid.<sup>7</sup> In 1897, James Oxley is listed as having land and buildings in Beaufort Street with a value of £2,000. The following year three houses are listed, although no tenants are noted, with a further two houses under construction. One of these was at Lot 134, on the corner of Beaufort and Monger Streets. Lot 134 is valued at £1,600 at the time, suggesting that construction was substantially underway on the new residence.<sup>8</sup>

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<sup>1</sup> Seddon, G. & Ravine, D., *A City and its Setting: Images of Perth, Western Australia*, Fremantle Arts Centre Press, 1986, pp.100-101, 120-121,

<sup>2</sup> Stannage, C.T., *The People of Perth*, Perth City Council, 1979, 102, 157-159.

<sup>3</sup> Seddon and Ravine, op. cit., p.149.

<sup>4</sup> Crown Grant Sch.2. 38 V.13 and Certificate of Title Vol.40 Fol. 76.

<sup>5</sup> Certificate of Title Vol.49 Fol.48. and Vol.54 Fol.117.

<sup>6</sup> City of Perth Rate Books – North Ward, 1896-1898.

<sup>7</sup> Copy of Record of Building Permits issued for November 1896, on HCWA file PD 3134.

<sup>8</sup> City of Perth Rate Books – North Ward, 1897-1898.

Unlike Australian cities on the eastern seaboard, Perth did not develop a local culture of terrace or row housing. A number of two-storey terraces were developed in the central city area, most of which were demolished in the 1960s as the city expanded. By the late 1890s, high-density housing was considered to be a health hazard, and generally undesirable. As suburban residential land close to the central city area was readily available in Perth, few terraces or row houses were developed.<sup>9</sup>

Following the gold boom of the 1890s, Western Australia's population expanded fourfold, corresponding with an economic decline in the eastern states. The rapidly expanding population created a high demand for temporary housing, especially rental accommodation close to the city. By the late 1890s, the City of Perth was issuing up to 150 lodging house licenses each year. Thousands more lodgers found informal accommodation, or were long-term tenants in hotels, and still the demand for accommodation could not be met, with tent settlements established by the river for a number of years from 1895. North Perth's central location and proximity to public transport made it an attractive location for short and medium term accommodation.<sup>10</sup> In 1893, Post Office Directories listed only approximately 30 boarding houses in Perth, Fremantle and Guildford combined. By 1897 this number had doubled, with twelve listed in the North Perth area. A further six opened in North Perth in the next two years, with the total number of metropolitan boarding houses burgeoning to 92 by 1899. These were mostly located in Fremantle, Central Perth and North Perth, with a smaller number grouped in East Perth and Guildford. Operating boarding houses was a job often undertaken by women, with nearly twice as many women as men listed in the State as boarding house managers in 1899.<sup>11</sup>

By 1898, one of the terraces at *Terrace Houses, 225-227 Beaufort Street* was in use as a boarding house, at 231 (now 227) Beaufort Street. The other was still vacant at the time, suggesting they had recently been completed. By the following year, both houses were occupied.<sup>12</sup>

Ratebooks for 1899 list a Surgeon as the tenant at 231 (now 227). Post Office Directories for the same year, however, note the terraces operating as boarding houses. Within ten years, the street numbering had changed to its current configuration, with the residence at Lot 134 numbered as 225 and 227 Beaufort Street. By 1915, Ethel Oxley is listed as owning numbers 225 to 241.<sup>13</sup>

The terraces are shown on a c.1903 sewerage plan for the area with what appears to be their current (2011) footprint, although the prominent side entrance to 225-227 Beaufort Street is not marked at this time.<sup>14</sup>

Throughout the Oxleys' ownership, 225-227 Beaufort Street was rented out to tenants. A high proportion of the occupants listed in Rate Books are women, and there appears to have been a rapid turn-over of tenancies. While the place is not

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- <sup>9</sup> Kelly, Ian, *The Development of Housing in Perth (1890-1915)*, Masters Thesis, 1992, pp.54-55, 133-135, 143-146, 153.
- <sup>10</sup> C.T. Stannage, *A New History of Western Australia*, University of Western Australia Press, Nedlands WA, 1981, p.219; C.T. Stannage, *The People of Perth*, City of Perth, Perth, 1979, p.255.
- <sup>11</sup> Wises Post Office Directories 1893, 1897 & 1899.
- <sup>12</sup> City of Perth Rate Books – North Ward, 1898-1899; Wises Post Office Directories 1897-1899.
- <sup>13</sup> City of Perth Rate Books – North Ward, 1897-1946; Wises Post Office Directories 1898-1949.
- <sup>14</sup> Copy of PWD Sewerage Plan c.1903, PWD Plan 5647 sheet 7, on HCWA file PD 17093.

listed specifically as a boarding house after the first few years, this high turnover suggests that 225-227 Beaufort Street is likely to also have been in use for this purpose.<sup>15</sup>

Following Ethel Oxley's death in 1922, the titles returned to her husband James, then recorded as a resident of Darlington. James Oxley died in 1925, and the titles were transferred to Elsie May Oxley, widow, of Darlington.<sup>16</sup>

The following year, 235-241 Beaufort Street was purchased by Barnot Rogalasky of the Sandringham Hotel, Belmont, a retired hotel keeper, who retained ownership from 1926 until his death in 1956.<sup>17</sup> Elsie May Oxley retained ownership of 225-227 Beaufort Street for over forty years, but was never resident there.<sup>18</sup>

During the depression years, Perth experienced a severe housing shortage. Many larger houses were rented out to multiple tenants. As husbands went to the country seeking any available work, families often had to give up their homes, with wives and children seeking the cheapest available accommodation. In other instances, families enclosed and rented out verandahs to supplement family income. A Royal Commission was established in 1938 to investigate the housing shortage and the resultant slum areas. Many tenanted residences crammed whole families into one or two rooms, providing a gas ring in the rooms but not increasing the overall number of bathrooms or toilets for the house. Other cases identified outbuildings in use as residences, often shared with animals. North Perth was one of the areas targeted as a developing slum in the investigation.<sup>19</sup>

From the 1930s, 225-227 Beaufort Street is listed with only one tenant, Mrs Olive Solomon. Mrs Solomon operated the place as apartments until the early 1940s. By 1946, the tenant is listed as Olive Oakley. It has not been established whether this was the same woman with a different married name. She is no longer resident in 1949.<sup>20</sup>

A 1950/54 Sewerage Plan shows two brick terraces at 225-227 Beaufort Street with a party wall running their full length. 227 Beaufort Street extends slightly at the rear to abut Monger Street, but there is no major entrance or steps marked to Monger Street at the front of the building. 225 Beaufort Street has a small timber extension to the rear and its front half is slightly wider than its neighbour. Otherwise the two residences appear identical, with verandahs to their Beaufort Street elevation, where they are set back from the street.<sup>21</sup>

Due to the intervention of World War Two and associated post-war shortages of building materials, the recommendations of the 1938 Royal Commission into housing were not implemented until the mid-1950s. Many older houses that were considered to be dilapidated, and either a fire or health risk, were demolished at this time.<sup>22</sup> In North Perth during this period, affordable and accessible rental

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15 City of Perth Rate Books – North Ward, 1897-1946; Wises Post Office Directories 1898-1949.

16 Certificate of Title Vol.49 Fol.48., Vol.764 Fol.190., and Vol.659. Fol.21.

17 Certificate of Title Vol.659 Fol.21 and Vol.1196 Fol.288.

18 Certificate of Title Vol. 873. Fol.74.; City of Perth Rate Books – North Ward, 1925-1946.

19 Gregory, Jenny, *City of Light: a History of Perth since the 1950s*, City of Perth, 2003, pp54-56.

20 City of Perth Rate Books – North Ward, 1930-1946; Wises Post Office Directories 1930-1949

21 Metropolitan Sewerage Plan City of Perth SROWA Cons. 4156 Sheet 61, 1950 revised 1954.

22 Gregory, Jenny, *op. cit.*, pp.54-56.

accommodation was attracting large numbers of migrants. In the 1950s and 1960s the percentage of residents of Italian origin was so high that the area was informally known as 'Little Italy'.<sup>23</sup>

In 1966, ownership of 225-227 Beaufort Street was transferred to Frances Thomas, single woman, of Rockingham. In 1973, Michelle Hopkins Thomas, minor, born 1960, was included on the title as a tenant in common with Frances. The two women are recorded on the title to the present in 2011 as owners.<sup>24</sup>

From 1979, the area of the City of Perth directly north of the railway line and west of William Street was renamed 'Northbridge' in an attempt to revitalise its image. The North Perth area continued to have a high proportion of residents from overseas, close to 50%. The major non-English languages spoken in the area were Italian (31%), Vietnamese (17%) and Greek (11%).<sup>25</sup>

By the 1980s, the number of boarding houses in North Perth was in decline. In 1968/69 there were 245 hostels or lodging houses in the East Perth/North Perth area, housing 3,918 people, but by 1983/84 this had dropped to only 73, housing 2,323 people. Many of the surviving older residences have since been renovated as part of the general gentrification of the area.<sup>26</sup>

In 1989, *Terrace Houses, 225-227 Beaufort Street* was included in *Towards Dawn: Federation Architecture in Australia 1890-1915*. It was noted that the terraces featured elements that were not only rare but also possibly unique in Australia. These included the prominent Monger Street side-entrance to 225-227 Beaufort Street, described as creating a Shavian effect<sup>27</sup>, or being reminiscent of the work of George and Peto. Overall, it was stated that the competency of the design work implied an architect rather than a builder being responsible for the plans.<sup>28</sup>

In 1999, 225-227 Beaufort Street were again included in a national publication on architecture of the period, *Terrace Houses in Australia*. The terraces are described as being 'unmatched in their generosity of scale'. The roofscape and fine timber detailing are noted as significant features.<sup>29</sup>

In 2009, *Terrace Houses, 225-227 Beaufort Street* operates as North Lodge Travellers' Accommodation, a family business run by the owners.

The place was entered on the Register of Heritage Places on an interim basis on 31 July 2007 as a group, P17093 *Beaufort Street Terraces*, which comprised

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<sup>23</sup> Gregory, Jenny, *op. cit.*, p.249.

<sup>24</sup> Certificate of Title Vol. 873. Fol.74.

<sup>25</sup> Gregory, Jenny, *op. cit.*, pp.248-50.

<sup>26</sup> Gregory, Jenny, *op. cit.*, pp.253 and 318.

<sup>27</sup> Refers to the architecture of style of Sir Richard Norman Shaw (1831-1912), a prominent Victorian period architect whose work extended from the domestic scale of Bedford Park, a garden suburb of London, to one off houses, from which a number of Federation period buildings drew elements of their architectural vocabulary. He designed several residences in the 'Queen Anne' style. The entrances in Monger Street are both reminiscent of Shaw's architectural devices. Shaw made use of the tower, jettied half timbered gables, and balconnettes. Shaw also undertook large public commissions such as Scotland Yard. See Chambers, James, *The English House*, Guild Publishing, London 1986, Chapter 11.

<sup>28</sup> Michael Upton Beasley, 'With a Glimpse of Gold: Western Australia', in T. Howells & M. Nicholson (eds), *Towards Dawn: Federation Architecture in Australia 1890-1915*, Hale & Iremonger, Sydney, 1989, pp.137-145.

<sup>29</sup> Trevor Howell & Colleen Morris, *Terrace Houses in Australia*, Lansdowne Publishing, The Rocks NSW, 1999, p.69.

225-227 and 235-241 Beaufort Street. The interim registration expired on 31 July 2008 and the place was subsequently removed from the Register of Heritage Places on 8 August 2008.

### 13.2 PHYSICAL EVIDENCE

*Terrace Houses, 225-227 Beaufort Street* comprises two, two storey brick, stucco, and iron terrace houses in the Federation Filigree style constructed in 1897 for investor James Orchard Oxley and his wife Ethel.

The inspection for the physical evidence section of this report comprised external inspections for the properties. The occupants of Nos. 225-227 were not inclined to provide access.

*Terrace Houses, 225-227 Beaufort Street* is located on the west side of Beaufort Street, north of Weld Square in an area of the city that is in transition following the completion of the Northbridge Tunnel and the relapse of reserved land no longer required for the northern bypass construction. While there is a small number of late nineteenth century and early twentieth century buildings in the immediate vicinity on Beaufort Street, a good deal of the section of the street between Newcastle and Brisbane Streets was redeveloped in the post World War Two period, and there were large developments in progress on the east side of the street in 2005. Much of the western side of Beaufort Street is single storey development, some of which comprises much-altered modest late nineteenth century and early twentieth century houses. In this context, *Terrace Houses, 225-227 Beaufort Street* stands out. Beaufort Street is a one-way northbound traffic road between Roe and Brisbane Streets, and it is from the southern approach that *Terrace Houses, 225-227 Beaufort Street* makes its most significant visual impact. By way of contrast, Lindsay Street, to the rear of *Beaufort Street Terrace*, retains much of its late nineteenth century fabric including the *Lindsay Street Flourmill and Stables*, and a large number of single storey bungalows and some two-storey terraces.

Beaufort Street is a one-way north bound pair road with kerbside parking, a bitumenised surface, barrier kerbs, old standard concrete slab pavements, timber power and light poles, and overhead cables. Beaufort Street rises from south to north and it is this section that runs past the site. Monger Street falls away from Beaufort Street and is a two-way road with a narrow grass verge either side, with London Plane trees on both verges. The presence of overhead cables on the northern side of the street has resulted in the trees on the northern verge being heavily pollarded.

*Terrace Houses, 225-227 Beaufort Street* is located on the south corner of Monger Street, facing on to Beaufort Street. No. 227 has an important secondary entrance off Monger Street in addition to the front door. *Terrace Houses, 225-227 Beaufort Street* are a pair of two storey brick, stucco and iron terrace houses in the Federation Filigree style.<sup>30</sup>

*Terrace Houses, 225-227 Beaufort Street* is designed as a symmetrical building from the front view, with an elaborately decorative party wall passing through the roof plane to divide the two houses. The party wall corbels out on the Beaufort

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<sup>30</sup> Apperly, R., Irving, R., Reynolds, P. *A Pictorial Guide to Identifying Australian Architecture. Styles and Terms from 1788 to the Present*, Angus and Robertson, North Ryde, 1989. pp. 108-111.



Street frontage and a full width front verandah extends across both frontages. The front verandahs have tessellated tile floors, with a bull nosed 'cement' border, and a 'red cement' path leads through the remains of the masonry garden fence to the street. Each verandah is divided into a major central bay and minor flanking bays, with turned verandah posts arranged in pairs supporting the two-storey verandah floor and roof structure. At the floor beam level there is a simple vertically fretted timber valance with post brackets, then a deep verandah floor fascia and gutter, balustrade with turned balusters, and then a further timber fretted valance. The bottom of the valance between posts is finished on a curved timber, giving the appearance of arches between posts. It is these features in particular that give the place its distinctive Filigree style. The verandah roof is separately pitched off the front wall of the pair of houses and its soffit is lined with 6" boards. The front wall of the house is planned around recessed entries to each house and a thrust bay in the centre of each wall plane, which is articulated with pairs of single pane double hung sash windows. Ground and first floor are virtually identical. The custom orb finished roof has a hip format, with high masonry gables over each bay window, and to Monger Street. The gables are detailed with stucco pediments, roughcast infill panels and sunburst decorative motifs. The eaves are wide and their soffits lined with birdboards. The treatment of these pediments contrast with the jettied gables of the set of houses to the north at Nos. 235-241. The ground and first floor brickwork is laid in English bond, with the pediment finished in roughcast render and all of these elements have been painted.

The Monger Street elevation employs the same architectural language as the front elevation, but here the brickwork remains unpainted. The Monger Street wall is articulated with chimney breasts, single pane double hung windows, and a remarkable stoutly designed porch to the side entry, set into a bay that is proud of the main wall plane and topped with a half timbered gable. The porch has a balustrade wall, with stout turned timber stanchions, complete with moulded fillets to the column capitals, and Arts and Crafts style post brackets, then a fascia, gutter and skillion roof. The porch is two steps up from the street and has a panelled and glazed door and separate sidelight. There is a limestone foundation wall, with English bond brickwork over it. Chimney tops appear to have been removed when the place was last re-roofed. A modern red face brickwork addition extends to the rear of the lot.

The rear elevation of the place is quite plain with double hung sash windows, the rear wall lightly rendered over, and a brick structure constructed at the rear of the lot on the rear and Monger Street lot boundaries.

The exterior of the place is reasonably well maintained, though paint systems are beginning to break down. Ground levels have accreted slightly, and the front and side fences have been partly demolished and simplified. The bases to the ground floor columns have been repaired and although they appear solid are simply boxed in. Some steelwork has been added to the rear of some columns to strengthen them. Other external changes include the removal of some chimneys, new roofing, the introduction of new services, painting the front wall, and rendering over the back wall, together with a rear extension that required the removal of the rear water closets.

The interiors were not inspected.

### 13.3 COMPARATIVE INFORMATION

Terrace housing was never a prominent form of residential accommodation in Western Australia, and many of the terraces that were constructed in inner-city Perth were demolished as the city expanded.<sup>31</sup> In *Towards Dawn: Federation Architecture in Australia 1890-1915*, *Terrace Houses, 225-227 Beaufort Street* is noted as potentially rare in Australia.<sup>32</sup>

The Office of Heritage database lists 77 places as being terrace housing, of which 70 are in the metropolitan area.<sup>33</sup> Eleven are on the State Register of Heritage Places, of which three are two-storey groups and the remainder single-storey groups. Nine of these are from the Federation period. A further eight places, also from the Federation period, are awaiting assessment.

The Office of Heritage database lists 192 places as having been constructed in the Federation Filigree style, of which 66 are residential places, and 48 are in the metropolitan area. Eighteen Federation Filigree places in the metropolitan area are on the Register, of which 7 have a residential function. Two of these are groups of terrace houses. A further 12 Federation Filigree style places are awaiting assessment. The place is an excellent residential example of the Federation Filigree style.

Generally terrace house design in Western Australia treats all houses uniformly, with each house contained within very restrained end walls, and without corner flourishes, an element that is quite common in hotel design of the nineteenth century. Major side entrances are a rarity and no other examples were located in the course of this study.

### 13.4 KEY REFERENCES

No key references.

### 13.5 FURTHER RESEARCH

Access to the interiors of those properties for which inspections could not be arranged would be highly beneficial in establishing the degree of interior authenticity of all properties.

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<sup>31</sup> Kelly, Ian, *op. cit.*, pp.54-55, 133-135, 143-146, 153.

<sup>32</sup> Michael Upton Beasley, *op. cit.*, pp.137-145.

<sup>33</sup> Office of Heritage database searches as at 22 September 2010.