



**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, 235-241 Beaufort Street is a very fine, substantial, and relatively intact example of terrace houses in the Federation Filigree style. (Criterion 1.1)

Terrace Houses, 235-241 Beaufort Street is a set of well-designed and very well built houses using standard pattern elements and uniquely designed elements to produce a very fine example of the Federation Filigree style. (Criterion 1.2)

Terrace Houses, 235-241 Beaufort Street is a distinctive set of buildings, with Nos. 235-241 being a significant visual focus and the tower of No. 235 being a very prominent and well-known landmark in the context of Beaufort Street. (Criterion 1.3)

Terrace Houses, 235-241 Beaufort Street collectively have a strong visual impact and form an important and relatively intact historic precinct of places, closely related in time, style and construction. (Criterion 1.4)

11.2. HISTORIC VALUE

Terrace Houses, 235-241 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 (2009), and as such is a remnant of an activity that was once prominent in North Perth. (Criterion 2.1)

* 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Canberra, 1991, with additional reference to Richards, O. *Theoretical Framework for Designed Landscapes in WA*, unpublished report, 1997.

237 Beaufort Street was used for at least twenty years from 1899 as Miss A. Stronach's Trained Nurses' Home, one of a small number of nurses' homes in Perth at the time, which provided accommodation, employment services and advocacy for private nurses in a central location close to the city. (Criterion 2.1)

Terrace Houses, 235-241 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, 235-241 Beaufort Street provides evidence of the urban expansion and the intensive building program that occurred in the City of Perth as 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, 235-241 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, 235-241 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, 235-241 Beaufort Street are rare as a group of three-storey terrace houses, and are likely to have been the only three-storey terrace housing constructed in the State in the Federation period. (Criterion 5.1)

Terrace Houses, 235-241 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, tower and the very fine staircase of No. 235. These unusual and intact elements distinguish *Terrace Houses, 235-241 Beaufort Street* from terrace houses elsewhere in Western Australia and contribute to its rarity value. (Criterion 5.2)

Terrace Houses, 235-241 Beaufort Street is rare as a group of terrace houses, a form of residential architecture never common in Western Australia, of which few examples remain intact. (Criterion 5.2)

Terrace Houses, 235-241 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, 235-241 Beaufort Street is an excellent representative example of Federation-period terrace housing, displaying characteristics of the Federation Filigree style. (Criterion 6.1)

Terrace Houses, 235-241 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, 235-241 Beaufort Street* has been well maintained, with painting of exterior brickwork, replacement of fence material and the addition of garages being the only maintenance and improvement regimes to have impacted on the exterior condition. Nos. 235 and 237 have been well maintained and are in very good condition. The external condition of the remaining places 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

Notwithstanding that No. 235 is used as a dental practice and artists studios, the place remains unambiguously 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, modifications to some front fences, and the addition of garages to the rear of some of the properties. Further, some upper floor terraces have been created at the rear of properties.

The interiors of Nos. 235 and 237 have had some minor modifications that are readily reversible and retain a high degree of authenticity.

The interiors of 239-241 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, 235-241 Beaufort Street comprises four, three and four storey brick, stucco, and iron terrace 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.¹ 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.² Beaufort Street developed as an important street in the area, particularly as it was the route of the northern tramway.³

235-241 Beaufort Street was a significant part of a small grant, Perth Town Lot N30, made in 1867 to August Bothe. This was subsequently purchased in 1885 by Stephen Henry Parker, Gentleman of Perth, partially transferred in 1891 to Harry Anstey, Engine Driver of Jarrahdale, and the remainder transferred in 1892 to John Joseph Elsegood, Contractor of Perth.⁴

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.⁵ The houses along Beaufort Street were then numbered 229 to 239.⁶

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.⁷ 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

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- 1 Seddon, G. & Ravine, D., *A City and its Setting: Images of Perth, Western Australia*, Fremantle Arts Centre Press, 1986, pp.100-101, 120-121,
 - 2 Stannage, C.T., *The People of Perth*, Perth City Council, 1979, 102, 157-159.
 - 3 Seddon and Ravine, op. cit., p.149.
 - 4 Certificate of Title Vol.16 Fol.129
 - 5 Certificate of Title Vol.49 Fol.48. and Vol.54 Fol.117.
 - 6 City of Perth Rate Books – North Ward, 1896-1898.
 - 7 Copy of Record of Building Permits issued for November 1896, on HCWA file PD 3134.

underway on the new residence.⁸ All six terraces are shown on an 1897 sewerage plan for the area.⁹

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.¹⁰

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.¹¹ 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 1899.¹²

By 1898, one of the terrace houses at *Terrace Houses, 235-241 Beaufort Street* was in use as boarding houses, 233 (now 235) Beaufort Street. The others were still vacant at the time, suggesting they had recently been completed.

Ratebooks for 1899 list tenants of the terraces, including a Tentmaker (237) and Basketmaker (239). Post Office Directories for the same year, however, note five of the six terraces operating as boarding houses, the exception being 239. Within ten years, the street numbering had changed to its current configuration, with the three-storey group being 235-241 Beaufort Street. By 1915, Ethel Oxley is listed as owning numbers 225 to 241.¹³

Although the managers of the boarding houses changed, the terraces at 235-241 Beaufort Street remain listed primarily as boarding houses into the 1930s. The majority of occupants listed during this time are women. Some longer-term resident managers of the period included Mrs Adelaide Carson at 239 Beaufort

⁸ City of Perth Rate Books – North Ward, 1897-1898.

⁹ Copy of PWD Sewerage Plan 1896-97, PWD Plan 5647 sheet 7, on HCWA file PD 17093.

¹⁰ Kelly, Ian, *The Development of Housing in Perth (1890-1915)*, Masters Thesis, 1992, pp.54-55, 133-135, 143-146, 153.

¹¹ 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.

¹² Wises Post Office Directories 1893, 1897 & 1899.

¹³ City of Perth Rate Books – North Ward, 1897-1946; Wises Post Office Directories 1898-1949.

Street from c.1910 to the early 1930s, and Mrs A Douglas at 237 Beaufort Street from c.1920 to the early 1930s.¹⁴

From 1899, what is now 237 Beaufort Street was listed as the Trained Nurses Home. It continued to be listed under this name until around 1910, under the direction of Miss A Stronach, Matron. Miss Stronach remained in residence until at least 1919, and the place presumably continued operating as a boarding house under her direction. She was one of five matrons to apply to register her nurses' home with the Western Australian branch of the Australasian Trained Nurses Association (ATNA) when it formed in the early years of the twentieth century. All five nurses' homes were located close to the central city area, with two being attached to private hospitals. In addition to being boarding houses for women working as nurses, nurses' homes also acted as employment agencies, supplying nurses for private patients and private hospitals. There was a high demand for this form of nursing in at the time. Although Miss Stronach had no formal nursing training, she was accepted as an honorary founding member of ATNA in the State. She was an advocate for private nurses, securing an agreement from male medical professionals that they would continue to use and refer private nurses.¹⁵

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 of the adjacent terraces at 225-227 Beaufort Street is not marked at this time.¹⁶

In 1918, the rear section of Lot N30, on which 54-60 Lindsay Street is situated, was subdivided and subsequently transferred to Beatrice Beaufort Oxley of London. The portion of the lot containing 235-241 Beaufort Street was renamed as Lot 1.¹⁷

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.¹⁸

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 1956.¹⁹ Elsie May Oxley retained ownership of the adjacent terrace houses at 225-227 Beaufort Street for over forty years, but was never resident there.²⁰

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

¹⁴ City of Perth Rate Books – North Ward, 1897-1946; Wises Post Office Directories 1898-1949.

¹⁵ Victoria Hobbs, *But Westward Look: Nursing in Western Australia 1829-1979*, UWA Press, Nedlands, 1980, pp.26-34.

¹⁶ Copy of PWD Sewerage Plan c.1903, PWD Plan 5647 sheet 7, on HCWA file PD 17093.

¹⁷ Certificate of Title Vol.659 Fol.21.

¹⁸ Certificate of Title Vol.49 Fol.48., Vol.764 Fol.190., and Vol.659. Fol.21.

¹⁹ Certificate of Title Vol.659 Fol.21 and Vol.1196 Fol.288.

²⁰ Certificate of Title Vol. 873. Fol.74.; City of Perth Rate Books – North Ward, 1925-1946.

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.²¹

During the 1930s 235-241 Beaufort Street had a number of longer-term tenants, including Douglas and Mrs Mary Faulkner, resident at 241 Beaufort Street from the mid-1930s until the mid-1940s, Mrs Grace Miller, resident at 239 Beaufort Street from the early 1930s until at least 1949, Mrs Gwen E. Hawkins, resident at 237 Beaufort Street from the mid-1930s until at least 1949, and Mrs F.W. (Caroline) Hiscox, resident at 235 Beaufort Street from the mid-1930s until the mid-1940s. Both 235 and 237 Beaufort Street are recorded as apartments in this period, while 239 and 241 Beaufort Street appear to have been private residences. 235 and 237 Beaufort Street were vacant in 1933 prior to their Post Office Directory listing changing from boarding house to apartments, which may indicate that works were undertaken at this time to adapt the building for this change, although physical evidence suggests both residences are largely as originally constructed.²²

A 1953 Sewerage Plan shows four brick terraces at 235-241 Beaufort Street. 235 Beaufort Street is shown to be larger than the other three residences. 237 and 239 Beaufort Street share a long party wall, while there are shorter shared walls between 235 and 237, and 239 and 241 Beaufort Street. Generous verandahs extend across the entire front elevation of 237-241 Beaufort Street. The Beaufort Street elevation of 235 Beaufort Street is shown to be mostly the main building (presumably the tower, although the height is not indicated) with a corner verandah/porch to its north side abutting the verandahs of the other residences.²³

In 1956, 235-241 Beaufort Street was transferred to Samuel Coleman Rogalasky, Estate Agent of South Perth.²⁴

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.²⁵ In North Perth during this period, affordable and accessible rental 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'.²⁶

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%).²⁷

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

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

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

23 Metropolitan Sewerage Plan City of Perth SROWA Cons. 4156 Sheet 101, 1953.

24 Certificate of Title Vol.1196 Fol.288.

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

26 Gregory, Jenny, *op. cit.*, p.249.

27 Gregory, Jenny, *op. cit.*, pp.248-50.

2,323 people. Many of the surviving older residences have since been renovated as part of the general gentrification of the area.²⁸ 235-241 Beaufort Street continued in use as a boarding house until the early 1980s. The four residences are believed to have operated at this time as a single business, with the manager living in the front room at 235 Beaufort Street.²⁹

In 1982, *Terrace Houses, 235-241 Beaufort Street* was purchased by Colin Reginald Heath, Company Director, of Subiaco. Lot 1 was subsequently subdivided into four large lots (100, 103, 106 and 109), corresponding with the four terrace houses, and six party wall lots (101, 102, 104, 105, 107 and 108).³⁰ These lots were subsequently sold separately so that, for the first time, the individual terrace houses in the group were under different ownerships.

Lot 100, on which 241 Beaufort Street is situated, together with its relevant party wall lots, was sold to Inglewood residents Phillip Lawrence Boyton, Dentist, and Rose Marie Boyton, married woman, in 1982.³¹ The Boytons undertook renovations to the residence, including changes to the rear.³² Ten years later, the place was transferred to radio presenter Howard Sattler and Diane Sattler, of Mt Lawley. The Sattlers subsequently took up residence in the place, and lived there until the place was sold in 1995 to Rodd Armando Sala, and again in 2006 to Catherine Hobbs.³³

Lot 102, on which 239 Beaufort Street is situated, was purchased by Nemerosa Pty Ltd in 1984, and within the same year transferred again to Janseer Holdings Pty Ltd. Ownership changed again in 1989, when Graeme Michael Hattigan of Cottesloe purchased the place. Present owners Sasha and Elsbeth Verma of Mount Street, Perth, bought the place in 1991.

Lot 104, on which 237 Beaufort Street is situated, was sold to current owner David Mitchell Pty Ltd, David Mitchell, electrician, and Charles William Mitchell, public servant, in 1984.³⁴ The Mitchell's believed that 237 Beaufort Street was the most intact residence of the group at that the time of their purchase. David and his wife Mary took up residence at the house in the late 1980s, at which time they also constructed a rear garage. From the mid-1990s the place was registered and in occasional use as a Bed & Breakfast, 'Beaufort House'.³⁵

Lot 109, on which 235 Beaufort Street is situated, was sold in 1983 to Saint Apollonia Services Pty Ltd of Lesmurdie, who retain ownership to 2011.³⁶ Dr. Sam Rogers established a dental surgery in the building at this time. The premises were restored, with very minor changes and reversible fit-out associated with the dental surgery. The ground floor bathroom was modernised, and the rear vestibule was enclosed with a glass wall. From approximately 1987 the top floor attic and tower rooms were used as artists studios. Painters John Cullinane and Rob Davis have both used this studio area for 18 years, with a third

28 Gregory, Jenny, *op. cit.*, pp.253 and 318.

29 David Mitchell, conversation with Clare Schulz, site visit, 17 January 2005; Dr. Sam Rogers, conversation with Clare Schulz, site visit, 20 January 2005.

30 Certificate of Title Vol.1196 Fol.288, Vol.1630 Fol 398, and Vol 1630 Fol.400.

31 Certificate of Title Vol.1630 Fol.398.

32 David & Mary Mitchell, conversation with Clare Schulz, site visit, 17 January 2005.

33 Certificate of Title Vol.1630 Fol.398.

34 Certificate of Title Vol.1639 Fol.902.

35 David and Mary Mitchell, conversation with Clare Schulz, site visit 17 January 2005.

36 Certificate of Title Vol.1630 Fol.400.

studio room being used by a number of different artists in this time. From the late 1980s into the early 1990s, the ground floor area was subleased to Goodridge Galleries and used as an art gallery, accessed from Monger Street, while the floors above remained in use as a dental surgery.³⁷

In 1989, *Terrace Houses, 235-241 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. *Terrace Houses, 235-241 Beaufort Street* was described as being probably the only three-storey domestic architecture in the State at the time. The stepped windows following the staircase at 235 Beaufort Street's Monger Street elevation and prominent tower at the corner are identified as rare features. Overall, it was stated that the competency of the design work implied an architect rather than a builder being responsible for the plans.³⁸

In 2011, 235 is the Northbridge Dental Clinic and includes the practice of Dr. A.S. (Sam) H. Rogers, dental surgeon, with artists John Cullinane and Rob Davis using the top floor for studio space, 237 is the home of David and Mary Mitchell and a registered Bed & Breakfast, and 239 is the offices of Verma and Associates, Barristers and Solicitors.

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 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, 235-241 Beaufort Street comprises four, three and four storey brick stucco, and iron terraces 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 in the group and detailed internal inspections of Nos. 235 and 237 only. The owners of 239 and 241 did not respond to requests for access.

Terrace Houses, 235-241 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, 235-241 Beaufort Street* stands out as a landmark building, with the tower of No.

³⁷ Dr Sam Rogers and John Cullinane, conversations with Clare Schulz, site visits, 20 January 2005.

³⁸ Michael Upton Beasley, 'With a Glint 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.

235 being the tallest element in Beaufort Street north of Aberdeen Street. Beaufort Street is a one-way northbound traffic road between Roe and Brisbane Streets, and it is from the southern approach that *Terrace Houses, 235-241 Beaufort Street* makes its most significant visual impact. By way of contrast, Lindsay Street, to the rear of *Terrace Houses, 235-241 Beaufort Street*, 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, 235-241 Beaufort Street is located on the north side of Monger Street and faces on to Beaufort Street with 235 having an important secondary entrance off Monger Street in addition to the front door. Nos. 235-241 Beaufort Street are a set of four terrace houses of three storeys with No. 235 having a corner tower and attic that makes it a four storey building.

Exterior

The front gardens of all of the houses have been modified so that the front gate and front door alignment have been retained in all cases, but the front courts of each garden are treated differently. No. 235 has a small brick screen wall alongside the front path, perimeter beds and a block paved circular path and bed in the centre of the garden. Plantings include Lantana, Roses, and Alyssum, with a Tallow Tree in the central bed. No. 237 retains the original 'cement' path and has a brick paved garden with perimeter beds and plantings that include Roses, Hydrangea, Nasturtium, Pelargonium, Dracaena, Cypress, Agaves, and Agapanthus.

The northern set of four residences is designed as a set of three almost identical three storey houses, with only minor decorative differences, and a four storey house that is distinguished by its tall pyramid roofed tower. The tower roof is similar to the detailing employed on the *Belvedere* in Cottesloe and the *PICA* (Perth Boys School fmr).

Essentially the front elevation of the three storey terraces are near identical to the two storey terraces up to the verandah roof level. However, instead of decorative gables rising above the verandah, a third storey extends up, with gable roofs jettied out over the third storey. Like its southern neighbours, the houses are divided by extended party walls, with two of the three party walls being articulated with tall chimneys, with corbelled and decorated tops.

The party wall corbels out on the Beaufort Street frontage in a shallow corbel pattern and a full width front verandah extends across three frontages, with a half width verandah on the frontages of No. 235 that terminates on the tower element. The front verandahs have timber boarded floors at ground and first floor levels. Each of the front gardens differs, but all retain substantial elements of the original front fence, including roughcast rendered piers, stucco detailed pier tops, and in three instances, the low timber and mesh fence tops. Nos. 237 and 239 have retained their galvanized tube framed and mesh panel gates, with spring catches.

No. 241 now has a solid panel fence and a timber picket gate and No. 235 has a new steel gate made to appear as wrought iron.

The verandah at No. 235 is treated as a single bay in the same manner as the central bays of the adjoining verandahs. The detailing is in Filigree styling. 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 three northern houses 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 floors are virtually identical, with the third floor extending through the verandah roof line, with just the pair of windows in the thrust bay to articulate the wall plane. The top sashes at third floor level are divided into 16 panels and there are stucco sills to windows throughout. Above each of the window bays, there is a timbered gable jettied out beyond the wall plane with stucco corbel blocks and timber jetty brackets. The central gable has diagonal timbering and the flanking gables are more simply expressed with vertical fretwork. The upper walls above the window heads are roughcast rendered, while that to No. 241 has had some walling removed and a window introduced. Most verandah interiors walls have been painted to maximize light into the adjoining rooms.

The custom orb finished roof has a hip and gable format, and the soffits are lined with birdboards. The party wall corbels out to capture the eaves at each property line to provide fire separation. The walls are laid in English bond, with details in stucco and infilling panels in roughcast render. There is a small custom orb clad dormer window to the north of the tower with casement windows.

The northern half of No. 235 follows the pattern of the remainder of the terrace, but the corner comprises a four storey brick tower. The tower has a slightly narrower format than the other elements of the elevation, so that the windows are narrower than those in the adjoining terraces. The lower two floor levels of the elevation comprise a single wall plane, but at the third floor, the corners of the building are expressed as corbelled pilasters set on small stucco corbels. The windows follow the same pattern as third floor windows elsewhere in the elevation, but the upper pane is divided into twelve instead of sixteen, indicating that windows in the tower are in the order of 25% narrower than the remainder of the terrace. Above the third floor windows there are two deep stucco string courses, with the broad spandrel panel between them treated in roughcast render. The window band at the fourth floor level divides into three rather than the two windows of the floors below. The windows are separated by simplified Ionic pilasters, then a further a further band of roughcast render provides a zone for the deep console brackets that support the wide overhand of the pyramid roof over the tower. Unlike the remainder of the roof that is custom orb profile, the tower has a rolled seam plan metal sheet roof, which terminates with a simple flashing cap.

The Monger Street elevation appears massive in the context of the scale of the street. The four storey tower returns into Monger Street, then the full three storey section of the house extends along until it drops down to a two storey servants' wing that completes the elevation. The roof line is richly articulated with the tower, two sets of very tall chimneys that are buttressed with semi-arched motifs. The elevation has a deep tuck-pointed limestone random coursed foundation wall, with English bond brick walls. The front three and four storey section of the house contain the principal rooms and main staircase, while the rear section of

the house contains the service rooms and service staircase. This separation is reflected in the treatment of the elevation, with the grand scale front section and utilitarian rear. Working back from the tower on the Beaufort Street corner, there is a panel of wall with single pane double hung sash windows on the first two levels. The next element is a chimney breast that corbels out on stucco brackets at ground floor window head height, then extends through the eaves to become a chimney with an engaged semi arch and moulded top. An unusual feature of the breast is a small window at the third floor level towards the western side of the breast. Further west there is a very strongly articulated porch and stucco finished balconette. Here the limestone extends up to balustrade height, and there is an arched door opening on the western side and arched window opening on the eastern side. Over this arrangement a series of three heavy consoles carry a balustraded balconette and all of these elements are completed in stucco. There is a set of 'cement' steps inside the porch and some recently constructed wrought 'iron' grilles in the openings. At first floor level a door leads onto the balconette and this is flanked by a pair of windows. From the stair half-landing at the second floor, a series of windows step up along the line of the stair flight. The window head height is common and each of the four windows decrease in height with the rise in the flight. At the fourth floor, two arched head windows are set in a band divided into three with simple pilasters and then topped with a plain pediment. Scroll work extends down from the sill of these windows, into the band of roughcast render below. The final section of the main house has a centrally located chimney breast, complete with corbel similar to the eastern chimney, and is flanked by single pane double hung sashes at each level. The service section of the house is treated simply with the main rooms under a hipped roof and the less important rooms and the service stair under a skillion roof.

There is a concrete driveway serving the rear of all properties. The rear of No. 235 is simply paved with concrete blocks to form a parking area, while at the rear of the remaining houses, there are plain red brick flat roofed garages with metal roller doors. The rear of the places are painted and those at Nos. 239 and 241 have had their gabled roofs over the service sections altered to form roof terraces, while No. 237 retains its authentic half gable roof. The creation of the drive and garages has resulted in the loss of all of the outside water closets.

Interior of No. 235

No. 235 differs from the remainder of the northern terrace in that is more substantial and grander in its layout, as well as being a storey taller than the remainder of the terrace. The ground floor comprises a small verandah entry and then a large reception room (currently a dentist's waiting room) that spans the full width of the house, with a smaller room under the tower (secretary's room), then a grand stair hall to west of the reception room (fitted out as a sitting room), a long corridor along the north side of the house serving a further large former dining room to the south of it, a water closet, pantry, kitchen, laundry and service stair. The front rooms have carpeted timber floors, 12" high moulded skirtings, plastered walls, lath and plaster ceilings, run plaster cornices, and ceiling roses, complete with fireplace, fireboxes, surrounds and mantles. Fittings in these areas are modern and distinguishable from the original fabric and would be easily removed if no longer required. The main stair has turned newels, a timber wreathed handrail, turned balusters and the bottom flight is panelled in, with doors along the enclosed western leg of the flight. The soffits are lined with 6" boards. There is a part glazed door and window in the south wall and these are

glazed with two tones of pale coloured stained glass. The corridor terminates with a modern glazed screen that encloses what had once been an open porch. The old kitchen has a large fireplace recess where the wood range once stood and like all of the service rooms in the rear of the house, the kitchen has plain plastered walls and lath and plaster ceilings without decorative cornices or roses. The pantry and laundry have painted brick walls that were probably originally simply lime washed. To the north side and at the far western end of this part of the house there is a well worn pine construction timber service stair.

The first floor follows almost the same pattern, except that the equivalent of the dining room on the ground floor is divided into two rooms with small corner fireplaces. The rooms at this level are complete with almost all of their original detail, with the distinction between main and service rooms that occurs on the ground floor being retained on the first floor. The principal rooms are set up as surgery and laboratory spaces. In some areas the original pine boards are left exposed. Fireplaces remain intact throughout on this and the next floor. The grand stair continues though this level and newel posts extend down though the soffit to become turned decorative bosses under the stair soffit.

The third floor extends only over the principal rooms and follows a similar pattern to the floor below, except that there is a storage wall on the main stair landing and the main stair terminates at this floor. Access to the third floor is via the main dog-leg stair and to the fourth floor via a separate scissor stair. The western section differs from the layout of the floors below with the corridor being offset towards the south to accommodate a bathroom and a water closet to its north. Rooms that are not located over load bearing brick walls of the floor below are constructed in timber framing with lath and plaster cladding.

The final level comprises the top of the scissor stair, tower room, a room over the northern bedroom below, and a full width room to the west of the stair. Here the finishes are simple and there is no decoration. Most of the partition walls at this level are lath and plaster.

Minor changes to the place include changes in paint and floor finishes, the removal of the original woodstove, addition of a glazed screen to the rear vestibule, and updated bathroom fittings, together with the loss of the outside water closet. The material associated with the use of the place as a dental surgery is simply added in and is readily identifiable making its removal a simple matter, should the use not continue at some point in the future.

Interior of No. 237

No. 237 is in the pattern of the remainder of the terrace and like 235, it retains most of its original fabric. The ground floor comprises a full width verandah and then an entry hall with a large reception room to its south, with windows in the west wall. The former service rooms extend to the west but most of these have been combined to provide a kitchen and meals area, with one original room being retained to provide a ground floor bathroom. There is a wood stove recess in the northern wall and a service stair rises from the west end of the building along the west wall. The bathroom and kitchen are fitted out in a modern manner. The rear wall has been modified to allow a pair of glazed doors and sidelights to be inserted to provide views into the rear courtyard.

The front rooms have replacement timber floors, 12" high moulded skirtings, plastered walls, lath and plaster ceilings, run plaster cornices, and ceiling roses,

complete with fireplace, fireboxes, surrounds and mantles. There are traces of an opening between the front two reception rooms in the form of a plastered arch.

The main stair has turned newels, a timber wreathed handrail, turned balusters and the bottom flight is panelled in, with doors along the enclosed section of the flight. The old kitchen has a large fireplace recess where the wood range once stood and like all of the service rooms in the rear of the house, the kitchen has plain plastered walls. To the north side there is a well constructed pine timber service stair that is not currently in use.

The first floor follows almost the same pattern and the front rooms are used as bedrooms, except that the rear wing is at a half landing height, with a bathroom and two bedrooms in the rear section. The rooms at this level are complete with almost all of their original detail.

The third floor extends only over the principal rooms and follows a similar pattern to the floor below, except that the front room is divided into two bedrooms and a former linen closet has been converted into a bathroom in a modern manner, drawing on elements of the original house for its design.

The minor interior changes include the simplification of the rear rooms at the ground floor to produce a kitchen and meals area, the introduction of a pair of glazed doors and sidelights in the west wall, the addition of a pergola over the rear doors, updated bathroom fittings, and the inclusion of a new bathroom at second floor level, in place of the linen closet.

The interiors of 239 and 241 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.³⁹ In *Towards Dawn: Federation Architecture in Australia 1890-1915, Terrace Houses, 235-241 Beaufort Street* is noted as potentially rare in Australia, and the only comparative three-storey residential building in the State.⁴⁰

The Office of Heritage database lists 77 places as being terrace housing, of which 70 are in the metropolitan area.⁴¹ 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.

³⁹ Kelly, Ian, *op. cit.*, pp.54-55, 133-135, 143-146, 153.

⁴⁰ Michael Upton Beasley, *op. cit.*, pp.137-145.

⁴¹ Office of Heritage database searches as at 22 September 2010.

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.