



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.

11.1 AESTHETIC VALUE*

House, 26 King Street is a typical Federation Bungalow in the context of Plympton and retains all the characteristic features of a dwelling of the type and period. (Criterion 1.1)

House, 26 King Street is located in a cohesive heritage area or precinct, where most of the places were constructed in the late nineteenth century and the first quarter of the twentieth century. It fits comfortably into the aesthetic characteristics of the area and contributes to its character, notwithstanding its present poor state of repair. (Criterion 1.4)

11.2. HISTORIC VALUE

House, 26 King Street is part of the suburban residential development associated with the expansion of Fremantle and East Fremantle in particular, which occurred as a result of the discovery of gold in Western Australia in the 1880s and 1890s and the huge increase in population due to the goldrushes. (Criterion 2.2)

House, 26 King Street, a worker's cottage, is associated with subdivision of the area known as Plympton, East Fremantle. Plympton developed in the 1890s as a result of the need to accommodate Fremantle's growing population of workers and their families close to their sources of income. It developed as an area of modest workers' cottages with associated services such as hotels, shops, churches and the like. (Criterion 2.2)

House, 26 King Street is associated with Fremantle merchants, William Silas Pearse and George Pearse. The Pearse family owned the original Swan Location 71 and developed the land into a residential area designed to accommodate Fremantle's workers and their families. (Criterion 2.3)

11.3. 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.

11. 4. SOCIAL VALUE

With its high concentration of worker's cottages and associated buildings, Plympton is a significant area, which contributes to both the local and the wider community's sense of place. *House, 26 King Street* is highly valued by the local community as an integral part of Plympton, East Fremantle. (Criteria 4.1 & 4.2)

12. DEGREE OF SIGNIFICANCE

12.1. RARITY

House, 26 King Street is more characteristic than rare, however, the manner in which it was constructed is unusual. While most dwellings begin with the front rooms and additions are made to the rear, this house was constructed in halves across the front of the site. (Criterion 5.1)

12.2 REPRESENTATIVENESS

House, 26 King Street is a representative, modestly scaled Federation Bungalow, which has undergone comparatively little modification since the completion of the main building construction campaigns. (Criterion 6.1)

Because the place is comparatively intact, it is a very good demonstration of the living conditions for working class people in the first quarter of the twentieth century in the Plympton area. The modest scale of the rooms and outbuilding together with their services and fittings, give a clear indication of living standards. (Criterion 6.2)

12.3 CONDITION

House, 26 King Street has received only the most basic maintenance in recent years and many elements now require major works. The exterior of the place is in poor condition, but the interior of the house is in fair to good condition and is well maintained by the current tenant. Overall the place is in fair to poor condition.

12.4 INTEGRITY

House, 26 King Street has been in continuous use as a dwelling. It provides modestly scaled accommodation and is capable of sustaining its heritage values. The place could continue in use as a residence, but will require substantial capital input to conserve the fabric and allow the place to continue to serve a useful purpose. Overall the place retains a high degree of integrity.

12.5 AUTHENTICITY

House, 26 King Street is a place made up of two major successive construction campaigns which are integral to its function as a dwelling. Apart from internal fittings, the replacement of three ceilings and repair material to the weatherboards and roof, the fabric of the place is authentic. There have been some losses such as the kitchen chimney, tank stands and the like. Overall the place retains a high degree of authenticity and, as a result, provides a very good example of a workers cottage in the Plympton area.

13. SUPPORTING EVIDENCE

The documentary evidence has been compiled by Kristy Bizzaca, Historian. The physical evidence has been compiled by Philip Griffiths, Architect.

13.1 DOCUMENTARY EVIDENCE

House, 26 King Street is a single storey cottage of timber framed and jarrah weatherboard construction with a corrugated iron roof, built in two major stages. *House, 26 King Street* is located in Plympton, East Fremantle, identified in the Town of East Fremantle's Town Planning Scheme No. 2, with the recommendation that the existing residences be retained and restored.

The discovery of gold in the Kimberley and Murchison regions in the 1880s and the Eastern Goldfields in 1890s had a significant impact on the development of Western Australia. Like other areas throughout the State, Fremantle was transformed as a result of the gold boom and the huge increase in population due to the goldrushes.¹ In 1895 alone, 19,129 prospectors travelled through Fremantle. This was equivalent to more than a third of the State's population at the time.²

Although the immigrants were passing through Fremantle on their way to the goldfields, a large number stayed on, finding work on the wharves and in the warehouses, factories and foundries that were being established in the outlying areas of Fremantle. As few could be accommodated in Fremantle itself, 'canvas towns' developed at Willis Point, Monument Hill and in East Fremantle.³

Since 1892, the areas of Plympton and Richmond in East Fremantle had formed the Fremantle Municipality's east ward. However, the east ward, along with the Melville and Spearwood districts, was administered by the Fremantle Road Board. After a number of attempts to include Plympton and Richmond in the Fremantle Municipality, residents of the area decided to follow North Fremantle's example (1894) and form their own municipality.⁴

On 19 February 1897, 200 residents attended a public meeting to discuss the issue of making East Fremantle a separate municipality. As a result of this meeting, a letter and petition were sent by lawyer Mathew Lewis Moss to State Premier John Forrest, requesting that East Fremantle be proclaimed a municipality in its own right. On 2 April 1897, State Governor Sir Gerard Smith announced the gazettal of the new municipality of East Fremantle.⁵ On 23 July 1897, the first council elections were held, resulting in Moss being elected as East Fremantle's first Mayor.⁶

¹ Stannage, C. T., *The People of Perth*, Perth City Council, Perth, 1980, pp. 193 – 194.

² Rubinich, T., *Plympton to East Fremantle: A Century of Schooling 1898 – 1998*, East Fremantle primary School, p. 1.

³ Ibid, pp. 1 – 2; Lee, J., *This is East Fremantle*, Publication Printers, Perth, 1979, p. 2.

⁴ Lee, J., op. cit., p. 3. By this time, the Fremantle Municipality had allowed East Fremantle to establish a local Board of Health, separate to the Fremantle Road Board.

⁵ Ibid, p. 3.

⁶ Ibid, p. 4.

By the 1890s, East Fremantle had developed into two different areas. One of these was Richmond, an area of large landholdings belonging to Fremantle's merchant elite, including the Moore and Easton families. The other area, Plympton, comprised primarily of the homes of workers and their families, with a high concentration of small blocks of land and timber framed, brick construction and stone cottages.⁷

Taking up most of Plympton was Swan Location 71, an area owned by Fremantle merchants, the Pearse family. William Silas Pearse Snr. had come to the Swan Colony as an indentured labourer for Robert Wall aboard the *Egyptian* in 1830.⁸ Pearse Snr. played a prominent role in Fremantle's early whaling industry, alongside William Marmion and the Bateman brothers.⁹ Of Pearse Snr.'s five sons, William Silas Jnr. (b.1938, d.1908), George (b.1839, d.1914) and James (b.1842, d.1920) in particular inherited their father's business acumen, expanding his initial interests to include factories, shops and warehouses, land and pastoral companies, and farming properties.¹⁰

Like other families among Fremantle's merchant elite, the Pearse family owned land in the 'up-market' area of East Fremantle. However, in contrast to William Dalgety Moore who constructed the elaborate villa Woodside with extensive gardens, vineyards and grounds, the Pearse brothers recognised the increasing need for accommodation for workers and their families. As a result, the Pearse brothers subdivided their Plympton land, Swan Location 71, and, targeting Fremantle's workers, offered the smaller blocks of land for sale.¹¹

One of the first auctions of the Pearse's Plympton land was held at Oddfellow's Hall, Fremantle on 15 November 1895. Forty allotments were on offer and the terms included a 1s/7d (a shilling and seven pence) cash deposit, with the balance paid in six equal quarterly installments at no interest.¹²

In the years following, the Pearse brothers also sold areas of Plympton to other land agents and companies. On 13 June 1898, *The West Australian* advertised two and three bedroomed houses for sale in Plympton from £65. The houses were sold through agent Percival Longbottom of High Street, Fremantle.¹³

The land remaining in the Pearse brothers' ownership was divided between William Silas Jnr, George and James. All the roads in this part of Plympton were privately owned, surveyed and built by the Pearse brothers.¹⁴ The roads continued to be maintained by the Pearse brothers

⁷ Ibid, pp. 2 – 4; Brown, P. M., *The Merchant Princes of Fremantle*, UWA Press, 1996, pp. 159 – 164.

⁸ Erickson, R.(ed.), *The Bicentennial Dictionary of Western Australians*, pre 1829 – 1888, UWA Press, 1988, Vol. 3 K – Q, p. 2448.

⁹ Brown, P. M., op. cit., p. 50.

¹⁰ Ibid, pp. 5, 50, 55 & 62-63; Erickson, R.(ed.), op. cit., pp. 2447 – 2449.

¹¹ Lee, J., pp. 2, 12 – 15.

¹² *West Australian*, 15 November 1895.

¹³ *West Australian*, 13 June 1898.

¹⁴ Streets in this area are named after members of the Pearse family.

until March 1898 when ownership was transferred to the East Fremantle Municipality, making them public streets.¹⁵

The Pearse section of Plympton was one of the first areas of East Fremantle to have water connected to residences. The Pearse brothers built their own water system, laying pipes to connect the houses in their section of Plympton to a reservoir that they had also constructed.¹⁶

William Silas Jnr and George were the joint owners of the portion of Swan Location 71 bounded by Canning Road and George Street, to the north and south, and Duke and King Streets, to the east and west.¹⁷ The land on the corner of King Street and Canning Road was among the first lots of land sold in 1898 to Her Majesty, the Queen for the location of a post office and police station. In 1899, William Jnr and George also donated land to the Church of England for the construction of a local parish church.¹⁸

By 1900, only two people were registered as having residences on the left hand side of King Street, Plympton. By 1901, this number had grown to fourteen. And, by 1902, this had increased again to seventeen, including Griffith Owen, the owner of Lot 454 King Street (*House, 26 King Street*).¹⁹

Griffith Owen arrived in Western Australian from Melbourne, Victoria in the late 1890s. Interstate passenger shipping lists show that a Mrs. Owen arrived in Fremantle from Melbourne on board the *Gabo* on 11 February 1898. Travelling with her were her four children, Griffith John aged seven years, a four year old girl child and two infants.²⁰

Although Owen is listed as having lived at King Street, Plympton in 1902, the Certificate of Titles shows that he did not own the property until 18 March 1904.²¹ The 1904 Legislative Assembly Electoral Roll list Owen's profession as Seaman. The electoral rolls also shows that Owen's sisters Minerva Jane Tabitha, Spinster and Ethel Alvenia, Spinster also lived with the family at King Street. By 1910, David Thomas Owen, Labourer was also living at the house in King Street.²²

A 1907 Public Works Department Sewerage Plan shows a rectangular timber building on Lot 454 King Street (Refer to figure 4).²³ This building is only part of what now exists at *House, 26 King Street*, clearly indicating

¹⁵ Lee, J., op. cit., pp. 12 – 13. 1898 is also the first year that these roads appear in *Wise's Post Office Directory*. *Wise's Post Office Directory*, 1898.

¹⁶ Lee, J., op. cit., pp. 2 & 15. By September 1898, East Fremantle Municipality had expressed major concerns about the inadequate water supply provided to the town by the Pearse reservoir. Overtures were made to the State Government regarding connection to a reservoir at Monument Hill because of the unavailability and cost of the Pearse's water.

¹⁷ Certificate of Title, Vol. 137, Fol. 151, 27 June 1898.

¹⁸ Ibid; Lee, J., op. cit., pp. 15 – 16.

¹⁹ *Wise's Post Office Directories*, 1900 – 1902.

²⁰ WA Genealogical Society Inc., Shipping Passenger Arrivals Fremantle Interstate 1885-1908, Battye Library. This corresponds with a newspaper article in which Griff Owen remembered coming to Western Australia at the age of 6 years. *Daily News*, 29 August 1962.

²¹ Certificate of Title, Vol. 137, Fol. 151, 27 June 1898; Certificate of Title, Vol. 300, Fol. 59, 18 March 1904.

²² Legislative Assembly Electoral Roll, East Fremantle, 1904; Legislative Assembly Electoral Roll, East Fremantle, 1907; Legislative Assembly Electoral Roll, East Fremantle, 1910.

²³ PWD Metropolitan Sewerage Plan 14250, Sheet 2104, Fremantle District, April 1907.

that there were two distinct stages of development. The 1907 diagram coincides with the three rooms which are located along the southern boundary of the site. It is not known when the northern section of the building was constructed, however, it is estimated that construction occurred between 1913 and early 1920s.²⁴

Outbuildings also shown on the 1907 Sewerage Plan include a tank (no longer extant) and three timber sheds, a timber water closet, and a corrugated iron structure located on the north eastern boundary of the lot (no longer extant).²⁵ All structures are noted as being weatherboard.

From 1907, Lot 454 is listed as number 54 King Street, Plympton in *Wise's Post Office Directory*.²⁶

On 7 May 1916, Griffith Owen died and his estate was granted to Ethel Alvenia Clegg with the condition that his widow, Catherine, reside at 56 King Street for the rest of her natural lifetime.²⁷ Catherine Owen lived at 56 King Street until 1932.²⁸

E. W. Gribble lived at 56 King Street from 1933 to 1934. From 1935 to 1945, Cecil Foster, Lumper lived at the King Street residence.²⁹

In 1940/1941, the address of 56 King Street changed to *26 King Street*.³⁰

On 14 January 1943, ownership of *House, 26 King Street* was transferred from Ethel Alvenia Clegg to Edith Matilda Banks, Widow, of Eastbourne Street, Mosman Park.³¹ Edith Banks' son, Charles William Banks also lived at *House, 26 King Street* for several years.³²

On 9 February 1954, Charles William Banks, Civil Servant, and Doris Lucy Stoddart, Married Woman, became the proprietors of *House, 26 King Street*. Charles Banks owned a two thirds share of the property, and his sister the remaining third. In 1961, Banks bought out his sister's interest in the place, becoming the sole proprietor of *House, 26 King Street*.³³

On 27 March 1973, *House, 26 King Street* was transferred to Daphne Beryl Green, Married Woman, of Attadale and then, on the same day, to Jean Majorie Jackson, Widow, of Mount Lawley.³⁴ On 17 May 1973, the property changed hands again, James Patrick Hill, Sheetmetal Worker, and Susan Ann Hill, Married Woman, becoming the new owners of *House, 26 King Street*.³⁵

²⁴ A PWD Plan dated 1913 shows only the first stage of development and architectural style and features of the addition can be found in similar buildings up to the 1920s. 'Fremantle and Suburbs', PWD Plan 13017, 1913. Refer to appendix Figure 5

²⁵ PWD Metropolitan Sewerage Plan 14250, Sheet 2104, Fremantle District, April 1907.

²⁶ *Wise's Post Office Directory*, 1910.

²⁷ Certificate of Title, Vol. 300, Fol. 59, 18 March 1904.

²⁸ *Wise's Post Office Directories*, 1916 – 1933/1934. The Certificate of Title shows that Owen's estate was not actually granted to Ethel Alvenia Clegg until 22 September 1942.

²⁹ *Wise's Post Office Directories*, 1933/1934 – 1945.

³⁰ *Wise's Post Office Directory*, 1940/1941.

³¹ Certificate of Title, Vol. 300, Fol. 59, 18 March 1904.

³² *Wise's Post Office Directories*, 1946 – 1949.

³³ Certificate of Title, Vol. 1167, Fol. 221, 9 February 1954.

³⁴ Ibid.

³⁵ Ibid.

On 17 May 1974, State Premier Charles Court opened Stirling Bridge to the north of the *House, 26 King Street*, linking Canning and Stirling Highways up river from the Fremantle Traffic Bridge. At 1361 foot long (415m), Stirling Bridge was the longest public road bridge built in Western Australia to date. The bridge and its approach roads were designed to reduce traffic flows on the old Fremantle Bridge constructed in 1939. This was a significant part of the State Government's 1963 Metropolitan Region Scheme which proposed the construction of a north-south highway, stretching along the coast from Innaloo to Rockingham.³⁶

In June 1975, Sidney Arthur Hankinson³⁷, Pipe Joiner, and his wife Karen Ann Hankinson purchased the property from James and Susan Hill. In 1977, *House, 26 King Street* was transferred to Mark William Barber, Salesman, and Susan Joy Barber.³⁸

On 2 April 1979, the Main Roads Department purchased *House, 26 King Street*.³⁹ As with Stirling Bridge, the purchase of the property was part of the 1963 Metropolitan Region Scheme, reserving land for the future north-south highway. This section of the highway was to link Stirling Highway, Canning Highway and Leach Highway to the south by means of a dual carriageway and land was reserved accordingly. The Main Roads Department purchased, with few exceptions, property in Silas, Duke and King Streets, including *House, 26 King Street*.⁴⁰ Over 60 properties were purchased either in whole or in part.

The carriageway between Stirling Highway and Leach Highway had originally been planned to be six lanes, however, opposition from the local community and the Town of East Fremantle induced Main Roads to reduce the plans to four lanes. Work was completed on the dual carriageway in 1985, effectively dividing the Town of East Fremantle into two parts.⁴¹ In 1977, Main Roads re-examined the Stirling Highway reservation boundaries and identified surplus land.⁴²

House, 26 King Street has been occupied by a number of tenants since Main Roads purchase of the property in 1979. Repairs, primarily in the form of maintenance, have also occurred to *House, 26 King Street*. In the 1990s, these repairs have included; replacement and/or refixing weather boards and timber features as a result of termite activity and movement, replacement of four stumps to stabilise the rear area, painting, repairs and some replacement of guttering and downpipes, as well as the replacement

³⁶ *West Australian*, 18 May 1974; Main Roads, 'Fremantle Eastern Bypass: Summary Report, September 1997.

³⁷ Name on Certificate of Title unclear.

³⁸ Certificate of Title, Vol. 1409, Fol. 716, 20 June 1975.

³⁹ Ibid; Certificate of Title, Vol. 2113, Fol. 742, 28 August 1997.

⁴⁰ *Fremantle Gazette*, 22 September 1982; Main Roads, 'Fremantle Eastern Bypass: Summary Report', September 1997.

⁴¹ Main Roads, 'Fremantle Eastern Bypass: Summary Report, September 1997; Murdoch University Institute for Science and Technology Policy, 'A Critical review of the Fremantle eastern Bypass', City of Fremantle, October 1997.

⁴² Main Roads Western Australia drawing/mrd/mstation/stat/drawing/d97211.dgn, October 1977.

of some corrugated iron sheets to the bullnose verandah, the main roof area and laundry.⁴³

In November 1998, Main Roads informed the Heritage Council of plans to dispose of *House, 26 King Street* by way of public auction. As the property falls under the *Government Heritage Property Disposal Process*, a heritage assessment of the place was required.

House, 26 King Street is zoned Controlled Access Highway under the Town of East Fremantle's Town Planning Scheme No. 2, gazetted on 9 July 1982. If the property is sold by Main Roads, it is to be rezoned to Residential Area 2, which falls within the 'Plympton Precinct'. Plympton has been identified by the Town of East Fremantle as an area of historical importance and the Scheme recommends that the existing residences in this area be retained and restored.⁴⁴

In March 1999, the property is owned by Main Roads and is currently being rented by Mr. Fred Skipworth.

⁴³ Main Roads Files 41/40 7VC, 41/40 7VD, & 41/40 7VE, Courtesy Kerry Lowe, Main Roads. K Bizzaca was unable to examine Main Roads Files 41/40 7VA & 41/40 7VB as both are being held at the Main Roads repository.

⁴⁴ ERM MITCHELL McCOTTER, Heritage Requirements & Statutory Powers related to Part Lot 454 King Street, prepared for Main Roads, October 1998, pp. 3.1 – 3.4.

13.2 PHYSICAL EVIDENCE

House, 26 King Street is a single storey cottage of timber framed and jarrah weatherboard construction with a corrugated iron roof, built in two stages.

The place is located in Plympton at the northern end of King Street on the corner of Duke Street. King Street is amongst a group of streets in East Fremantle which contain a high concentration of mostly modest houses of timber, brick or stone construction dating from the last years of the nineteenth century and the first quarter of the twentieth century. There is high degree of individual expression in the individual places, but as a whole the area has a cohesive visual character. The immediate vicinity of *House, 26 King Street* contains many houses characteristic of the area, in various states of repair. The houses are generally within a 4 metre setback and have open gardens behind timber construction fences of various types, some of which are reproductions.

House, 26 King Street is located on the edge of the Plympton area on a lot which falls from the west or street side to the east or the rear of the block. King Street is a bitumen top road with concrete barrier kerbs. The street footpath is laid in herringbone pattern brickwork.

The block is just over twelve metres wide and the house is located approximately 4 metres in from the front boundary and 0.9 metres in from the southern boundary. There is a low limestone wall around the front boundary and super six fibrous cement fences around the northern and eastern boundaries. The front garden contains a variety of unkempt grasses, pepper trees (*Schinus spp.*) and a Weeping fig (*Ficus Benjamina*). On the northern boundary there is an unmade or informal driveway with two young Norfolk Island pines (*Araucaria heterophylla*). The rear garden contains the laundry and toilet and is generally overgrown with a variety of vegetation including a pepper tree, (*Schinus spp.*), Flame tree (*Erithryna spp.*), Pelargoniums, bamboo and a lemon tree. There is a light cover of soil in the rear garden and in several locations there are outcrops of limestone capstone.

There are two buildings on the site: the house at the front of the site and the laundry to the rear of the house on the eastern boundary.

The house is simply expressed in the Federation Bungalow style.⁴⁵ The front elevation has a two bay frontage; a thrust gable roof bay to the south, the original section of the house, and a recessed bay with a bull nosed verandah to the north, the 1920s section of the house. The walls are timber framed and the front elevation walls are clad with rusticated jarrah weatherboards which are paint finished. The main roof is pitched at 30 degrees and is clad with corrugated galvanized iron, with several sections of zincalume custom orb repairs. It retains its ogee gutters, which are either original or early replacement gutters. The front verandah has a timber floor which is in very poor condition and has been covered with sheets of plain galvanized iron. The verandah is supported on turned

⁴⁵ 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. Pp144-147

timber posts and has a bull nosed roof which is part galvanized iron and part replacement zincalume. The windows are single pane double hung sashes with flywire crudely tacked over the external architraves. The southern window has a sun hood over it. The front door is a four panel door with a hopper light over it. The garden levels have accreted above the floor level in the order of 0.3m and the lower weatherboards are deteriorating as a result of contact with the damp soil.

The two side elevations or north and south elevations are more simply expressed. The walls are clad in plain feather edge weatherboards. The roof retains elements of corrugated galvanized iron and like the front elevation, has a number of zincalume repairs. The gutters have been replaced with Sheerline profile gutters and the downpipes are rectangular. Weatherboards have been extended to the ground below floor level to seal the under-floor cavity. The windows are single pane double hung sashes and the two windows on the northern side have sun hoods over them. There is a ledge and boarded door on the east elevation leading from the kitchen to the garden. The lines of both side elevations are distorted due to settlement of the stumping.

The rear elevation is under a lean-to roof and, although made of the same materials as the remainder of the house has a slightly different character. It has a mixture of louvre windows and two sets of casement windows. To the eastern side of the elevation, there is what remains of the kitchen chimney breast. The flue has been removed and the whole element reduced in height so that a fixed light window could be inserted over the top of it.

The laundry and water closet are made of timber framing, with the lower half of the eastern or boundary wall being made of face brickwork. The laundry has a low pitch skillion roof. The walls are clad in weatherboard and doors are ledge and boarded. There is a pair of concrete laundry troughs in the laundry and what remains of the base to the 'copper', though the 'copper' itself has been removed.

The house is planned in three main sections: the three original southern rooms (Rooms 1-3) built between 1902 and 1904, the two northern rooms (Rooms 4 and 5) and the service rooms to the east (Rooms 6 and 7), built in the 1920s. (Refer to plan in Figure 1).

The three southern rooms are built close to the southern boundary and comprise three living spaces. Each of the rooms has timber floors. Rooms 1 and 2 have been carpeted and room 3 has painted boards. The skirtings are 6" (150mm) high moulded timber and the walls are lath and plaster. The ceilings are also lath and plaster and have no cornices or ceiling roses. Room 1 has a replacement plasterboard ceiling with a cove cornice. There are small, decorated vents in the walls. The windows are single pane double hung sashes and the doors are four panelled with original brass hardware. Rooms 2 and 3 have fireplaces set on the diagonal against the southern wall. The fireplaces have cast iron fire boxes and timber surrounds with mantles, all of which appear to be original fabric.

The northern rooms according to the documentary evidence are later additions and they are clearly more elaborate than the southern rooms. The floors are timber with carpets laid over them. The skirtings are 8"

(200mm) high moulded timber in a more elaborate pattern than the southern rooms. The ceilings are lath and plaster like the southern rooms, but the living room (Room 4) has a ceiling rose, moulded cornices and a picture rail near the top of the wall. There are small square holed vents in the walls. The windows are single pane double hung sashes and the doors are four paneled with original brass hardware. Rooms 4 and 5 have fireplaces square on the dividing wall between the two rooms. The fireplaces have brick construction fire boxes and timber surrounds with mantles, all of which appear to be original fabric relating to a second construction campaign. There is substantial cracking in the north walls of both rooms.

The final rooms are Room 6 and 7, the kitchen and bathroom respectively. The kitchen has a timber floor without skirtings and reed moulded lining boards from floor to ceiling. The ceiling is plasterboard and the cornice is a timber cove. The kitchen range has been removed and the brick hearth and chimney breast modified. A Metters Kooka Thermett is located outside the hearth and set adjacent to the southern wall. There is one set of casement windows in the eastern wall which appear to be original fabric and a second set which appear to be later additions. There is a timber framed bench and cupboard arrangement and stainless sink and drainer, which appear to be fittings of the post World War Two era.

The bathroom is in the same construction as the kitchen, but has some sections of the wall clad in fibrous cement sheeting. There is a cast iron ball and claw foot bath against the northern wall. The basin, bench and shelving all appear to be from the post World War Two era.

The place is generally in poor condition externally and the gardens are unkempt. There is deterioration in the wall cladding, roof sheeting, opening treatments and subsidence has caused some deflection in the floors and walls. The present owner appears to undertake essential maintenance only and in the meantime the place has slipped into a situation where major works will need to be undertaken to ensure its future.

In March 1999 the place is occupied as a dwelling.

13.3 COMPARATIVE INFORMATION

A large part of Plympton comprises places of a similar scale to 26 King Street, though their style and the materials from which they are built varies. The types range through single storey terraces, several of which were designed by Hitchcock, and detached workers' cottages constructed in either brick, stone or timber and sometimes in combinations of these materials. The houses, together with the larger elements such as the Royal George Hotel, probably by E. Mauemann 1903, were mostly constructed within a twenty or so year timeframe. There is a high degree of visual coherence in Plympton, which is generated by the street and cadastral pattern and the comparatively narrow timeframe of the area's development, notwithstanding various adaptations and replacement buildings that have occurred. This is a very superficial visual analysis which might be followed up with further research to more carefully delineate the extent of the potential heritage area.

13.4 REFERENCES

Lee, J., *This is East Fremantle*, Publication Printers, Perth, 1979.

13.5 FURTHER RESEARCH

The Plympton area is largely made up of residences of a similar scale and nature. These comprise quite elaborately detailed brick and stucco terraced cottages, together with brick, stone and timber construction single detached workers' cottages. The modest scale detached worker's cottage is by far the most dominant element. There is potential for the delineation of a cultural heritage precinct or heritage area in Plympton. There is a need for further research to establish the scope and extent of the potential heritage area and to be able to make a determination as to whether it is significant at a local and/or state level. Further work would allow substantive comparative analysis.