



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*

The building is an architecturally interesting and aesthetically pleasing composition of architectural elements from a variety of styles that were popular at the turn of the century. (Criterion 1.1)

Despite, or perhaps because of, the eclecticism of its style, the aesthetic appeal of the building remains and is a tribute to the design capabilities of its original owner and builder, Fred Stidworthy. (Criterion 1.2)

The building has a landmark quality due to its prominent location on the corner of Mill Point Road and Darley Street. This is enhanced by the striking design, proximity of the structure to the street (the first floor overhangs the footpath), and prominent mature palm trees. (Criterion 1.3)

The place contributes to the aesthetic quality of the landscape through the mature palm trees along its eastern boundary. (Criterion 1.3)

The building is visually linked to the group of historic buildings on the corner of Mends Street and Mill Point Road. These are the Windsor Hotel, the Post Office and the former South Perth Roads Board building (constructed by Fred Stidworthy). The streetscape between Darley Street and Mends Street contains no other major buildings and these historic structures are further linked by the predominance of similar species of palm tree plantings. (Criterion 1.4)

11.2. HISTORIC VALUE

At the time of its construction, the building was a significant addition to the built landscape of the newly developing municipality of South Perth. (Criterion 2.1)

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

The construction of this building is associated with the establishment of the Zoological Gardens in Perth. The original tea rooms, operated by Mrs Lucy Stidworthy, are a reflection of the popularity of the Zoo as a recreational destination early this century. (Criterion 2.2)

The property is part of land originally granted to prominent local citizen William Fisher Mends. Subsequently, the land was owned by Supreme Court Judge Edward Albert Stone and then by Charles Darley (after whom Darley Street was named) who subdivided the land in 1900. Fred Stidworthy purchased Lot 5 of this subdivision and constructed the building which remains on the site. Stidworthy appears to have been a noteworthy builder and stonemason. His major achievements were works at the Perth Zoo and the South Perth Roads Board Office. The Stidworthy family were closely connected to the director of the Zoo, Le Soeuf, and his family. (Criterion 2.3)

The unusually eclectic mix of architectural styles reflects the Australian architectural trends of the Federation Period. Apperly, Irving and Reynolds describe Australian architecture 'echoing contemporary or recent trends in British, European and American architecture. It was also evolving its own interpretations and adaptations of overseas styles...and sometimes turned them to her own advantage with a remarkable degree of imagination and creativity.'¹ The building reflects the creative design ability of Fred Stidworthy in addition to his skills as a builder. (Criterion 2.4)

11. 3. SCIENTIFIC VALUE

11. 4. SOCIAL VALUE

The building has close associations with the development of South Perth and with the Perth Zoo. (Criterion 4.1)

The prominent location and unusual design of the building have contributed to the community's sense of place. The popularity of recent restaurants have also contributed to this sense of place. The sale of the building in 1993 evoked much comment from the community and its subsequent deterioration has prompted a number of enquiries to the local council. (Criterion 4.2)

¹ Apperly, Irving & Reynolds, op. cit., p.99.

12. DEGREE OF SIGNIFICANCE

12.1. RARITY

The building is rare in the sense that it does not represent a particular style of structure but combines a range of stylistically different elements in an unusual yet aesthetically pleasing manner. (Criterion 5.1)

The building is one of the few turn of the century mixed-use structures that have remained in South Perth and the only one that is substantially intact. Some single storey corner store/residence buildings still remain, however there are no such structure of this scale. Mends Street from the ferry jetty to Mill Point Road (then Suburban Road) is a busy shopping precinct; however, none of the early commercial buildings have been retained intact. (Criterion 5.1)

The shop on the ground floor was originally one of at least five tearooms which operated when the Zoo was established. This is the only example remaining in South Perth. (Criterion 5.2)

12.2 REPRESENTATIVENESS

The designed-for function of the building, as a residence which supported a large family, boarders and a functioning business, is still clearly evident. The letting of rooms to various people (the building did not formally operate as a boarding house) was common during the inter-war years. Through this, the place represents the way of life of a particular class of people in Perth in the early twentieth century. (Criterion 6.2)

12.3 CONDITION

The condition of the building is generally good, particularly externally. It has been well maintained until relatively recently and shows little external deterioration. Internally there has been white ant activity, that now appears to have ceased, but which has caused damage to the internal timberwork. More recently damage has been caused to the internal fittings, fixtures and stairs by intruders to the vacant property.

The condition of the building is good in relation to aesthetic, historic, scientific and social value of the place since it has, until recently, been well maintained. These values of the building are enhanced by the good condition of the external fabric of the building. Although the landscaping around the building has been poorly maintained over a period of time the mature palm trees are in very good condition and contribute significantly to the aesthetic value of the place.

The building has generally been well cared for and maintained, particularly externally. There have been minor environmental effects resulting in some damp to walls and the roof timbers of the tiled roof appear to be sagging. The major problem internally has been the failure to prevent the white ant damage and the internal damage inflicted since the property has been left vacant.

There is no current management program for the place.

12. 4 INTEGRITY

The building has a high level of integrity. The original intention of the building has remained intact with the building retaining its use as a residence for many years. The associated use of the tea rooms on the ground floor extended into the later use of the building for restaurants up until the building's recent sale.

The long term viability or sustainability of the values identified is high. The building is currently vacant but could easily continue the dual purpose residential and commercial use.

The building could easily be restored within a short time frame. While it seems to be structurally sound a Structural Engineer would need to look at the roof and floor structures to determine the level of work required structurally. Externally the drainage would need to be improved. Internally a greater degree of work is required to restore the building; however, most internal damage is superficial only.

12. 5 AUTHENTICITY

The authenticity of the building is moderate to high. While most of the fabric of the building, especially in regards to construction and materials and the building layout is original, there have been some modifications over time. The external masonry has been rendered and a number of doors and windows replaced. There have been changes to some floors and ceilings and some re roofing has occurred.

Some alterations and modifications have occurred in response to changing needs and uses. The western verandah has been enclosed and a bath and toilet added. The rear western section has been remodelled to include a laundry and toilet. Changes have been made to the kitchen and various mechanical and exhaust ducts have been introduced. It is possible that the rear upstairs section has been changed also.

13. SUPPORTING EVIDENCE

The documentary and physical evidence has been compiled by Heritage and Conservation Professionals, 329 Murray Street, Perth.

13.1 DOCUMENTARY EVIDENCE

The building at 130 Mill Point Road was designed and constructed c.1900-1902 by its owner Mr Fred Stidworthy. The property is lot 5 on Diagram 982, being part of the subdivision of Perth Suburban Lots 51 and 52. Various outbuildings existed on the site, however these are no longer extant and their construction dates have not been determined. No early photographs have been found of the place. The remaining building is a two-story residence with a shop front at street level.

Very little documentary evidence is available, in either primary or secondary sources, referring specifically to the building and its history. Following is a history of the place which is primarily based upon title deed information and oral evidence.

From settlement of the new colony in Western Australia, in 1829, until the turn of the century, the district now known as South Perth was largely unoccupied. The history of development of the City of South Perth has been broadly categorised in the following periods²:

1829 - 1892 The district remained largely unoccupied. Several large land grants were made for rural purposes including 3-4 acre allotments which were completed in 1877 on the Perth Water side of Suburban Road.³ The Mill was sited in 1833.

1892 - 1922 The South Perth Road Board became an independent body. The peninsula area was still the main focus of development. In 1898 the Acclimatisation Society established the Zoological Gardens.⁴ Crowley notes that by the 'late eighteen-nineties South Perth had a population of more than 400. A number of the Colony's substantial citizens and leading professional men had sought the tranquillity of a home life on the Point, which had become a charming and somewhat aristocratic suburb.' East of Mends Street was 'the steep "Yellow Hill" on Suburban Road (most of which was owned by Sir E A Stone, Chief Justice 1901-6)...' There were also many Chinese market gardens on the foreshore between Onslow and Coode Streets.⁵

1922 - 1959 This was a massive growth period. Como Beach and the zoo were major attractions. Isolation of the suburb from

² *South Perth Municipal Inventory* City of South Perth, 1996 (updated annually).

³ F K Crowley *The History of South Perth* Rigby Ltd, Perth, 1962, p.33.

⁴ *ibid*, p.117/8.

⁵ *ibid*, p.43/44.

the City of Perth ended when the Narrows Bridge opened in 1957.

It was in this context that the building at 130 Mill Point Road was constructed.

An article in the local newspaper immediately prior to the last sale of the building in 1993, records a local historian stating that:

the Mediterranean-style building had probably been built in 1898, around the same time as the Windsor Hotel...An architect responsible for many South Perth buildings during that time, Henry Proctor, had probably designed it for Mrs Sarah Boucher...the Stidworthy family had eventually taken over the two-storey house and had run it as tearooms.⁶

This information does not appear to have been based on any recorded details, however. In his history of South Perth, Cecil Florey notes that Mr Stidworthy was 'a building contractor who about 1899 had put up a building right opposite the zoo entrance to accommodate his business, as well as tearooms operated by Mrs Stidworthy...'.⁷ This information is not referenced but appears to be more accurate.

The most accurate record regarding the building has been research undertaken by South Perth Local Studies Librarian, Lise Summers. In a letter to Community Newspapers, Ms Summers writes that:

'There was no listing in the Post Office Directories for 1899 or 1900 for a property which could have been the site in question. By 1911 a Mr Frederick Stidworthy, contractor, was receiving his mail at an address on the corner of Suburban Rd and Darley St. Almost directly across the road, next door to the Zoo entrance, his wife, Mrs Lucy Stidworthy, was running refreshment rooms.

The Stidworthys appear to have arrived in Suburban Road in about 1900. Mr Stidworthy was first rated for property at Location 53/lot 5 in 1901. Previously the person rated had been Charles Darley (after whom the street is named). The rateable value increased in 1901 as it seems likely that some development was taking place..

I have been unable to find any evidence that the building was designed by H J Proctor, or any of the prominent architects then residing in South Perth. It is more than likely, however, that the house was constructed around 1900 - 1901 by Mr Stidworthy who was listed in the Post Office Directories as a Contractor builder. An early example of owner-builders perhaps.'

Summers also writes that the Stidworthys were rated until the 1930s when the name of the person rated changes to Randall. The Stidworthys were again rated in the 1940s. This is clarified by titles information, obtained from the Department of Land Administration. Following is a summary of the property ownership details:

- | | |
|-----------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1850 | Land granted to William Fisher Mends - Perth Suburban Lots No 51, 52 and 53. |
| 14.1.1885 | Edward Albert Stone of Perth a Judge of the Supreme Court...becomes sole proprietor of 23 acres, 3 roods and twenty seven perches...comprising Perth Suburban Lots 2, 50, |

⁶ *South Perth Gazette*, Community Newspaper Tuesday 10 August 1993.

⁷ Cecil C Florey *Peninsular City: A Social History of the City of South Perth* City of South Perth, WA, 1995, p.111.

51, 52, 53, and 62 together...bounded by Lot 49 on the east, Suburban Road, Mend St and Perth Water.

- 25.6.1892 Lots 51, 52 and 53 transferred to Charles Darley.
- 1.4.1900 Darley re-subdivides and transfers lot 5 of diagram 982, being part of Suburban Lot 52 and part of Suburban Lot 51, to Fred Stidworthy. (Darley dies 18/9/27).
- 19.11.1906 Lot 5 transferred to Lucy Ann Stidworthy of South Perth, Refreshment Room Proprietress.
- 19.11.1934 Lease to John Randall of 130 Suburban Road South Perth "Hotel Keeper" for the term of five years.
- 23.11.1938 Lot 5 transferred to Petina Frances Stidworthy of 130 Suburban Road South Perth Married Woman.
- 18.10.1949 Lot 5 transferred to William Stidworthy of Swan Hotel, Stirling Highway, North Fremantle, Hotelkeeper.
- 26.3.1952 Lot 5 transferred to Pietro Nunziato Corica, Storekeeper and Joseph Corica, Tailor, both of 33 Mends Street South Perth.
- 21.10.75 Death of Pietro Nunziato Corica and transfer of lot 5 to Giuseppe Corica by survivorship.
- 15.1.1990 Transfer of lot 5 to Dorothy Corica of 77 Esplanade South Perth.
- 7.10.1993 Transfer of lot 5 to Efendi Kusnadi Khoe and Fong Lan Tjhin of Jendral Sudirman, Indonesia.

Fred Stidworthy's grand daughter, Mrs Rhonda McDonald, has been able to provide some further information regarding the history of the building. The Stidworthy family record that Fred Stidworthy and his wife Lucy met in Rockhampton, Queensland, having separately migrated from England in the early 1880s. The pair married and moved to Armidale, NSW, where their eight children were born.

Fred Stidworthy is described as a builder and 'a first-class stone mason'.⁸ Anecdotal evidence suggests that he worked on buildings which are now to be found on the University of New England campus in Armidale. Anecdotal evidence notes that the family moved to Perth 'at the suggestion of Colonel Le Soeuf'.⁹ Le Soeuf was the director of the new zoological gardens at South Perth. Crowley describes him as a graduate of Melbourne Veterinary College and son of the director of the Melbourne Zoo.¹⁰ Stidworthy

designed and built all the stone work at the zoological gardens, as well as the bear pits. All the stone he carted himself from up along the coast north of Perth'.....He

⁸ Note from Rhonda McDonald dated 1 June 1996 in Heritage Council of Western Australia 'Site Particulars Form', June 1996, File No C91/155.

⁹ *ibid.*

¹⁰ Crowley *op. cit.*, p.51.

built the guinea pig's castle as a replica of an English castle and he built the 'little riverlet scenes in the Perth Museum'.¹¹

Stidworthy is also known to have built the South Perth Roads Board office, now the local history library 'Heritage House' on the corner of Mends Street and Mill Point Road.

The house at 130 Mill Point Road was constructed following acquisition of the site on what was then called 'Suburban Road'. The family moving into the building around 1902.¹² Title deeds show that in 1906 the land was transferred to Lucy Stidworthy. McDonald did not meet her grandfather as it appears he died after being stabbed in a Perth hotel. It is likely this was the reason for transfer of ownership to his wife's name.

Lucy Stidworthy ran tearooms from the shopfront of the building. The tearooms were opened in 1902 and operated until 1918. Between 1900 and 1902 there were a number of 'refreshment rooms' and 'tea gardens' operating on Suburban Road (now Mill Point Road). However, by 1918, Mrs Stidworthy's was the only refreshment rooms listed in *Post Office Directories*. The place is not listed as tearooms after that time.¹³ Mrs McDonald remembers the shop being let to a dressmaker for some time and then being empty.

Mrs McDonald recalls the large room above the shop front as 'granny's bedroom' and that many of the rooms were let at various times, usually to friends or acquaintances. The family did not always live in the building. The place was leased between 1934 and 1938 to John Randall, a hotel keeper.¹⁴ The lease was expired when the property was transferred to Petina Stidworthy, a daughter of Fred and Lucy. Mrs McDonald's father, William Stidworthy, who owned the Swan Hotel in North Fremantle, then acquired the property in 1949.

McDonald recalls that, during World War Two, the family moved into the 'Maid's Quarters' which were at the rear of the block. This was a timber structure which her father, also a builder, lined and made habitable. The Stidworthy children spent much of their time at the Zoo, remaining close friends with the Le Soeuf family.

McDonald recalls a laundry and toilet also away from the house and that her father built the toilet and laundry that is now in the south western corner of the building. This was formerly a pantry. She believes her father also enclosed the western verandah, however the bath and toilet there now have been added since. She does not recall any major additions or alteration to the building but does remember a steep stair-case which led to a roof garden at the front of the building.

The South Perth City Council has a record of a building licence being issued in 1958 for the construction of a laundry and wash house. This was demolished in 1996.

¹¹ Rhonda McDonald op. cit.

¹² *ibid.*

¹³ Wise's WA Post Office Directories - Annual directories were examined to 1920, then at ten year intervals to 1940/41.

¹⁴ DOLA Certificates of Title.

The building was sold in 1952 to the Corica brothers, one of whom was a tailor. In later years, the place has housed two popular restaurants. 'La Petite Noir' opened in 1979 and operated for at least ten years. It has not been determined whether the place operated as a restaurant prior to that time. The restaurant business was sold as a going concern and operated as 'Ladislav's Restaurant' until June 1993. Following the closure of the restaurant, the building has been unoccupied apart from recent invasions by vagrants.¹⁵

13.2 PHYSICAL EVIDENCE

Stidworthy Residence (fmr) is a two-storey masonry building situated on a 625 square metre block. The building has no setback on the southern (Mill Point Road) boundary (the first floor overhangs the footpath). The building is visually appealing with an imaginative and unusual mixture of styles that form an harmonious whole.

The symmetrical front elevation has three concrete columns which form a portico with a timber-framed, glazed shop front behind on the ground floor. The upper floor has an overhanging timber clad section with large windows placed symetrically and a decorative timber capping. The two timber verandahs cantilever either side of the front elevation. The roof form of the verandahs continues at the same width around the front elevation as an awning and is supported by curved timber struts. The masonry walls behind the timber section rise to form a parapet wall which hides a low pitched roof.

The rear half of the building has masonry walls with a pyramid shaped terracotta tiled roof and two brick chimneys. It is wider than the front section enabling direct access to the verandahs upstairs and forming an entry court to the residence on the eastern ground floor side. With the exception of the upper street elevation, the brickwork has been rendered and painted.

The building is situated on a 15.23 by 41.14 metre corner block. The building is situated on the front (southern) half of the block. It has no front setback and the upper floor roof overhangs the pavement.

The ground floor of the building is at pavement level. A courtyard to the residential entry on the east is also at this level. The western boundary fence is retained to approximately 250mm along the length of the building with a mixture of fibre-cement and tin sheeting. Brick retaining walls up to 900mm high form planter beds along the eastern boundary.

A series of palms which match those at the nearby 'Windsor Hotel' are planted along this street edge. To the rear of the building is a brick terraced garden area and there is a large gravel carpark on the upper level.

The building is situated on a corner block fronting the busy two-lane Mill Point Road. Across this road is the Perth Zoo with its recently constructed carpark and a soccer field. To the east across Darley Street, is a brick six-

¹⁵ [Oral evidence from staff of City of South Perth.](#)

story unit block. On the western side is a similar sized adjacent block that has recently been cleared. Two-storey units are to the rear of the block.

The building is close to the busy Mends Street shopping precinct of South Perth. The 'Windsor Hotel', Post Office and former Roads Board Office (also constructed by Fred Stidworthy) are all visible in the same streetscape of Mill Point Road.

The building is an unusual mixture of stylistic elements. The front section of the house is visually appealing with its creative interpretation of various elements commonly used at the turn of the century. The symmetrical front facade has a portico derived from a classical temple front. The smooth rendered concrete columns to the portico have substantial bases and capitals based on the Ionic order. The use of a style based on classicism, but with a modern simplicity was most frequently evident in commercial buildings in Perth in the 1890s and early 1900s.¹⁶

The entablature has rough stucco between painted timber stud work and provides a transition between the ground floor shop front and the upper floor residential section. The upper floor timber section sits forward of the shopfront and forms a roof to the portico. Its finely scalloped overlapping weatherboards are capped at parapet level by a scalloped timber collar. The simple cantilevered timber verandahs, with timber struts, sit either side of the front elevation. The verandah roof continues around the front of the building as an awning supported by curved timber struts. These timber elements are an imaginative interpretation of late Victorian and Federation carpentry.

Behind the front timber section of the building are the masonry walls of the shop front which continue up to form a parapet wall with simple decorative mouldings. The parapet extends into two raised piers on either side of the front elevation with simple corbelling and decorative mouldings.

The rear section of the building is constructed of a two storey masonry wall with a tiled roof and has no particularly significant stylist features.

External Fabric - Footings

The footings are not visible, although they are probably concrete.

External Fabric - Ground Drainage

There are poured concrete paths which abut the edge of the building around its perimeter. The building is lower than the adjacent (western) block, the rear of the block and Darley Street to the east. There is some system of drainage, but in most cases the downpipes discharge directly onto the concrete paths.

External Fabric - Walls

The external walls are brick with painted concrete render. The upstairs western verandah, which is now enclosed with asbestos infill panels, has painted, tuckpointed brick walls. The front section of the building has masonry parapet walls with simply moulded string course detailing.

¹⁶ Apperly, Irving & Reynolds, op. cit., p.104.

The ground floor front of the building is painted, rendered brickwork with cornerstone details that have been painted over. The three smooth masonry columns to the front are rendered and painted with moulded bases and Ionic style capitals. There is a rough textured stucco infill between timber stud work above the columns to the first floor level. The first floor front section of the building which overhangs the entry is painted scalloped edge weatherboard. There is a painted scalloped timber collar to the roof parapet around this front section.

External Fabric - Windows and Doors

The shopfront has fixed, clear glass timber-framed windows with simple profile timber mullions. There are double, glazed timber entry doors with circa 1950s hardware and an opening fanlight with painted boarding. The form of the windows and location of the doors appears to be original, however the doors and windows have probably been replaced. On the eastern elevation is a fixed clear glass window that has heavier, more detailed mullions. Adjacent to this is a six-pane clear glazed timber door with the same mullion detail. Above the door and window is an arch with a painted, diamond pattern timber infill.

The residence is entered from the eastern side of the building. The entry door has a moulded timber frame with a moulded timber four-panel door which has original hardware. The door has highlight and surrounding windows which have painted glazing or have been boarded. Also opening onto the eastern courtyard are double timber doors with painted glazing to the upper panels, which have a single, central horizontal mullion and moulded timber lower panels. These doors have some original hardware.

The two southern most rooms on the ground floor and one first floor, eastern side, have double hung timber window with split pane sashes. Rooms to the rear on both ground and first floor generally have timber framed casement windows with a fixed centre panel and opening side panes.

At the rear of the building (north elevation) the external kitchen door has been removed and boarded up. The timber frame has been badly damaged. There is also a ledge and brace door to the toilet in the north-western corner, a timber framed louvre window and one single pane, textured glass casement window to the first floor bathroom.

On the first floor, street elevation, there are two timber framed, eight-pane casement windows with two opening sashes and a fixed central pane. The sashes have timber mullions. Opening onto the verandah on the eastern elevation are four timber framed, twelve pane glazed doors that have timber moulded bottom panels. There are original key holes, but the hardware is not original. There is also a timber framed louvred glass window with most panes missing.

External Fabric - Roof and Roof Plumbing

The first floor verandah and front awning has custom orb profile zincalume roof sheeting. The roof behind the parapet on the front section of the building is zincalume 'Trimdek' profile. The rear, pyramid roof section of the building has terracotta roof tiles. The ground floor rear

western section of the building has a simple timber framed awning with a corrugated zincalume roof.

The roof plumbing is painted ogee profile gutters with galvanised iron rainheads and both circular and square profile downpipes.

External Fabric - Miscellaneous

There are two painted brick chimneys with simple brick corbelling to the rear, tiled, section of the building.

The timber cantilevered verandah on the front east and west sides has timber balustrades with simple vertical timber balusters and top and bottom rails. There is a masonite lining with battens to the underside of the verandah. The underside of the first floor cantilevered section is plastered.

There are various ventilation and exhaust ducts to the rear and the ground floor east wall.

Internal Fabric- Ground Floor

Note: The room names used in the description of the internal fabric are based on the names given to the rooms by Mrs Rhonda McDonald (grand-daughter of Fred and Lucy Stidworthy).

Shop

The shop at the ground floor front of the building has a painted concrete floor and painted rendered walls with moulded plaster at the base in place of a skirting. The ceiling is painted lath and plaster. There is an exposed painted steel beam through the centre of the room which extends to the outside and supports the first floor above. There is a central brick island which dates from later use as a restaurant. There is a large opening to the dining room and a door opening to the hallway which has had the architrave, frame and door removed.

Dining Room

To the rear of the shop on the western side is the dining room. It has similar finishes to the shop, but also has high timber picture rails and a rendered fireplace with the timber mantelpiece removed and a brick base which is not original. The door way to the hall has no architrave, frame or door remaining.

Music Room

To the eastern side of the hall is a room with a slightly lower concrete floor level and vinyl floor covering. The walls are painted smooth plaster with moulded plaster at skirting height. The painted plaster ceiling has no cornice. The fireplace is boarded up. The external double door on the south wall has original architraves. The architrave to the hallway door opening is missing.

Breakfast Room

The rear eastern room also has a lower level concrete floor with ceramic floor tiles and skirting. The walls are painted smooth plaster and the painted plaster ceiling has a simple cornice and a decorative geometric ceiling rose.

Kitchen, Laundry and Toilet

These rooms to the rear centre and west have concrete floors with ceramic floor tiles and skirtings. The walls are tiled to 1800mm in the kitchen and 800mm on the laundry southern wall with painted smooth plaster walls above and painted plaster ceilings with simple cornices. There is a large exhaust duct system to the kitchen. The fittings to the laundry have been removed. The toilet in the north-western corner has an external doorway only and has painted brick walls and a concrete floor.

Hall and Stairway

There is a painted concrete floor to the hall and painted rendered walls. The entry door to the residence opens into the hallway on the eastern wall. The stairway which is in the centre of the building has a wallpaper frieze that is not original. The stairway is timber with enclosed timber treads and risers and a cupboard underneath which has been added later. The moulded jarrah balusters have been damaged although the turned end posts and moulded rail remain intact. The upstairs landing has wide timber floorboards running north-south and rendered, painted walls with a painted plaster ceiling. The landing has a door that opens directly to the verandah on the eastern side.

Internal - First Floor

Living, Bedroom 1 and Bedroom 2

These rooms to the upstairs front of the building have wide timber floorboards running north-south and rendered painted walls with timber skirtings to the large front (living) room. The ceiling is probably lath and plaster which has been painted. There are no cornices, however the living room has two ornamental ceiling roses of a more floral design than those in the rear bedrooms. Bedroom 1 on the western side has a doorway leading to the now enclosed verandah. Bedroom 2 has a doorway leading to the eastern verandah. The internal walls to these bedrooms are stud framed.

Enclosed verandah

The enclosed verandah has been described in the external fabric. There is a bath and toilet in this area and it has a painted concrete floor over the original timber floor. There is evidence in this room that the building was originally tuckpointed face red brick.

Bedroom 3 and Bedroom 4

These two bedrooms are on either side of the stairway. Bedroom 3 on the western side has a doorway leading to the now enclosed verandah and Bedroom 4 has a doorway leading to the eastern verandah. These rooms have wide timber floorboards running north-south and rendered painted walls. The fireplace to Bedroom 3 is bricked up while the fireplace to Bedroom 4 has its timber surround intact. The painted plaster ceilings have a simple cornice and Bedroom 4 has a decorative geometric ceiling rose.

Bathroom and Toilet

The bathroom and toilet to the rear have painted concrete floors. The painted plaster ceilings have a simple cornice. The fixtures and fittings have been damaged and are not original.

Bedroom 5 and Bedroom 6

Bedroom 5 is to the rear western side and Bedroom 6 is to the rear eastern side. These have narrow timber floorboards which run east-west. The rendered painted walls have no skirtings. The painted plaster ceilings have a simple cornice.

Internal - Miscellaneous

There is evidence of surface mounted electrical wiring and the building has been rewired.

Alterations to the Fabric of the Place

There have been some changes to the fabric of the building over the century in response to changing uses and needs. The western verandah has been enclosed and turned into a bathroom and a laundry and toilet have been incorporated in the rear north-west corner of the building that was originally a pantry.

Some addition to the fabric to the rear of the building may have occurred since the floors and the windows in the upstairs rear section are casement-type compared with the front double hung windows. The ceilings to the rear ground and upper floor are not original and the geometric ceiling roses have been a later addition.

There is some evidence of a former laundry structure in the back yard.

Appearance and Condition of the Building

The external fabric of the building is in good condition overall. There is a small amount of damp evident on the lower south/east and east walls. There is some missing and broken glazing. The rear door is missing and the frame damaged. Some of the verandah balustrades are missing to the west verandah. There is no evidence of cracking or settlement of the building.

Internally there is evidence of past termite activity which has caused damage to the ground floor shop ceilings, the timber door frames and the front upstairs timber floors. The timber verandah floorboards are not in good condition. There is a very minor amount of damp to the downstairs walls. There is also some peeling paint and cracking to the plasterwork of the walls and ceilings. The timber stair balustrade has been damaged by

intruders to the property as have a number of the plumbing fittings and fixtures.

13.3 REFERENCES

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Heritage Council of Western Australia 'Site Particulars Form' June 1996 file No C91/155 - includes typewritten notes from Stidworthy's granddaughter Mrs Rhonda McDonald

Department of Land Administration 'Certificates of Title'.

13.4 FURTHER RESEARCH