



REGISTER OF HERITAGE PLACES

The place does not have the cultural heritage significance to meet the condition for entry in the State Register under section 38 of the Heritage Act 2018

1. **DATA BASE No.** 25107
2. **NAME** *Sunnyside, 45 Wellington Street, East Perth (c.1897)*
FORMER NAME (or OTHER NAMES) Lippincotte
3. **LOCATION** 45 Wellington Street, East Perth
4. **DESCRIPTION OF PLACE INCLUDED IN THIS ENTRY**
Lot 1 on Plan 108 being the whole of the land contained in Certificate of Title Volume 909 Folio 21.
5. **LOCAL GOVERNMENT AREA** City of Perth
- 6a. **CURRENT OWNER**
Alexander James Weir
7. **HERITAGE LISTINGS**
 - Register of Heritage Places: -----
 - National Trust Classification: -----
 - Town Planning Scheme: 24/06/2014
 - Municipal Inventory: 24/06/2014
 - Register of the National Estate: -----
 - Aboriginal Sites Register: -----
8. **ORDERS UNDER SECTION OF THE ACT**

9. **HERITAGE AGREEMENT**

10. **STATEMENT OF SIGNIFICANCE**
Sunnyside, 45 Wellington Street, East Perth (c.1897), a brick and iron residence in the Victorian Georgian style, set in an mixed urban streetscape, and earth closet (date unknown) has cultural heritage significance for the following reasons:

the place demonstrates the residential boom along the edges of Perth's central business district during the Gold Boom period;

the place is a representative example of a Victorian Georgian house built in the east end of Perth in the late 19th Century and a tangible reminder of the early streetscape of this area; and,

as a relatively undisturbed site, the place has the potential to provide archaeological evidence on the lifestyles of urban families in the late nineteenth and twentieth centuries.

The sheds, gardens, mature trees and internal fences at the site are not considered to be of cultural heritage significance to the place.

11. ASSESSMENT OF CULTURAL HERITAGE SIGNIFICANCE

Cultural heritage significance means aesthetic, historic, scientific, social or spiritual value for individuals or groups within Western Australia.

In determining cultural heritage significance, the Heritage Council has had regard to the factors in the *Heritage Act 2018* and the indicators adopted on 14 June 2019.

PRINCIPAL AUSTRALIAN HISTORIC THEME(S)

- 4.1.3 Learning to live with property booms and busts
- 4.6 Remembering significant phases in the development of settlements, towns and cities

HERITAGE COUNCIL OF WESTERN AUSTRALIA THEME(S)

- 107 Settlements
- 111 Depression and Boom

11(a) Importance in demonstrating the evolution or pattern of Western Australia's history

Sunnyside, 45 Wellington Street, East Perth demonstrates the residential boom in the metropolitan area of the state, brought about by the Gold Boom economy of the 1890-1915 period.

11(b) Importance in demonstrating rare, uncommon or endangered aspects of Western Australia's heritage

Sunnyside, 45 Wellington Street, East Perth is a rare remnant of the early residences of East Perth.

11(c) Potential to yield information that will contribute to an understanding of Western Australia's history;

As a relatively undisturbed site, *Sunnyside, 45 Wellington Street, East Perth* has the potential to provide information relating to the domestic life of urban families in the late nineteenth and early twentieth centuries.

11(d) Its importance in demonstrating the characteristics of a broader class of places;

Sunnyside, 45 Wellington Street, East Perth is a representative example of a Victorian Georgian house built in the east end of Perth in the late 19th Century.

11(e) Any strong or special meaning it may have for any group or community because of social, cultural or spiritual associations;

Sunnyside, 45 Wellington Street, East Perth is recognised by the City of Perth as a place associated with the development of East Perth, and as a tangible reminder of the early streetscape of the area.

11(f)¹ Its importance in exhibiting particular aesthetic characteristics valued by any group or community;

Sunnyside, 45 Wellington Street, East Perth has importance to the community for its aesthetic characteristics, as one of a group of three remaining single storey residences located in the area that has not been developed into higher density housing.

12. DEGREE OF SIGNIFICANCE

12.1 CONDITION

Generally the place is in a good condition. Some ad hoc additions require some maintenance. The place is very original. Some cracking has occurred in the ceilings but overall the place has been well maintained.

The place would likely have a moderate level of archaeological potential particularly the rear portion of the site which may have archaeological potential under the brick paving. The level of ground disturbance beneath the paving is unknown.

12.2 INTEGRITY

This section explains the extent to which the fabric is in its original state.

The place has a high level of intactness despite the later skillion additions to the rear. Much of the original fabric and details remain.

12.3 AUTHENTICITY

This section explains the extent to which the original intention is evident, and the compatibility of current use.

The place has a high level of authenticity, the original use of the place as a private residence is apparent and ongoing.

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.

13. SUPPORTING EVIDENCE

The documentation for this place is based on the heritage assessment completed by the Department of Planning, Lands and Heritage in 2020, with amendments and/or additions by the Heritage Council and the Department of Planning, Lands and Heritage.

13.1 DOCUMENTARY EVIDENCE

Sunnyside, 45 Wellington Street, East Perth comprises a single storey residence established c.1897 in East Perth, this highly-intact building demonstrating the dramatic expansion of Perth's residential suburbs during the Gold Boom economy of the Federation period.

Noongar people living around the Swan Valley in the pre- and early contact period can broadly be described as comprising small family groups moving through the landscape in response to seasonal change, utilising a toolkit of wooden and flaked stone tools and grinding stones. The artistic culture of the Noongar people was expressed in a wide variety of forms, relating to a complex spiritual worldview that incorporated a connection to the natural world, and the remembrance or ongoing influence of ancestral and spiritual figures.²

The Noongar groups living in and around the Perth area are collectively known as the Whadjuk, whose significant cultural sites include *Derbal Yerrigan* (Swan River) and *Karra kata* (King's Park).³ This way of life began to be disturbed after 1829 with the arrival of British colonists, who established the settlements of Perth and Fremantle along the Swan River.

Perth was situated on the arable land at the foot of Mount Eliza, with long, thin land grants jostling for access to the fertile soils along the river.⁴ Despite this initial burst of British expansion, the swampy area immediately east of the Perth settlement remained largely vacant throughout the early colonial period, used for market gardens, abattoirs and a water mill.⁵ The most notable use of East Perth was for colony's first cemetery (P2164 *East Perth Cemeteries* [RHP]), located on a hill above the waterlogged soils of the area.⁶

By the 1870s the slow expansion of the Perth town centre had reached a point where some of the vacant blocks of East Perth were a worthwhile investment. In 1871 Perth Lot E31, situated near the well-used Cemetery Road, was sold to Mary Jane McMahon, wife of Wellington Hotel owner and later Perth Councillor Michael

² Crawford, I M, 'Aboriginal cultures in Western Australia', & Hallam, S, 'The First West Australians', in *A New History of Western Australia*, C T Stannage (ed.), UWA Press, 1981, pp.16-20, 56-66; Meagher, S & Ride, W D L, 'Use of natural resources by the Aborigines of south-western Australia', & Berndt, R M 'Aborigines of the South-West', in *Aborigines of the West: Their Past and Present*, R M Berndt & C H Berndt, (eds.), UWA Press, 1908, p. 76-77, 81-86; Vinnicombe, P, 'Gooninup: a site complex on the southern side of Mount Eliza: an historical perspective of land use and associations in the old Swan Brewery area, Western Australian Museum', 1989, pp.8-9; Strawbridge, L, *Aboriginal Sites in the Perth Metropolitan Area: A Management Scheme*, Department of Aboriginal Sites, Western Australian Museum, 1988, pp. 10-16.

³ 'About the Whadjuk Region', *Kaartdijin Noongar – Noongar Knowledge*, accessed 5 February 2020, <https://www.noongarculture.org.au/whadjuk/>

⁴ Statham, P, 'Swan River Colony', in C T Stannage (ed.) *A New History of Western Australia*, UWA Press, 1981, pp. 187-188, 206

⁵ MacIlroy, J, *East Perth Project: Historic and Historical Archaeological Site in the East Perth Redevelopment Area*, National Trust of Western Australia, 1985, p. 9

⁶ See Assessment Documentation, P2164 *East Perth Cemeteries* (RHP); Collins, A, *Street scene - 1890 to 1990 : to 1895 - Cemetery Rd, East Perth, from 1895 - Forrest Ave, East Perth*, Unpublished report, 1993, pp. 1-3

McMahon.⁷ Despite this optimism, by the end of the 1870s and throughout the 1880s East Perth remained a patchwork of vacant ground, industrial sites, market gardens, scattered houses and workshops.⁸

The 1890s marked the transformation of the Western Australian economy and infrastructure, with rapid growth spurred by the discovery of gold in the colony's interior. The lure of mineral wealth saw a sudden, massive immigration into the colony, expanding the mining, farming and manufacturing industries.⁹

One of the ways in which this population boom was expressed was in the expansion of residential suburbs surrounding the commercial centres of Perth and Fremantle. The established residences in the centre of Perth were sold and replaced by new commercial buildings, the old, powerful families of the colony relocating to quieter areas along Adelaide Terrace or out to West Perth, Peppermint Grove and Cottesloe. Meanwhile the number of working-class residences grew in the suburbs of South Perth, Subiaco, North Perth and Leederville, particularly in the years 1895-1897, and some suburbs more than doubled the number of residential buildings by the early years of the new century.¹⁰ Despite this growth, housing was still in short supply, and in the mid-1890s shanty towns or tent cities sprung up along the fringes of Perth at Hyde Park and East Perth.¹¹

While East Perth was home to a number of upper class residences seeking the quiet away from St Georges Terrace, by the 1890s the area had developed a more working class population. The lots on swampy land in the suburb were affordable and close to both the industrial areas of East Perth and the commercial city centre. These homes tended to be detached or semi-detached cottages on small blocks, composed of brick or timber. While property ownership did exist, a high proportion of these residents rented their homes. The industrial sites in the area at this time included brickworks, a foundry, timber yards and bakeries, and other sites included market gardens and rubbish tips. By c.1904, the suburban boom had stabilised, the new residences taking up roughly half of the available land in East Perth.¹² During this period Whadjuk Noongar families continued to live in camps by the river, and in 1909 an Aboriginal orphanage was established in the area.¹³

⁷ Certificate of Title T2980-0; *Perth 18/30. Perth 18/30 Plan of East Perth bounded by Walcott Street, Adelaide Terrace & Swan River showing Town Lots. [undated/unsigned, scale: 5 chains to an inch]*, State Records Office, AU WA S235- 341; *The Daily News*, 24 May 1884, p. 3

⁸ MacIlroy, J, *East Perth Project: Historic and Historical Archaeological Site in the East Perth Redevelopment Area*, National Trust of Western Australia, 1985, pp. 5-7; Collins, A, *Street scene - 1890 to 1990 : to 1895 - Cemetery Rd, East Perth, from 1895 - Forrest Ave, East Perth*, Unpublished report, 1993, pp. 3-4; Thomas, M, *East Perth 1884-1904 : "A Suburban Society, Vol 1,2,3 + new ed. vol. 1"* Honours Thesis, Dept of History, UWA, 1974, p. 1-2

⁹ Appleyard, R T, 'Western Australia: Economic and Demographic Growth, 1850-1914', in C T Stannage (ed.) *A New History of Western Australia*, UWA Press, 1981, pp. 218-221; Thomas, *op cit.*, p. 2

¹⁰ Stannage, C. T. *The People of Perth: A social history of Western Australia's capital city*, Perth City Council, 1979, pp. 240-245; Batty, J S, *The cyclopedia of Western Australia (illustrated) in two volumes : an historical and commercial review, descriptive and biographical facts figures and illustrations : an epitome of progress*, Hussey & Gillingham, 1912-1913, p. 537; Thomas, *op cit.*, pp. 2-5, 39-40, 78

¹¹ Stannage, *op cit.* p. 273; 279-280; Reece & Pascoe, *op cit.*, pp. 50-51

¹² Stannage, *op cit.*, pp. 243-244; 279-280; MacIlroy, J, *East Perth Project: Historic and Historical Archaeological Site in the East Perth Redevelopment Area*, National Trust of Western Australia, 1985, pp. 7-9; Collins, A, *Street scene - 1890 to 1990 : to 1895 - Cemetery Rd, East Perth, from 1895 - Forrest Ave, East Perth*, Unpublished report, 1993, pp. 2-3; Thomas *op cit.*, pp. 4-5, 45

¹³ Stannage, *op cit.* p. 267

The trend of development in East Perth during this period can be seen in Thomson's 1974 analysis of the City of Perth's Rates Books for the years 1884-1900. In 1885 Wellington Street was largely vacant along the southern side between Victoria Square and Cemetery Road. By 1895, approximately half the street was occupied, including numerous subdivisions of the original blocks. The site of *Sunnyside*, 45 Wellington Street, East Perth, Perth Town Lot E31 had been subdivided into four smaller lots by 1891, and Thomson places the southern subdivisions fronting Goderich Street as being occupied.¹⁴

The land purchased by McMahon in 1871 can be traced through the Perth Rate Books, Certificates of Title, Western Australian Post Office Directories and newspapers of the day. In early 1884, Mary Jane McMahon was still living in the Wellington Hotel and advertised Perth Town Lots E31, E32 and E33 for sale as "Magnificent Building Sites... with its excellent frontages, a most flourishing and rapidly rising portion of the City..."¹⁵

Mary McMahon's husband died in mid-1884, and Mary passed away the following year.¹⁶ In the 1885 rate books, Town Lots E31, E32 and E33 were listed together as vacant ground, rated at £20.¹⁷ In 1886 the Perth Rates Book list these lots as sold to Lady Doyle, the notation "vacant ground" crossed out and the notation "cottage" inserted.¹⁸ Lady Doyle's cottage is identified by the newspapers of the day as situated on Goderich Street. The 1889 and 1894 Rates Books further identify this cottage as being located on Town Lot E32, 140 Goderich Street, which was sold after Lady Doyle's death in 1897.¹⁹ The Perth Rates Books note that in 1889 Lady Doyle had sold Town Lot E31, which was listed as being vacant ground owned by Mrs Shearer, Teacher.²⁰ Surprisingly, the Certificate of Title indicates that the land was not sold to Reverend David Shearer until February 1891. Reverend Shearer died in November that year, and the land was formally transferred to his wife Margaret in 1892.²¹ The property was still listed in the Rates Books as vacant ground owned by Mrs Shearer from 1892 until 1896, with an annual rate of £5.²²

The Certificate of Title notes that the land was then sold to Anna and Mary Gertrude Eliot, daughters of 1829 colonist George Eliot, in February 1897.²³ The WA Post Office Directories indicate that there was some limited occupation along the south side of Wellington Street between Bennett St and Cemetery Rd in 1894, and four people lived along this stretch of road in 1895. However in 1897 these residents had been replaced by a group of new occupants. The 1897 Directory includes street numbers, and 45 Wellington Street is listed as being occupied by Luke Patten, a baker, and identify the cottage as "Lippincotte." The newspapers of the

¹⁴ Thomas, *op cit.*, Maps 4, 5, 7; Certificate of Title T36-96

¹⁵ 'Splendid Investment', *The Daily News*, 16 Feb 1884, p. 3

¹⁶ Advertising, *The Daily News*, 3 June 1884, p. 2; 'Jane McMahon, deceased', *The Daily News*, 27 August, 1885, p. 4

¹⁷ Rate Books of the Perth Municipality, East Ward, 1885, State Records Office, AU WA S2512

¹⁸ Rate Books of the Perth Municipality, 1886, State Records Office, AU WA S2512

¹⁹ 'News of the Day', *The Daily News*, 21 November 1887, p. 3; City of Perth Rate Books, East Ward, 1889; 1894; 1897, State Records Office, AU WA S2512

²⁰ Rate Books of the Perth Municipality, East Ward, 1889, State Records Office, AU WA S2512

²¹ Certificate of Title T36-96; 'Transfer of Land Act', *The Daily News*, 4 November 1892, p. 3

²² Rate Books of the Perth Municipality, East Ward, 1894; 1895; 1896, State Records Office, AU WA S2512

²³ 'Death of Mr George Eliot', *The West Australian*, 18 October 1895, p. 5; Certificate of Title T36-96

day further confirm that he was living on Wellington Street.²⁴ A Perth Sewerage Plan for 1897 depicts the current building footprint of *Sunnyside, 45 Wellington Street, East Perth*.²⁵

This documentary evidence indicates that *Sunnyside, 45 Wellington Street, East Perth* was built c.1897 by the Eliot sisters as a rental property during the height of the metropolitan residential building boom. The residence continued to be occupied by various people throughout the first part of the twentieth-century.²⁶

East Perth continued to have a working-class population throughout the inter-war period, the papers of the day noting that the suburb was an important industrial centre, the location of tramways sheds, gas works and power generators. The most significant of these, P3318 *East Perth Power Station* (RHP), was a joint venture between the state and city authorities to provide centralised power to the region.²⁷ A significant recreational development of the area was the establishment of P2170 *Gloucester Park* (RHP).

These trends were reflective of the wider trends towards urbanisation and expansion of manufacturing occurring across the state during the inter-war period. While the residential boom of the 1890s had a significant impact, smaller spikes in residential growth occurred in the 1920s, bookmarked by periods of slow growth during the First World War and the Great Depression.²⁸

In 1920, the City of Perth Rates books note *Sunnyside, 45 Wellington Street, East Perth* was transferred from the Eliot family to John Reidy, who was the occupant of the place in 1924.²⁹ The Certificates of Title records that this transfer occurred in 1925, although it is noted that a caveat had been placed on the title in August 1920.³⁰ Reidy, a tram worker and World War I veteran, lived at the residence during the inter-war period with his wife Ada Mary and daughter Kathleen.³¹ Kathleen Reidy later married Norman Weir, and *Sunnyside, 45 Wellington Street, East Perth* remained in the Weir family through to the time of writing.³² Norman's son, John Weir, is the resident of *Sunnyside, 45 Wellington Street, East Perth* at the time of writing.³³

13.2 PHYSICAL EVIDENCE

Sunnyside, 45 Wellington Street, East Perth, comprising a single storey house (c.1897), external earth closet (date unknown) and out buildings (unknown), is a

²⁴ *The Western Australian Directory [Pierssene] 1893-1894*, 1894, p. 36; *The Western Australian Directory [Pierssene] 1895*, 1895, p. 184; *The Western Australian Directory [Wise's] 1897*, 1897 p. 255; 'Accident in Hay Street West', *The Inquirer and Commercial News*, 12 February 1897, p. 14

²⁵ *PWD Plan 5647 (WSSD 2163)*, State Records Office, Cons 1647

²⁶ *The Western Australian Directory [Wise's] 1920* p. 501. Online State Library Collection, accessed 4 March 2014, http://www.slwa.wa.gov.au/find/guides/wa_history/post_office_directories/1893

²⁷ 'Industrial Expansion in WA', *The West Australian*, 8 August 1939, p. 2; 'Trip to Perth by Air', *The Southern Districts Advocate*, 18 November 1929, p. 3

²⁸ Snooks, G D, 'Development in Adversity', in , in C T Stannage (ed.) *A New History of Western Australia*, UWA Press, 1981, pp. 257-260

²⁹ Rate Books of the Perth Municipality, East Ward, 1919; 1924, State Records Office, AU WA S2512. Copy acquired from City of Perth, 23 October, 2014.

³⁰ Certificate of Title T36-96; Certificate of Title 909-21

³¹ 'Personal', *Southern Times*, 17 August, 1916, p. 2; *The Daily News*, Thursday 22 April 1926, p. 1; *The West Australia*, Friday 23 April 1926, p.1.

³² 'Engagements', *The West Australian*, 1938, p. 23

³³ Information provided by Mr Weir, June 2018

modest cottage built as a rental property during the height of the metropolitan residential building boom.

The place is located on the southern side of Wellington Street in East Perth. It is adjacent to two other extant single storey houses from a similar era. Surrounding this group of three single storey houses are medium to high rise apartment blocks. Wellington Street, at this point, rises in height from the west to the east. The State Heritage listed P2173 *Perth Girls School (fmr)* is located to the east of the three houses and on the opposite side of Wellington Street.

The site comprises the single storey house and to the rear a single car garage, original external WC and a shed. The rear portion of the site is fenced off and contains no structures but does provide vehicular access.

Sunnyside, 45 Wellington Street, East Perth is a single storey brick and iron house built in the Victorian Georgian style.³⁴ The place has the typical elements of this style with a simple symmetrical façade, front verandah running the length of the front façade, exposed brick walls, medium pitched roof and double hung sash windows.

The house is constructed of brick walls, timber stumped and framed floors and a timber framed roof clad with corrugated iron.

The front façade is of tuck pointed, red face brick in a monochrome, Flemish Bond pattern below the verandah line and rendered and painted brick above. The house is set back from the street with a paved garden area in front. The setback is similar to the two adjacent single storey houses, whilst the surrounding apartment blocks are generally set further forward towards the street than the group of three houses.

There is a central timber framed, 4 panel front door with side lights and fan light. The side lights have been blocked in internally and the fan and side lights, as well as the front door, have been fitted with security screens. The front door has a step up to the unpainted timber threshold.

The central front door is flanked on either side by timber framed, double hung, sash windows. Both windows have rendered and painted sills and later fitted security screens.

There is a hipped bullnose verandah to the front elevation. The verandah has painted, decorative, chamfered timber posts with both ends of the verandah having been infilled later with fibre cement sheeting. The verandah has decorative, painted, cast iron brackets and valance, as well as a decorative cast iron and timber balustrade. It is not known if the cast iron brackets, valance and balustrade are later additions, possibly replacing earlier decorative timber elements. The floor to the verandah is timber framed with timber floorboards.

The roof is a hipped, medium pitched and clad with short length corrugated iron sheeting. There are three rendered brick chimneys with rendered corbelling.

The front garden area is brick paved in a decorative pattern completed by the current owner. There are also several brick edged garden beds, a low level brick front fence and hedge and a centrally located, timber front gate. Next to the gate is a letterbox with 2 plaques containing historic information.

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Apperly, Richard, Irving, Robert, Reynolds, Peter A Pictorial Guide to Identifying Australian Architecture: Styles and Terms from 1788 to the Present Angus & Robertson, North Ryde, 1989.

A plaque with the house name “Sunnyside” is located on the front door, and a further plaque saying “Colonial 1885” is centrally located on the verandah beam.

The rear garden has been fenced off approximately in half with the portion closest to the house containing a separate and freestanding garage, shed and earth closet. The fencing is a combination a corrugated iron, timber pickets and corrugated fibre cement.

The rear portion of the lot contains a large Cape Lilac tree (*Melia azedarach*), a brick paved driveway, garden beds and provides vehicular access to the garage.

Sunnyside, 45 Wellington Street, East Perth internally retains most of its original layout, finishes and features. The central front door opens to a typical, central hallway with plastered walls and a painted line at picture rail height. There are no cornices, however there is a plaster ceiling and a central ceiling rose with hanging pendant light. Linoleum covers the original timber floorboards.

Room G01 (bedroom 1) is to the west of the hall. This bedroom contains a double hung sash window to the front garden and a fireplace with original timber mantle to the south wall. The floors are timber tongue and groove, skirtings are moulded timber approximately 200mm high. Walls are plastered and painted, and the door and window have decorative timber architraves. The internal doors are typically four panelled with original hardware. There is a patterned, metal wall vent above the window that is typical of the period. There is some evidence of cracking to the ceiling and at the junction of ceiling to walls, as well as a small separation of the skirting from the walls.

To the east of the central hallway is the lounge room (G02). Similar in construction, size and finishes to the front bedroom, the lounge room has a timber picture rail running around the room. The fire place is still extant but has been altered with no mantle and an arched brick to the opening. There is a surface mounted conduit running from the ceiling to the light switch adjacent to the door. There is carpet covering the original floorboards.

Directly opposite the front door at the southern end of the hallway a door opens into the dining room (G04). The dining room also has an extant fireplace with no mantle, a cast iron insert and a later brick surround. The dining room has a pressed metal ceiling, timber picture rail, a simple quarter round cornice and linoleum to the floor. The door between the hallway and dining room has two timber panels to the lower section and 12 coloured panes of glass to the upper section.

To the east of the dining room is bedroom 2 (G05) with the same finishes as bedroom 1 however the fireplace appears to have been blocked.

The above rooms (G01 – G05) are all located under the main roof. A central door leads to the rear from the dining room to several rooms located under skillion roofs. This section of the house contains the kitchen (G09), a third bedroom / sleepout (G06), bathroom (G07) and bathroom / laundry (G10) with some further infills to allow for covered and internal access to these rooms (G08 and G11). The sleepout (G06) walls are clad with the same timber panelling as located in the kitchen and the floor is linoleum. The bathroom (G07) has a bath and a basin. The wall coverings include wall paper, tongue and groove boards or other types of timber panelling.

The kitchen (G09) has the original Warren No. 1 stove and cupboard. The chimney has been later clad with a brick cladding and some walls and skillion ceiling clad with timber panelling. The kitchen has linoleum to the floor, T&G boards as a skirting and a timber framed casement window.

The laundry / bathroom (G10) contains the original copper, a later added shower, trough and hot water unit. The external weatherboards of the rear of the skillion bedroom can be seen. This room also has fibre cement (probably asbestos) walls to the south and east and an unlined corrugated iron clad, timber framed skillion roof. There is brick paving to the floor.

To the rear garden there is a garage, shed and earth closet. The earth closet (c.1897) is bagged and painted brickwork with a timber ledge and braced door with timber boards. There is a later added metal awning above the door. This earth closet is still operational.

The garage is a later single car size and is a metal framed and metal trim deck clad. The interior was not able to be inspected.

13.3 COMPARATIVE INFORMATION

The documentary evidence indicates that *Sunnyside, 45 Wellington Street, East Perth*, is likely a 1890s residence that was developed as a response to the Gold Boom economy that was reshaping the economy and residential landscape of the metropolitan area. A search of the Historic Heritage database for places built between 1890-1915 within the metropolitan region with the use "Residential" returns 4265 places, of which 122 are listed on the State Register of Heritage Places (RHP). The places most comparable to *Sunnyside, 45 Wellington Street, East Perth* as small, single storey working class cottages in an urban setting include:

- P2121 *Victoria Square Cottages Group* (RHP): established in Perth in c.1897, these four single storey brick cottages in the Victorian Georgian style is a rare, intact group demonstrating working class residences.
- P3992 *Brookman and Moir Streets Precinct* (RHP): established in Perth in c.1897, this precinct of 58 detached and semi-detached residences across two streets is an almost-complete streetscape of working class residences built as a response to the rapid population expansion of the Gold Boom.
- P4331 *33 Wellington Street* (RHP): established in East Perth in 1894, this single storey brick cottage is a distinctive landmark from its use of two-toned brickwork and is a representative example of the worker's homes built in East Perth during the Gold Boom period and a reminder of the original streetscape.
- P4645 *House, 26 King Street* (RHP): established in East Fremantle from 1902-1904, this single storey, house is an integral part of the Plympton heritage area, a part of Fremantle developed in the 1890s to accommodate the growing population of workers tied to the port.
- P9241 *Fothergill Street Precinct* (RHP): established in Fremantle between 1898-1908, this group of 11 single storey brick and limestone residences forms a cohesive historic streetscape demonstrating the changing character of Fremantle, including elite, middle class and working class residences.

- P11543 *Parry Street Precinct* (RHP): established in Perth during the 1890s, this row of detached and semi-detached single storey brick residences is a rare and relatively intact historic streetscape that reflects the expansion of suburbs at the fringes of Perth resulting from the Gold Boom. Historically, this precinct is a mix of working and middle class residences, with some professional residences of more elaborate design.
- P4173 Lawrence Avenue Precinct (Assessment Program): a group of single storey semi-attached cottages located on both sides of the streets at the corner of Lawrence Avenue and Prowse Street, West Perth. The residences are mostly single storey brick buildings with corrugated iron roofs, and are typical of the smaller working class cottages located in West Perth from the 1900s.
- P6623 Strathcona/Carr Street Precinct (Assessment Program): established in West Perth in the Federation and Inter-war periods, this substantially intact streetscape demonstrating working class and middle class residences.
- P8721 Houses, 54-66 Lincoln Street, Highgate (Assessment Program): established in 1898 in Vincent, this group of seven single story residences in the Victorian Georgian style forms a good representative group demonstrating the residential expansion along the fringes of Perth as a result of the Gold Boom.
- P18796 Goderich Street Precinct (Assessment Program): a precinct of residences in East Perth ranging from c.1875 to the 1990s, this place is a significant demonstration of the residential development of the urban streetscape in East Perth. Contains the place P4652 *Houses at 51-53 Goderich Street* (RHP), built in c.1875 and in the 1880s, which are early examples of worker's accommodation available in Perth during the colonial period.

Terraced housing, while not directly physically comparable to *Sunnyside, 45 Wellington Street, East Perth*, does however demonstrate the spread of working-class residences in the metropolitan area during the Gold Boom period. Comparative examples include:

- P942 *Terrace of Six Houses at 19-29 Holdsworth Street* (RHP): established at Fremantle in 1903, this group demonstrates the residential development of the port as a result of the Gold Boom economy, and is representative of working class accommodation during this period.
- P3854 *Two Attached Houses and Separate House, 219-223 Newcastle Street* (RHP): established at Perth c.1897, this group of three residences demonstrates a modest Federation Italianate style, and reflects the expansion and development of residential buildings along the fringes of Perth during the Gold Boom.
- P808 Terrace Houses, 46-52 King Street (Assessment Program): established at Fremantle c.1900, this group of four small, single storey limestone and brick residences features a surprisingly ornate parapet for a working-class suburb of the port.

- P4057 Terrace Houses (Assessment Program): established at Subiaco in 1904, this group of four double storey residences is a landmark in the streetscape and demonstrates the types of accommodation available in a working class suburb during the residential expansion of the Gold Boom.

The comparative evidence indicates that *Sunnyside, 45 Wellington Street, East Perth* is a representative example of a working class residence developed along the fringes of a major commercial area during the Gold Boom.

13. 4 KEY REFERENCES

13. 5 FURTHER RESEARCH
