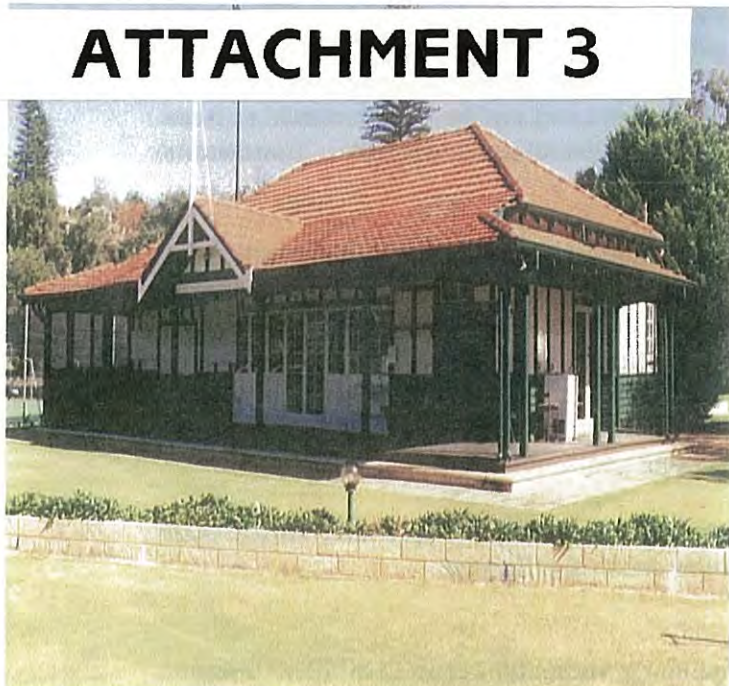


8.1.2 - PROPOSED ENTRY TO HERITAGE LIST

ATTACHMENT 3



NAME	Peppermint Grove Tennis Club Pavilion & Gazebo
ADDRESS	
<i>Lot No</i>	Reserve 7802
<i>Street No</i>	
<i>Street</i>	Bay View Terrace
MANAGEMENT	Category 1
DESCRIPTION	
<i>Construction Date</i>	1935
<i>Construction Materials</i>	Walls: Timber and lining boards Roof: Terra cotta tiles Others: Timber verandah
<i>Style and Elements</i>	Federation Queen Anne A hipped pavilion with a part skillion, part crippled verandah to three facades, with a central decorative gable with flagpole.
<i>Modifications</i>	Tiled roofed gazebo donated from private residences and recently relocated at the southern end of the tennis courts.
<i>Setting</i>	Tennis Pavilion set within a leased area of a Public Reserve
BACKGROUND	
<i>Original Owner</i>	Crown Land
<i>Other Owners</i>	Crown Land – Peppermint Grove Tennis Club (Leasee)
<i>Original Designer</i>	Sir J J Talbot Hobbs
<i>Original Builder</i>	

ASSESSMENTS

Historical

Peppermint Grove Tennis Club Pavilion was built on land that was originally Edward Keane's cow paddock. In 1899 the land was purchased by the Crown and created into a public park. The reserve and pavilion were created as places of public enjoyment, and continue in that role. Considerable historical significance.

Aesthetic

The pavilion was designed in the prevailing style of the Gold Boom period residences in Peppermint Grove. The Tennis Pavilion has been well maintained and has been little adapted and has retained its original character.

Technical

The Tennis Pavilion is an accomplished design which skillfully relates style, scale and detail.

Social

A valuable and continuing site of Peppermint Grove social life. Considerable social significance.

ENVIRONMENTAL

Cultural Group Townscape Area

The Tennis Pavilion is within the Manners Hill Park Reserve. Manners Hill Park neighbour Keane's Point (Freshwater Bay Yacht Club).

Rarity

The Tennis Pavilion is one of the few remaining public pavilions in this style.

Representativeness

STATEMENT OF SIGNIFICANCE

This single storey timber framed and tile roofed Pavilion, in the Federation Queen Anne style, has cultural significance because:

- the Park and its Pavilion have been established for a century and, for most of the history of Peppermint Grove, have been a social and recreational focus for the suburb;
- the Park and Pavilion have considerable historical and social significance;
- the Pavilion is a comparatively rare examples of public pavilion of this period;
- the park has associations with Keane and Sir J J Talbot Hobbs.

THEME/S

1.1, 1.2, 1.3, 1.4
2.1, 2.2, 2.3
3.1, 3.2, 3.3
4.1, 4.2

LISTINGS/AWARDS

REFERENCES

R. Pascoe *Western Australia's Capital Suburb, Peppermint Grove*



NAME: 'The Cliffe'
ADDRESS:
Lot No: Pt 25 & 29
Street No: 25
Street: Bindaring

MANAGEMENT: Category 1
DESCRIPTION:
Construction Date: 1897
Construction Materials: Walls: Weatherboard
Roof: Iron
Other: Arts & Crafts timber verandah and gable details.
Style and Elements: Federation Arts and Craft Bungalow
Brick porches and extensive verandahs
Summer house
Servants wing
Stables
Original interiors, including service areas
Modifications: Minor adaptations
Setting: Large mature grounds, set well back from both street frontages.
BACKGROUND
Original Owner: Neil McNeil
Other Owners: David Brisbane, H and K McComb, S M Creasey
Original Designer: J J Talbot Hobbs
Original Builder:

ASSESSMENTS

Historical

Neil McNeil, a leading industrialist, was one of the first five people to establish themselves in Peppermint Grove. The original McNeil holding occupied the whole streetblock from The Esplanade to Stirling Highway, north of McNeil Street, which was named for the family. The McNeils were important members of Perth and Peppermint Grove society. The Cliffe was a notable venue for garden parties with its extensive gardens and cliffside setting overlooking Fresh Water Bay. The McNeils held Red Cross meetings to prepare garments to send to soldiers overseas during World War I. The McNeils remained a part of the Peppermint Grove community for a quarter of a century. After the World War I the extensive McNeil holding was subdivided, with lots facing McNeil Street. The place has been owned for the past decade by Mark Creasey, a notable mineral prospector. Exceptional historical significance.

Aesthetic

The Cliffe has been described as 'the showpiece for the local timber industry...a 30-room honeycomb of jarrah' (Pascoe p 57). Externally J J Talbot Hobbs used a restrained Federation Arts and Crafts style, which has been muted with blander decoration. Internally the house has finely proportioned Edwardian interiors, 'MacIntosh' inspired Art Nouveau bedroom suite, original bathrooms and large kitchen, for lavish entertainment.

Technical

The Cliffe demonstrates the skilled use of the several architectural lexicons of the day. It is an exemplar of its time because of the high level of authenticity.

Social

The Cliffe was a focus for Perth and Peppermint Grove society during the first quarter of this century. The history of the McNeil holding reflects the suburb's social development. Considerable social significance.

Environmental **Cultural Group**

The Cliffe and its grounds are a cultural group in their own right, whilst the subdivision of the McNeil holding now contains a group of significant InterWar residences.

Rarity

The Cliffe remains a rarity of a mansion constructed almost wholly in timber, in the form of a large bungalow.

Representativeness

The Cliffe was one of the showpieces for the use of jarrah as a fine timber.

STATEMENT OF SIGNIFICANCE

The Cliffe is one of the most significant places of its period in Western Australia with exceptional historic, aesthetic, technical and social significance.

THEME/S

1.1, 1.2, 1.4
2.1, 2.2, 2.3, 2.4
3.1, 3.2, 3.3
4.1, 4.2

LISTINGS/AWARDS

Register of the National Estate: Registered 30.06.1992
Register of Historic Places: Interim Entry 10.10.1995
National Trust (WA) Classified List: 06.03.1984

REFERENCES

R Pascoe *Western Australia's Capital Suburb*
I.Molyneux *Looking Around Perth*
I Hocking, *Report to Heritage Council of WA*
Register of the National Estate Database Entry - 010302



NAME
ADDRESS

Lot No 81
Street No 119
Street Forrest

MANAGEMENT Category 1

DESCRIPTION

Construction Date c.1920/25
Construction Materials Walls: Red brick, rendered string course, timber joinery
Roof: Terra cotta tiles, marseilles pattern
Other: Timber verandah & balustrade
Style and Elements Federation Bungalow
2 large verandahs separated by decorative gable
Modifications Roof possibly adapted in Interwar period
Carport & garage added
Setting High timber fence to the street.

BACKGROUND

Original Owner Ada and Herbert Foulds
Other Owners R & A Adamson, J R A Hodge, L M Watts
Original Designer
Original Builder

ASSESSMENTS

Historical

Herbert Foulds was one of Western Australia's principal manufacturers in the 1920s and 1930s. His ownership gives the place historic significance.

Aesthetic

The place was designed as a Federation period bungalow, complete with detailing of that period, eg. the chimneys. The roof appears to have been modified by the elimination of separate or crippled verandahs, which was a relatively common InterWar adaptation. The place complements other Federation period houses of the precinct.

Technical

The adaptation of the place contributes to a wider understanding of the place's cultural history

Social

The place remained in the ownership of the Foulds family until 1955 and has some social significance.

Environmental

Cultural Group

Part of a cultural group

Townscape Area

Located within a townscape area

Rarity

Representativeness

The place is typical of the style and standard of the Federation and interwar period bungalows in the district.

STATEMENT OF SIGNIFICANCE

This single storey brick and terra cotta tile residence in the InterWar Bungalow style is culturally significant because:

- it was constructed for the Foulds family, who were noted manufacturers in the state during the 1920s and 1930s;
- it is representative of the style and standard of the better class of bungalows in the district;
- it is located within a cultural group and a townscape area.

THEMES

1.1 & 1.4
2.1 & 2.3
4.2

LISTINGS/AWARDS

REFERENCES

R. Pascoe *Western Australia's Capital Suburb, Peppermint Grove*



NAME
ADDRESS

Lot No 59
Street No 121
Street Forrest

MANAGEMENT Category 1

DESCRIPTION

Construction Date 1905
Construction Materials Walls: Red brick with rendered bands, timber window & door frames
Roof: Corrugated zincalume
Other: Timber verandah and floor
Decorative timber, vermiculated panels to verandah
Style and Elements Federation bungalow
Asymmetrically designed
Elegant curved long span bressemer
Modifications Carport added in matching style
Setting Picket fence separates garden from the street
Set in group of Federation period houses.

BACKGROUND

Original Owner Bessie Louise Hubbard
Other Owners: M E Cairns, H & C Myat, B & L Fell-Smith, D Y Harris
Original Designer Joseph F Allen, Fremantle
Original Builder

ASSESSMENTS

Historical

The Hubbard family has been one of the longstanding members of the Peppermint Grove community. 121 Forrest Street represents a family residence typical of the family's economic standing in the early 1900s. The place has some historical significance.

Aesthetic

The house is a Federation Bungalow which is asymmetrical in form and is less ornate than the Federation Queen Anne style of its neighbour. The house is finely proportioned and is notable for the elegance of its verandah with its graceful curved and fretted bressemerers spanning between the turned verandah posts. The place is set in an open garden setting to the street, between places of similar style.

The carport repeats the original detail of the house, however, it confuses the original asymmetrical presentation of the house.

Technical

The house was a highly competent design of its style and period.

Social

Albert Hubbard was one of several civil servants living in this small area of Peppermint Grove in the early twentieth century. The place is part of a group reflecting the social and economic development of the suburb. The place has some social significance.

Environmental

Cultural Group

Part of a cultural group

Townscape Area

Located within a townscape area

Rarity

Representativeness

The place is typical of the style and standard of Federation period bungalows in this part of the district.

STATEMENT OF SIGNIFICANCE

This single storey brick and corrugated zincalume residence, in the Federation Bungalow style, set in an open garden is culturally significant because:

- it was constructed for the Alfred Hubbard family, a senior civil servant in the early twentieth century;
- it is representative of the style and standard of the better class of bungalows in the district;
- it is an attractive example of an asymmetrical Federation bungalow;
- it is located within a cultural group and townscape area.

THEMES

1.1, 1.3 & 1.4
2.1 & 2.3
3.1
4.2

LISTINGS/AWARDS

REFERENCES

R. Pascoe *Western Australia's Capital Suburb, Peppermint Grove*



NAME
ADDRESS

Lot No 58
Street No 123
Street Forrest

MANAGEMENT Category 1

DESCRIPTION

Construction Date c.1910
Construction Materials Walls: Brick, rendered bands, timber windows & doors
Roof: Galvanised zincalume
Other: Timber verandah
Decorative timber/vermiculated panels to gable
Tall blood and bandages chimneys
Style and Elements Federation Queen Anne
Asymmetrically designed with separate verandah
Lively fretted bressemer to verandah
Modifications Car port and paving to front setback
Setting Picket fence separates garden from the street

BACKGROUND

Original Owner A W McNaughton
Other Owners W Jameson, J Primrose, Dr J & A Hobday, D Clarke
Original Designer Possibly J J Talbot Hobbs
Original Builder

ASSESSMENTS

Historical

123 Forrest Street is one of a group of residences built by merchants and senior civil servants in this part of Forrest Street in the early part of the twentieth century. The place is representative of a family residence typical of its economic standing in the early 1900s and has historical significance.

Aesthetic

The house is a Federation Queen Anne style which is asymmetrical in form, with a return corner positioned between projecting gables. The lively verandah is unusual in returning around the projecting gables. The house is pleasingly and robustly proportioned and is set in an open garden setting. The place sits between other places of comparable style, period and standard.

Technical

The house is a fine example of a Federation Queen Anne style, which externally has retained a high level of integrity. The design has been attributed to J J Talbot Hobbs, a notable architect of this period.

Social

The place is part of a group reflecting the social and economic development of the suburb. Some social significance.

Environmental

Cultural Group Townscape Area

The place is part of a cultural group
The place is located within a townscape area

Rarity

Representativeness

The place is typical of the Federation Queen Anne style and is typical of the standard of Federation period bungalows in this part of the district.

STATEMENT OF SIGNIFICANCE

This single storey brick and corrugated zincalume residence, in the Federation Queen Anne style, is culturally significant because:

- it is representative of the style and standard of the better class of bungalows in the district;
- it is a fine example of a Federation Queen Anne bungalow;
- it is attributed to JJ Talbot Hobbs, a notable architect of the time and resident of the district;
- it is part of a cultural group and is located within a townscape area.

THEMES

1.1, 1.2, 1.3 & 1.4
2.1, 2.2 & 2.4
3.1 & 3.3
4.1 & 4.2

LISTINGS/AWARDS REFERENCES

R Pascoe *Western Australia's Capital Suburb, Peppermint Grove*



NAME

ADDRESS

Lot No 57
Street No 125
Street Forrest

MANAGEMENT Category 1

DESCRIPTION

Construction Date c.1910
Construction Materials Walls: Red brick with timber window & door frames
 Roof: Terra cotta tiled roof
 Other: Decorative timber/plaster gable, in a lunette pattern
 Original timber verandah with lattice balustrade, arched bressesmers & infill panels between paired turned columns
Style and Elements Federation Queen Anne
 Tall decorative brick and render chimneys
Setting Low brick fence separating garden from the street
 Set in a precinct of Federation period houses

BACKGROUND

Original Owner C. Gordon Piper, Merchant and Customs Agent.
Other Owners Sir Ragnar Garrett, Chief of General Staff, J R D and J Wade
Original Designer
Original Builder

ASSESSMENTS

Historical	C Gordon Piper of Fremantle firm Grieve & Piper was one of a group of merchant families who built their homes in this part of Forrest Street in the early twentieth century. The Piper family occupied 125 Forrest Street until just before the outbreak of World War II. Sir Ragnar Garrett, a Chief of Staff, also owned and occupied 125 Forrest Street. The place represents a family residence typical of its economic group in early 1900s and is of some historical significance.
Aesthetic	The house is a Federation Queen Anne style bungalow with an asymmetrical balance between the projecting bay and the front verandah. The house has a high degree of integrity in presenting the characteristics of its style. The place is located within an area having other places of comparable style, period and standard.
Technical	The place is a relatively intact example of a Federation Queen Anne style of bungalow.
Social	The place is part of a group reflecting the social and economic development of the suburb, which has some social significance.
Environmental	
Cultural Group	Part of a cultural group
Townscape Area	The place is located within a townscape area
Rarity	
Representativeness	The place is a fine example of a Federation Queen Anne style bungalow and may be closer to its original character than most places in the district.
STATEMENT OF SIGNIFICANCE	This single storey brick and terra cotta tiled residence, in the Federation Queen Anne style, is culturally significant because: - it is representative of the style and standard of the better classes of bungalows in the district; - it is a fine example of its style and period; - it has associations with C Gordon Piper, a well known merchant and customs agent, and Sir Ragnar Garrett, a Chief of Staff in the Australian defence forces; - it is part of a cultural group and is located within a townscape area.
THEMES	1.1, 1.3 & 1.4 2.1 & 2.3 3.1 4.1 & 4.2
LISTINGS/AWARDS REFERENCES	R Pascoe <i>Western Australia's Capital Suburb, Peppermint Grove</i>



NAME
ADDRESS

Lot No 55
Street No 127
Street Forrest

MANAGEMENT Category 2

DESCRIPTION

Construction Date c.1900
Construction Materials Walls: Painted brickwork, timber window & door frames
Roof: Corrugated galvanised iron
Other: Timber verandah, paved verandah floor
Style and Elements Federation Georgian
Crippled verandah
Federation style chimneys
Modifications Verandah floor
Setting Paved courtyard with high front fence

BACKGROUND

Original Owner W. Quirk
Other Owners N Douglas, Fouldes, H Curwood, E Curwood, C A
Henriques, Sir Lawrence Jackson, Chief Justice, Joan
Sandover, L A and N A Petrelis
Original Designer
Original Builder

ASSESSMENTS

Historical

The place was established by W Quirk and after 1940 was owned and occupied by Sir Lawrence Jackson, Chief Justice. The place at 127 Forrest Street represents a family residence typical of the family's economic standing in the early 1900s, which was attractive in later times for persons of position and, therefore, has some historical significance.

Aesthetic

The place is basically Federation Georgian in style, however, the tall double hung windows are more characteristic of Federation Bungalows than the Colonial Georgian period and style. The style is complementary to the neighbouring places in the precinct.

Technical

In stylistic terms the place is basically a style from a previous period.

Social

Part of a group reflecting the social and economic development of the suburb. Some social significance.

Environmental

Cultural Group

Part of a cultural group

Townscape Area

The place is located within a townscape area

Rarity

The place is comparatively rare because it is basically of a style from an earlier period.

Representativeness

STATEMENT OF SIGNIFICANCE

This single storey painted brick and corrugated galvanized iron residence, in the Federation Georgian style, with its courtyard setting is culturally significant because:

- is an example of a Federation Georgian style of bungalow which is comparatively rare in the district;
- it was established as a better class of bungalow for the district, which was attractive as a residence at a later period for the then Chief Justice;
- it is part of a cultural group and is located within a townscape area.

THEMES

1.3 & 1.4
2.1 & 2.3
3.1
4.1 & 4.2

LISTINGS/AWARDS

REFERENCES

R Pascoe *Western Australia's Capital Suburb, Peppermint Grove*



NAME

ADDRESS

Lot No 10
Street No 130
Street Forrest

MANAGEMENT Category 1

DESCRIPTION

Construction Date c.1900
Construction Materials Walls: Limestone, timber windows & door frames
Roof: Corrugated zincalume
Other: Decorative gable
Wrap round verandah
Massive diagonal chimney
Style and Elements Federation Queen Anne
Symmetrical design
Modifications Extensive additions visually overshadow original house
Setting Tennis court fencing to the street

BACKGROUND

Original Owner Captain Frank Pitts
Other Owners Mrs F Pitts, J McKnight, F E Cox, Mrs Alison Saw, W A Evans, Janik Nominees Pty Ltd
Original Designer
Original Builder

ASSESSMENTS

Historical

The house was one of a group of places built by merchants and prominent citizens in the late nineteenth/early twentieth century. Later the place was owned and occupied by Walter and Alison Saw, between 1930 & 1970. The place has some historical significance.

Aesthetic

The house is a Federation Queen Anne style bungalow which now forms an annexe to a large addition to the rear. The front part of the original house remains intact, with little adaptation. The place is within a precinct of other places of comparable, style, period and standard.

Technical

The place retains the Federation Queen Anne style of the original bungalow and provides continuity of the precinct.

Social

The place is part of a precinct reflecting the social and economic development of the suburb and, therefore, has some social significance.

Environmental

Cultural Group

Part of a cultural group

Townscape Area

Located within a townscape area

Rarity

Representative ness

The place is an attractive example of the Federation Queen Anne style given coherence by the strong symmetry of the handsome wrap around verandah.

STATEMENT OF SIGNIFICANCE

This single storey limestone, timber and corrugated zinc roofed residence with its open, secure setting is culturally significant because:

- the place is representative of the style and standard of the better classes of bungalows in the district;
- the place has associations with Captain Frank Pitts and Mrs Alison Saw for some seven decades;
- the place forms part of a cultural heritage group and part of a townscape precinct.

THEMES

1.1 & 1.4
2.1 & 2.3
3.1
4.1 & 4.2

LISTINGS/AWARDS

REFERENCES

R Pascoe *Western Australia's Capital Suburb, Peppermint Grove*
Evans Sisters, *Place record files*



NAME
ADDRESS

Lot No 68
Street No 133
Street Forrest

MANAGEMENT
DESCRIPTION

Construction Date 1913-16
Construction Materials Walls: Red brick and rendered bands, with timber windows & doors
Roof: Terra cotta tiled roof, with central decorative venting gable, and bracketed eaves
Other: Tall double hung windows giving access to both levels of the verandahs
Style and Elements Federation Filigree with a symmetrical two storey layout
Two storey cast iron wrap around verandah with paired columns, terminating against a squat square tower
Modifications Carport, sympathetic additions to rear by I & S Trahar
Setting Courtyard setting behind limestone and cast iron fence

BACKGROUND

Original Owner James and Susan Sharpe
Other Owners B O Hinde, Hugh Plaistowe, manufacturer, H W King, F C McWilliam, C & D Kleeman, T W Hamilton, I & S Trahar
Original Designer
Original Builder

ASSESSMENTS

Historical	This mansion was constructed for James Sharpe, pastoralist, and reflects the large households typical of this part of Peppermint Grove in the pre-World War I period. The house was later owned by successful manufacturers, Plaistowe and Hamilton. The place has considerable historical significance.
Aesthetic	This handsome mansion has retained most of its integrity externally and is one of the finest two storey dwellings in the district. The place is a cornerstone of the Forrest Street west cultural heritage group & townscape precinct. Smypathic restoration and additions by I & S Trahar
Technical	The place is an exemplar of the Federation Filigree style, where the lightness and elegance of the cast iron verandahs, effectively contrasts and enlivens the large brick and tile mass of the house.
Social	Later owners Hugh Plaistowe and the Hamilton family both belong to the influx of successful manufacturers and merchants to Peppermint Grove in the interwar period.
Environmental Cultural Group Townscape Area	Part of a cultural group Located within a townscape area
Rarity	There are few notable examples of mansions in the Federation Filigree style in Peppermint Grove or wider Perth
Representativeness	The place exhibits the characteristics of the Federation Filigree style.

STATEMENT OF SIGNIFICANCE

The two storey brick and tile mansion with its cast iron filigree verandahs is of cultural heritage significance because:

- the place is an exemplar of Federation Filigree style;
- the place is one of the finest two storey mansions in the district;
- the place has associations with notable pastoralist, James Sharpe, and manufacturer, Plaistow, from different periods in the suburb's development;
- the place is an integral part of a cultural group and townscape area.

THEMES

1.1, 1.2, 1.3 & 1.4
2.1, 2.2, 2.3 & 2.4
3.1 & 3.3
4.1 & 4.2

LISTINGS/AWARDS REFERENCES

R Pascoe *Western Australia's Capital Suburb, Peppermint Grove*
Evans Sisters, *Place Record Files*



NAME: Bellevue
ADDRESS:
Lot No: 13 & pt 14
Street No: 134
Street: Forrest

MANAGEMENT: Category 1 to original single storey building

DESCRIPTION:
Construction Date: c.1897
Construction Materials: Walls: Limestone, timber joinery
 Roof: Corrugated galvanised iron
 Other: Crenellated parapet to bay window
Style and Elements: Federation Queen Anne
Modifications: Modified by G Burrell in 1970's and two storey extension, by D & M Jones in 1980's set beside single storey original.
 Restored by Smith Family in 1990's
Setting: Large garden behind high limestone piers with open grille infill panels

BACKGROUND

Original Owner: Sidney Emanuel,
Other Owners: F Meagher, A W Leane, M Carrol, F T Farrelly, Mrs H C Baird, Gair/Staniand (P&O Orient Steamship Co), P M Burrell, D & M Jones, and R J & T L Smith
Original Designer:
Original Builder:

ASSESSMENTS

Historical

The original residence, 'Bellevue', was an early and typical single storey limestone bungalow built in Peppermint Grove around the turn of the century. The place is associated with prominent businessmen, as it belonged originally to Sidney Emanuel, (a business partner of Alexander Forrest). Later, between 1950 and 1960 'Bellevue' belonged to D.R.A Gair, of the Orient Steamship company, who represented the new wave of mercantile elite who came into Peppermint Grove in the 1950's. Some historical significance.

Aesthetic

The original Federation Queen Anne residence was a notable early example of its style, which has been visually overborne by a large extension.

Technical

Much of the original residence is intact with a moderate/high degree of integrity.

Social

The original house and its extension demonstrate the changing space standards of different generations, for prominent business families.

Environmental

Cultural Group

Part of cultural group

Townscape Area

Part of townscape area

Rarity

Representativeness

STATEMENT OF SIGNIFICANCE

'Guntawang', formerly 'Belvue', is one of the original residences of the area, in the Federation Queen Anne style, and has cultural significance because:

- it is closely associated with prominent business people for more than 7 decades;
- it is one of the oldest residences in the district;
- its extension demonstrates the changing space standards of such residences over the past century;
- it is central to the Forrest Street west townscape precinct.

THEME/S

1.3, 1.4
2.1, 2.2, 2.3
3.1
4.2

LISTINGS/AWARDS

REFERENCES

R. Pascoe *Western Australia's Capital Suburb, Peppermint Grove*
Evans Sisters, *Place Record Files*



NAME	"Sans Souci"
ADDRESS	
<i>Lot No</i>	Pt 14 & 15
<i>Street No</i>	136
<i>Street</i>	Forrest
MANAGEMENT	Category 1
DESCRIPTION	
<i>Construction Date</i>	c1895/1900
<i>Construction Materials</i>	Walls: Limestone, timber joinery Roof: Corrugated zincalume Others: Painted brick chimneys
<i>Style and Elements</i>	Federation Queen Anne, 2 indented return verandahs around projecting gabled bay
<i>Modifications</i>	
<i>Setting</i>	Open front garden with picket fence
BACKGROUND	
<i>Original Owner</i>	Lily Brigante
<i>Other Owners</i>	Lily Whitaker, R R Sabine, H M Messer, E L Livermore, G F Gill, H C-S Milne, A W MacGillvray
<i>Original Designer</i>	
<i>Original Builder</i>	

ASSESSMENTS

Historical

Part of a group of residences in Forrest Street built close to the turn of the twentieth century. The original and subsequent owner were women. Lily Whitaker, the second owner, was possibly sister to architect L B Whitaker. In the early 1950's G F Gill purchased the property and was one of a group of Peppermint Grove residences owned in the 1950's by a new set of successful businessmen. Some historical significance.

Aesthetic

The house is a comparatively intact and restrained example of the Federation Queen Anne style, with its limestone walling, muted colour scheme and emphasis on the encircling quiet timber verandah.

Technical

The house, particularly the verandahs, was designed to view and link both front and side gardens.

Social

This site reflects the social development of the suburb. Some social significance.

Environmental

Cultural Group

Part of a cultural group

Townscape Area

Located within a townscape area

RARITY

The restraint in the use of materials and in the expression of the style and the extent of the linked verandahs make it a comparatively rare example of its style.

REPRESENTATIVENESS

STATEMENT OF SIGNIFICANCE

This single storeyed stone residence, in the Queen Anne style, has cultural significance because:

- it has historical, aesthetic and social significance;
- it is representative of the early phase of development in the suburb and of the new set of business people who came into Peppermint Grove in the 1950's;
- it is comparatively intact;
- it has restrained verandahs facing both front and side gardens which make the place a comparatively rare example of its style;
- it forms part of a group of culturally significant places in Forrest Street and is within an area of townscape value.

THEME/S

1.1, 1.3, 1.4
2.1
3.1, 3.3
4.2

LISTINGS/AWARDS

REFERENCES

R. Pascoe *Western Australia's Capital Suburb, Peppermint Grove*



NAME
ADDRESS

Lot No 16
Street No 138
Street Forrest

MANAGEMENT
DESCRIPTION

Construction Date c.1910
Construction Materials Walls: Limestone, timber joinery,
Roof: Terra cotta tiles and ridge cappings, corrugated iron
verandah roof
Other: Arts & Crafts gables, belled verandah with overscaled
brackets, front gates matching verandah details
Style and Elements Federation Queen Anne
Rhythmic verandah which returns around the twinned gabled
bays. Side entry wing.

Modifications
Setting

Large open front garden and tennis court

BACKGROUND

Original Owner L G Perry (land), A F Collyer, Merchant (residence)
Other Owners Mrs L Stewart, J & A Thody, Ms E M Dixon, H & G Ohrt,
A N & P M Sproule
Original Designer
Original Builder

ASSESSMENTS

Historical

One of a group of residences in Forrest Street built for merchant families in the first decade of the twentieth century. Some historical significance.

Aesthetic

The residence is an outstanding example of a Queen Anne style bungalow, with a lively vigorous rhythm, particularly suited to viewing in the glare of the local climate. It is sited above the tennis court and the size and prominence of the residence is emphasised by the stepping and the symmetry of the street façade.

Technical

A notable example of a style being particularly adapted to local conditions and of site planning which complements and gives prominence to the residence

Social

This site reflects the social development of the suburb. Some social significance.

Environmental

Cultural Group

Part of a cultural group

Townscape Area

Located within a townscape area

Rarity

The place is rare for the standard of its aesthetic and technical achievement.

Representativeness

The place uses a form of dwelling, style and material palette relatively commonplace within Peppermint Grove during this period.

STATEMENT OF SIGNIFICANCE

This single storey limestone residence, with its terra cotta roof and lively rhythmic verandah with its belled corrugated iron roof, in its open and secure setting, is culturally significant because:

- it is an outstanding example of its style and period;
- it shows technical expertise in the adaptation of the residence and the site planning to local conditions;
- it has some historical and social significance;
- the place forms part of a cultural heritage group and a townscape area.

THEME/S

1.1, 1.2, 1.3, 1.4
2.1, 2.2, 2.4
3.1, 3.3
4.1, 4.2

LISTINGS/AWARDS

REFERENCES

R. Pascoe *Western Australia's Capital Suburb, Peppermint Grove*



NAME
ADDRESS

Lot No Pt 17 & 18
Street No 140
Street Forrest

MANAGEMENT Category 1

DESCRIPTION

Construction Date c. 1913
Construction Materials Walls: Brick and render bands (blood and bandages)
Roof: Terra Cotta tiles to bellcast roof
Other: Decorative gables
Style and Elements Federation Queen Anne
Symmetrical design, verandah to 3 facades, twin gables and twin chimneys framing a gablet
Modifications Verandah has lost bracket/bressemer details
Setting Tennis court to street, splendid diagonally braced entry gate

BACKGROUND

Original Owner Benjamin Copley, Merchant and stockdealer.
Other Owners W Watson, E F Fletcher, Shephard Holdings P/L
Original Designer
Original Builder

ASSESSMENTS

<i>Historical</i>	One of a group of residences in Forrest Street built for a merchant family in the early part of the twentieth century. Some historical significance.
<i>Aesthetic</i>	This is a fine example of the Queen Anne style, although its verandah has lost decorative details to offset the boldness of the blood and bandages wall treatment. The residence is given prominence through its symmetrical street façade being raised above a tennis court.
<i>Technical</i>	This residence is a textbook example of the Queen Anne style, which lacks the adaptations to local conditions shown in the neighbouring residence at No 138.
<i>Social</i>	This site reflects a significant phase of the social development of the suburb. Some social significance.
<i>Environmental</i>	
<i>Cultural Group</i>	Part of a group
<i>Townscape Area</i>	The place is located within a townscape area
<i>Rarity</i>	The place is not rare in its form, style or material palette
<i>Representativeness</i>	The style and form of the place is representative of successful merchants housing of the period in the suburb. It is a grand single storey representative example of its period and style.

STATEMENT OF SIGNIFICANCE

This single storey “blood and bandages”, Queen Anne style of merchant’s residence, has cultural heritage significance because:

- it is a fine and representative example of the Federation Queen Anne style;
- it is part of a group of merchants residences built in the first decade of this century;
- the group is part of a wider townscape area;
- the residence, group and area reflect a significant phase of the social development of the suburb

<i>THEME/S</i>	1.1, 1.3, 1.4 2.1, 2.2 3.1 4.1, 4.2
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LISTINGS/AWARDS

REFERENCES

R. Pascoe *Western Australia's Capital Suburb, Peppermint Grove*



NAME
ADDRESS

Lot No 105
Street No 146
Street Forrest

MANAGEMENT Category 1

DESCRIPTION
Construction Dates
Construction Materials

1970

Walls: Brown brick, concrete and rendered elements, bricks specially formulated and made by Midland Brick for the Bell's, intended to copy Italian bricks Mrs Bell brought home from Italy.

Roof: Metal deck

Other: Concrete balustrading

Style and Elements

Mineral Boom Italianate Revival

Symmetrical and formal classical revivalist design

Loggia enclosed upper terrace, above an entry gallery with loggia, served by twin staircases.

Modifications

Setting

Rising and formally planted front garden, behind high brick fence.

BACKGROUND

Original Owners

Land: A E Burt

Original house: Burt Meecham

Other Owners

Existing house erected for Graham and Pamela Bell.

Lindsay Brady Pty Ltd

Original Designer

Existing house: Marshall Clifton

Original Builder

ASSESSMENTS

Historical

The site has some historical significance through its associations with Bert Meecham, a prominent Inter War businessman, and the Bell family, who are prominent business people. Mrs Bell is the daughter of Ric New, Perth's legendary Post World War II brick maker.

Aesthetic

The residence is an accomplished essay in the Revival Italianate style, exhibiting a skilled application of the canons of the style, adapted to contemporary standards of accommodation. Its grandness is complemented by the rising garden with its formal plantings.

Technical

The residence is one of the few Post World War II mansions that demonstrates a comprehensive knowledge and application of the canons of the revivalist style to contemporary application, through its use of symmetrical organisation and massing and the consistent application of an appropriate proportioning system. It is a late work of Marshall Clifton, one of the more important architects to have practised in Peppermint Grove.

Social

The redevelopment of this property was a forerunner to further redevelopments in the suburb arising from the Mineral Boom period and the surge engendered in the state's economy.

Environmental

Cultural Group Townscape Area

The place is part of a cultural group.

The place is located within a townscape area.

Rarity

Contemporary mansions in classical revival styles are a rarity in Perth, particularly in the respectful application of the canons of the original style. Its loggia enclosed upper terrace is possibly unique in Perth.

Representativeness

STATEMENT OF SIGNIFICANCE

This two storey brick and concrete Revival Italianate mansion, with its rare loggia enclosed upper terrace, has cultural heritage significance because:

- it is an accomplished essay of the revivalist style skillfully adapted to contemporary requirements;
- it is a late work of prominent architect Marshall Clifton;
- it has historical associations with Bert Meecham, the Bell family, and indirectly Ric New, legendary brick manufacturer;
- it is an early redevelopment arising from the new wealth of the mineral boom period in WA.

THEME/S

1.2, 1.3, 1.4
2.1, 2.3, 2.4
3.1
4.2

LISTINGS/AWARDS REFERENCES

R Pascoe *Western Australia's Capital Suburb, Peppermint Grove*
I Molyneux *Looking Around Perth*



NAME	Home Cottage
ADDRESS	
<i>Lot No</i>	100 (formerly Lots 29 and 30)
<i>Street No</i>	147 (formerly 137)
<i>Street</i>	Forrest
MANAGEMENT	Category 1
DESCRIPTION	
<i>Construction Date</i>	1924
<i>Construction Material</i>	Walls: Red brick, upper walls stucco Timber verandahs and joinery
	Roof: Terra cotta tile
	Others: Asbestos garage
<i>Style and Elements</i>	Federation Bungalow/Inter War Californian Bungalow
<i>Modifications</i>	1956, timber & asbestos garage added, replaced 1969 1974, renovations to rear 1978, additions to rear
<i>Setting</i>	Subdivided in May 1971 Open garden to street with picket fence
BACKGROUND	
<i>Original Owner</i>	Sir Harwell James (landowner), Constance Miller (residence)
<i>Other Owners</i>	William Haack, Mrs A Robertson, Donald & Joanna Box, Keith Holt & Pam Quartermain
<i>Original Designer</i>	
<i>Original Builder</i>	

ASSESSMENTS

Historical

The land was originally owned by Sir Walter Hartwell James, a prominent barrister, former State Premier 1902-1904, founding partner of legal company Stone James & Partners, later Attorney General and Chancellor of UWA. The residence was constructed for Constance Miller, a member of the well known Miller family, active member over many years in the All Saint's and St Luke's church parishes and the Girls' Friendly Society. The association with Constance Miller spanned the period 1924 - 1967.

Aesthetic

The residence is an example of the transition in style from the Federation Bungalow to the InterWar Californian Bungalow, which sits comfortably close to the ground and presents as a comfortable home of its period.

Technical

Social

The house was built for Miss Constance Miller, a well known local resident, who had an active role in the All Saints and St Luke's parishes and Girls' Friendly Society, and with her sister Marian Lodge ran a small local private school. The associations with these two prominent families also link this place with a number of other places in the district associated with the families.

Environmental

Cultural Group

Townscape Area

Part of a cultural group

Located within a townscape area

Rarity

Representativeness

Aesthetically the place is not particularly rare.

The place is representative of the transition in styles between pre and post World War I residential development, which occurred in the early to mid twenties.

STATEMENT OF SIGNIFICANCE

This single storey brick and tile residence, in the transition Federation Bungalow/InterWar California Bungalow style, is culturally significant because:

- place is historically and socially significant for its associations with Constance Miller and Sir Walter Hartwell James and, through these families, is associated with other places in the district;
- it is neither aesthetically exceptional nor rare, however, the place forms part of a cultural group of places, which have strong associations with notable persons and families in the Peppermint Grove community.

THEME/S

1.4

2.1, 2.3

3.1, 3.2

4.2

LISTINGS/AWARDS

REFERENCES

R. Pascoe *Western Australia's Capital Suburb, Peppermint Grove*

Shire of Peppermint Grove's Rate Books

Shire of Peppermint Grove's Building Application Files

R. Eriksen *Bicentennial Dictionary of Western Australians*



NAME

ADDRESS

Lot No 1
Street No 152
Street Forrest

MANAGEMENT

Category 1

DESCRIPTION

Construction Date c.1897
Construction Materials Walls: Dressed stonework, rendered base, timber joinery
Roof: Corrugated iron, bellcast form
Other: Cast iron verandah posts
Style and Elements Federation Regency; Dormer to roof
Semi octagonal projecting bay; Shingle roofed stables
Modifications Dormer attic is a later addition
Setting Open garden to street, behind limestone wall topped with iron grille fence

BACKGROUND

Original Owner J. McBean.
Other Owners W J W Forbes, Mrs A O'Halloran, Dr W M Gilmour, Lockhart Holdings Pty Ltd
Original Designer Attributed variously to either W J W Forbes or Dean Smith, of Hobbs Smith & Forbes
Original Builder

ASSESSMENTS

Historical

This was the fourth residence to be built in Peppermint Grove, for James McBean, one of the first families to move to Peppermint Grove and typical of the larger estates with landscaped grounds and stables. Owned 1920 to 1945/50 by Walter James Waldie Forbes, Architect of the firm Hobbs, Smith and Forbes. Forbes designed Elders Woolstores in Fremantle and the Orient buildings. Considerable historical significance.

Aesthetic

This single storey residence with dormered attic is a late example of the Regency style in Perth, at the beginning of the Gold Boom period of development, with its more exuberant styles. The elegant verandah is particularly noteworthy. The property also contains a notable shingle roofed stables from the period.

<i>Technical</i>	This residence is an accomplished and elegant example of the Regency style, apart from the dormer, which emphasises a misfit between the roof form and the symmetry of the façade.
<i>Social</i>	This site reflects the social development of the suburb.
<i>Environmental Cultural Group Townscape Area</i>	Part of a cultural group
<i>Rarity</i>	This residence is one of the oldest surviving residences in the suburb and was one of the last examples of the Regency style to be constructed in Perth. The surviving stables are of the same period and are rare in the suburb and in Perth.
<i>Representativeness</i>	The place is representative of the character of the earliest phase of development, prior to the impact of the Gold Boom period development.
STATEMENT OF SIGNIFICANCE	This single storey stone residence with attic, in the Regency style, with associated stables, is of cultural significance because: - it is one of the earliest residences constructed in the suburb and represents the character of the first stage of development, prior to the impact of the Gold Boom period; - it is a very accomplished example, and one of the last examples of the Regency style constructed in Perth; - it has historical associations with one of the first families of the district and with one of the prominent architects of the day.
THEME/S	1.3, 1.4 2.1, 2.2, 2.3 3.1 4.2
LISTINGS/AWARDS REFERENCES	R. Pascoe <i>Western Australia's Capital Suburb, Peppermint Grove</i> I. Molyneux <i>Looking Around Perth</i>



NAME
ADDRESS

Lot No 5
Street No 11
Street Irvine

MANAGEMENT Category 1

DESCRIPTION

Construction Date c.1910/13
Construction Materials Walls: Painted brickwork, rendered bands
Roof: Galvanised iron
Other: Timber joinery, Half timbered gables
Style and Elements Federation Queen Anne cottage
Symmetrical layout
Verandahs to three facades
Modifications Painted finishes. Loss of detail
Setting Fenced garden, visually open to street

BACKGROUND

Original Owner William Drabble
Other Owners T Brown, W Mugeridge, Grocer, Mrs M A Mugeridge, Mrs P Hammond, G Henderson, P J Snowball and L M Snowball
Original Designer
Original Builder

ASSESSMENTS

Historical

The property was originally owned by William Drabble, businessman. Between 1910 and 1956 it was owned and occupied by the Mugeridge family. William Mugeridge was one of a number of local Peppermint Grove and Cottesloe merchants who built houses in this part of Peppermint Grove in the early twentieth century. Some historical significance.

Aesthetic

The basic character of the place remains but the modifications have diminished its visual presence.

Technical

The place has a moderate to high level of integrity. The external modifications are reversible.

Social

The place has long term associations with the Mugeridge family, well known Peppermint Grove residents.

Environmental

Cultural Group

Townscape Area

Part of a townscape area at the western end of Irvine Street.

RARITY

REPRESENTATIVENESS

The place is a neat and relatively intact example of a Federation Queen Anne cottage.

STATEMENT OF SIGNIFICANCE

This single storey painted brick and iron cottage, in the Federation Queen Anne style, has cultural significance because:

- it has historical associations with William Drabble and William Mugeridge and the Mugeridge family;
- it is a neat and attractive example of its style and period and retains a moderate to high level of integrity;
- it is part of a townscape area.

THEME/S

1.1, 1.3
2.1, 2.3
3.1
4.2

LISTINGS/AWARDS

REFERENCES

R. Pascoe *Western Australia's Capital Suburb, Peppermint Grove*
Evans Sisters *Place Data Records*



NAME
ADDRESS

Lot No P 10
Street No 15
Street Irvine

MANAGEMENT Category 1

DESCRIPTION

Construction Date c.1905-13
Construction Materials Walls: Painted brick
Roof: Iron
Style and Elements Others: Patterned half timbered decorative gables
Federation Arts & Crafts
En fillade of gables
Return crippled verandah, terminating at entry
Modifications
Setting Fenced garden, visually open to Irvine Street

BACKGROUND

Original Owner Susan Whitfield
Other Owners H Whitfield, H S Whitfield, Mrs E Whitfield, H E Cariss, H G Cariss, L W Lua
Original Designer
Original Builder

ASSESSMENTS

Historical

Association with the Whitfield family for half a century, then the Cariss family for some decades. Both families were valued members of the Peppermint Grove community. Some historical significance.

Aesthetic

The place is an attractive example of a cottage in the Federation Arts & Crafts style which has been adapted in its plan form to maximise the presentation to the street.

Technical

The place is a good example of a Federation Arts & Crafts cottage where the stylistic elements of the decorative gables are given greater prominence by the rhythm of the 'waterfall front' arrangement. A high level of integrity has been retained.

Social

Environmental

Cultural Group

Townscape Area

The place is part of a cultural group.

The place is part of the townscape area at the western end of Irvine Street.

Rarity

Cottages of this style and quality are comparatively rare in the suburb.

Representativeness

The place is a good example of the Federation Arts & Crafts style for a Peppermint Grove cottage.

STATEMENT OF SIGNIFICANCE

The single storey brick and iron cottage, in the Federation Arts & Crafts style, has cultural significance because:

- it has long historical associations with the Whitfield and Cariss families, valued members of the Peppermint Grove community;
- it is an attractive and representative example of a Federation Arts & Crafts style cottage, which presents strikingly to the street;
- it is part of a cultural group and a townscape area.

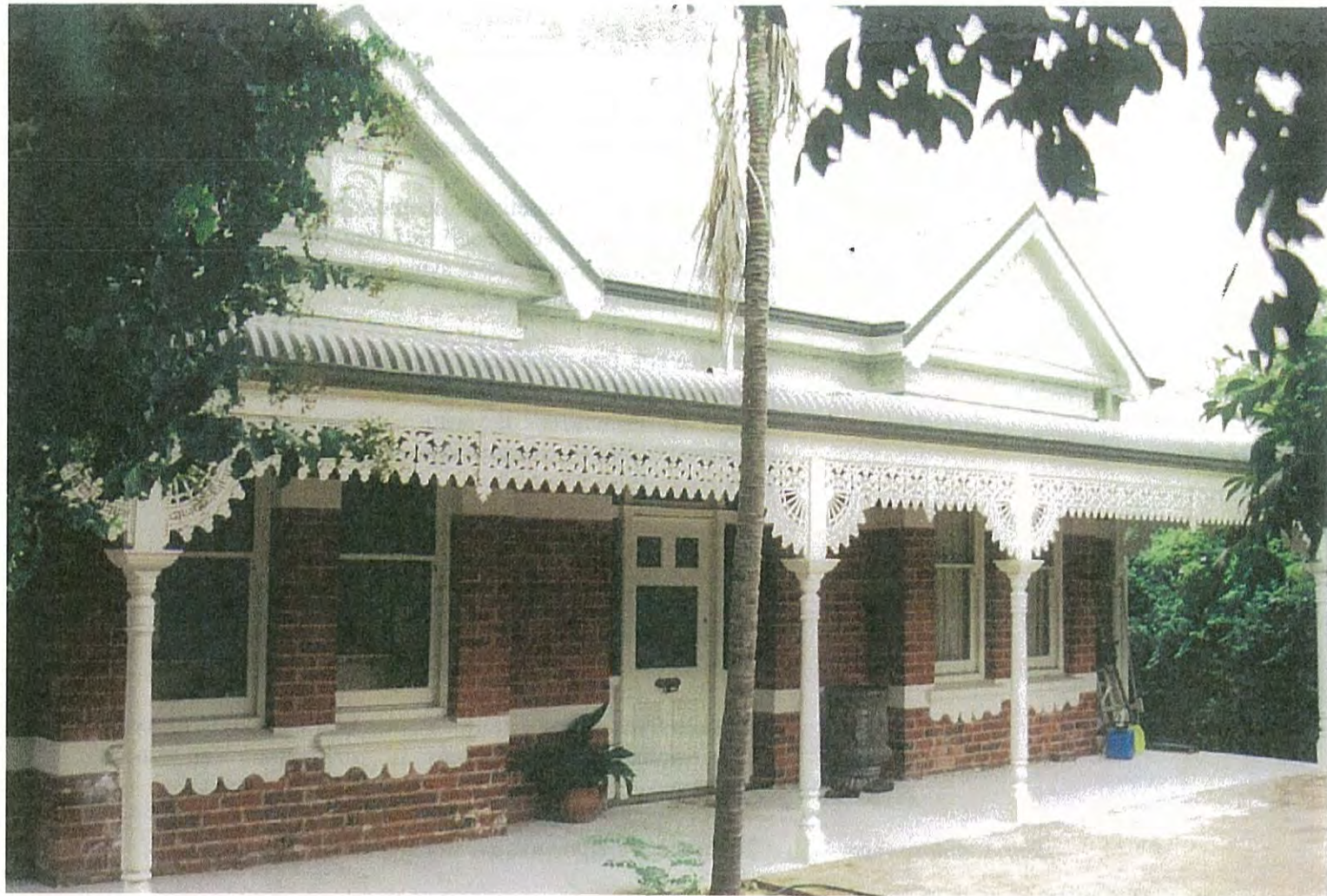
THEME/S

1.1, 1.2, 1.3, 1.4
2.1, 2.3, 2.4
3.1
4.2

LISTINGS/AWARDS

REFERENCES

R. Pascoe *Western Australia's Capital Suburb, Peppermint Grove*
Evans Sisters *Place Date Records*



NAME
ADDRESS

Lot No
Street No
Street

Pt 11
17
Irvine

MANAGEMENT
DESCRIPTION

Construction Date
Construction Materials

Category 1

c.1913

Walls: Face brickwork and render detail

Roof: Galvanised iron

Other: Timber joinery, cast iron decoration, pebbledash and half timbering

Style and Elements

Federation Queen Anne

Symmetrical layout with window bays surmounted by decorative gables, "blood and bandages" brickwork and render detail, bullnose verandah with cast iron decoration.

Modifications
Setting

Possible replacement of verandah flooring

Walled courtyard to street

BACKGROUND

Original Owner
Other Owners

Adeley Slade

A C Slade,, Perpetual Trustees, Mrs E England,
Consolidated Properties & Investments, D E Pugh

Original Designer
Original Builder

John Manners Hill

ASSESSMENTS

Historical

The place has a long association with the Slade family, who are a long standing Peppermint Grove family. The place was built for the family by prominent Peppermint Grove builder John Manners Hill. Some historical significance.

Aesthetic

The place is an attractive example of a symmetrically designed bungalow with pairs of bay windows. It is a Federation period example of a symmetrical layout typical of the Victorian Georgian period.

Technical

The place is a fine example of its style with well considered proportions and is comparatively intact. The decorations are intact and demonstrate the nature of the original decoration and the considered balance between the various elements. It has a high level of integrity.

Social

Environmental Cultural Group Townscape Area

Part of a cultural group.

Part of a townscape area at the western end of Irvine Street.

Rarity

There are few examples in the suburb of a Federation period place emulating the character of a Victorian Georgian residence.

Representativeness

The place is a representative example of its style and period.

STATEMENT OF SIGNIFICANCE

This single storey residence of "blood and bandages" brickwork, bullnose verandah, iron, timber joinery and cast iron decoration, in the Federation Queen Anne style, has cultural significance because:

- it has associations with the Slade family and John Manners Hill;
- it is representative example of its style and period;
- it is a rare example of a Federation period place emulating the character of a Victorian Georgian residence;
- its level of intactness and high level of integrity is demonstrative of the nature of decorative elements of the period and the balance between them;
- it is part of a cultural group and a townscape area.

THEME/S

1.1, 1.2, 1.3, 1.4
2.1, 2.4
3.1, 3.3
4.1, 4.2

LISTINGS/AWARDS REFERENCES

R. Pascoe *Western Australia's Capital Suburb, Peppermint Grove*

Evans Sisters *Place Data Records*



NAME

ADDRESS

Lot No

Pt 12

Street No

19

Street

Irvine

MANAGEMENT

Category 1

DESCRIPTION

Construction Date

c.1905-10

Construction Materials

Walls: Limestone

Roof: Galvanised iron

Other: Timber verandah and joinery

Style and Elements

Federation Bungalow

Austere and symmetrical cottage, finely proportioned

Modifications

Setting

Brushwood fence separating garden from street

BACKGROUND

Original Owner

Earnest W Ryton

Other Owners

E Ockerby, E J Cowden, Dr G & B Cumpston, N Cumpston,
D. E Diamond

Original Designer

Original Builder

John Manners Hill

ASSESSMENTS

Historical

The place was built for Earnest Ryton, a working man and early settler, by prominent local builder John Manners Hill, in the early years of the twentieth century. It was later associated with the Cowden family and the Cumpston family. N Cumpston is a former Chairman and Councillor of the Peppermint Grove Shire. Considerable historical significance.

Aesthetic

The place could be considered a Federation period equivalent of the Georgian cottage, with its stripped to basics form, is reliant on symmetry and fine proportions.

Technical

The place is a fine example of the Federation Bungalow cottage style, in an austere and refined form. It retains a high level of integrity.

Social

The transition in the place's occupants from working man to Chairman of Peppermint Grove Shire illustrates the changing status of this part of the suburb.

Environmental

Cultural Group
Townscape Area

The place is part of a cultural group.

The place is part of the townscape area at the western end of Irvine Street.

Rarity

Federation Bungalow cottages of this quality and modesty are rare in the suburb.

Representativeness

STATEMENT OF SIGNIFICANCE

This austere and finely proportioned limestone and iron cottage, in the Federation Bungalow style, which has cultural significance because:

- it has historical associations with John Manners Hill, prominent builder, the Cowden family, well know members of the community and N Cumpston former Chairman and Councillor of Peppermint Grove Shire;
- it is fine example of its style and period, which retains a high degree of integrity;
- its occupants reflect the change in status of this part of the suburb from its earliest phase;
- the place is part of a cultural group and a townscape area.

THEME/S

1.1, 1.2, 1.3, 1.4
2.1, 2.2, 2.3
3.1
4.1, 4.2

LISTINGS/AWARDS

REFERENCES

R. Pascoe *Western Australia's Capital Suburb, Peppermint Grove*



NAME	Oak Park
ADDRESS	
<i>Lot No</i>	Pt 13
<i>Street No</i>	21
<i>Street</i>	Irvine
MANAGEMENT	Category 1
DESCRIPTION	
<i>Construction Date</i>	c.1915/20
<i>Construction Materials</i>	Walls: Painted brick Roof: Galvanised iron Other: Painted timber joinery
<i>Style and Elements</i>	Federation Bungalow for the basic form of the place. Verandah, window bays, decorative gables and rough cast render to chimney are closer to Federation Queen Anne style. Symmetrical basic form, asymmetrical details.
<i>Modifications</i>	Walls and chimneys have been painted. Skillion carport added.
<i>Setting</i>	Low hedge to street.
BACKGROUND	
<i>Original Owner</i>	Reverend George Potts
<i>Other Owners</i>	John Furse McMillan, J.A Richichi
<i>Original Designer</i>	
<i>Original Builder</i>	

ASSESSMENTS

Historical

The place was owned and occupied from c.1915 to c.1935 by the Reverend George Potts, when he was Minister of the Congregational Church, Cottesloe (now demolished). In c.1955 John Furse McMillan (son of Sir Robert McMillan of 47 View Street) bought and occupied the house. The McMillan family have been members of the Peppermint Grove community for most of the last 100 years. Some historical significance.

Aesthetic

This is an attractive place in a style which blends both Federation Bungalow and Federation Queen Anne styles.

Technical

There is a curious blend of symmetry and asymmetry in the design, which is not fully resolved.

Social

In the twenty years that the Reverend Potts was Minister, he was responsible for establishing the local Sunday School and choir at the Congregational Church. Some social significance.

Environmental

Cultural Group

The place is part of a cultural group.

Townscape Area

The place is located within a townscape area.

Rarity

It is rare for a place to combine symmetrical and asymmetrical elements in this way.

Representativeness

STATEMENT OF SIGNIFICANCE

This single storey brick and iron residence, in a blended Federation Bungalow/Queen Anne style, has cultural significance because:

- it has historic significance through its associations with the Reverend George Potts and John Furse McMillan;
- it has social significance because it is associated with the establishment of the Sunday School and choir at the Congregational Church;
- it is comparatively rare in its blending of symmetrical and asymmetrical styles;
- it is part of a cultural group and is located within a townscape area.

THEME/S

1.1, 1.3, 1.4
2.1, 2.3
3.1
4.1

LISTINGS/AWARDS

REFERENCES

R. Pascoe *Western Australia's Capital Suburb, Peppermint Grove*



NAME
ADDRESS

Lot No 4
Street No 22
Street Irvine

MANAGEMENT Category 2

DESCRIPTION
Construction Date
Construction Materials

c.1925
Walls: Rendered brickwork, limestone panel under window
Roof: Swiss terra cotta tiles
Other: Timber joinery, cast aluminum decoration
Style and Elements InterWar California Bungalow
Typical California Bungalow layout
Modifications Replacement roof and verandah
Setting Enclosed front garden containing swimming pool

BACKGROUND

Original Owner A Marfleet, A.P.K Barrie, J A Barrie (property) APK Barrie (house)
Other Owners H & L Manchester, A B Craig, A & S Craig, C A Boyd
Original Designer
Original Builder

ASSESSMENTS

Historical

The property was held apparently as an investment by the Marfleet family, who were associated with real estate, until purchased by the Barrie family. Subsequently the place was owned and occupied by Anthony Craig, a former Councillor and Shire President.

Aesthetic

The place has been much adapted, much of it intrusively.

Technical

The place has a typical California Bungalow footprint

Social

Environmental

Cultural Group

The place is part of a cultural group.

Townscape Area

The place is within a townscape area at the western end of Irvine Street.

Rarity

Representativeness

STATEMENT OF SIGNIFICANCE

This single storey rendered brickwork and tiled residence, in a much adapted InterWar California Bungalow style, has cultural significance because:

- it has historical associations with the Marfleet and Barrie families, whilst latterly it has been associated with Anthony Craig, a former Councillor and Shire President;
- it is part of a cultural group and is within a townscape area.

THEME/S

1.4
2.3
3.1
4.2

LISTINGS/AWARDS

REFERENCES

R. Pascoe *Western Australia's Capital Suburb, Peppermint Grove*
Evans Sisters *Place Data Records*



NAME
ADDRESS

Lot No 7
Street No 28
Street Irvine

MANAGEMENT Category 1

DESCRIPTION

Construction Date c.1900
Construction Materials Walls: Limestone
Roof: Galvanised iron
Other: Timber verandah
Style and Elements Victorian Regency cum Federation Bungalow cottage
Asymmetrical layout linked with crippled verandahs
Modifications Large additions to rear
Setting Fenced courtyard to street

BACKGROUND

Original Owner E J H Nicholson
Other Owners C Gale, Mrs A Bostock, J M Dickson, Miss O M Dickson,
C A and M E Mackellar
Original Designer Attributed to unnamed Melbourne architect
Original Builder

ASSESSMENTS

Historical

Numbers 28, 30 and 32 Irvine Street were all built in the first decade of the twentieth century and as such form a group. Between 1910 and 1920 the house was occupied by Charles Gale, a civil servant who in 1899 was appointed Chief Inspector of Fisheries and Aborigines. Owned and occupied from c.1920 to c.1955 by John Moore Dickson, Civil Servant, after which for at least two decades the house was occupied by his daughter, Olga Dickson, who initiated Kindergarten of the Air. Considerable historical significance.

Aesthetic

The place is an attractive and refined residence designed as two pavilions linked with a wide cranked verandah.

Technical

The place is a clever transition between two styles, which has been skillfully done with restraint, elegance and fine proportioning. The original place has a medium to high level of integrity. The substantial additions are intrusive, as these disguise the pavilion structure and rooflines of the original.

Social

The residents of the place have had considerable social influence.

Environmental

Cultural Group Townscape Area

The place is part of a cultural group.

The place is part of the townscape area at the western end of Irvine Street.

Rarity

The place is rare because of its provenance and skilful transitional style.

Representativeness

STATEMENT OF SIGNIFICANCE

This single storey limestone, iron and timber pavilion cottage, in a transitional Victorian Tudor cum Federation Bungalow style, has cultural significance because:

- it has historical associations with senior public servants Charles Gale and John Moore Dickson, and with Olga Dickson the initiator of Kindergarten of the Air;
- it is an attractive and elegant pavilion design which makes a skilful transition between the Victorian Regency and Federation Bungalow styles;
- it is rare in style and provenance;
- it is part of a cultural group and a townscape area.

THEME/S

1.1, .12, 1.3, 1.4
2.1, 2.3, 2.4
3.1
4.1, 4.2

LISTINGS/AWARDS

REFERENCES

I. Molyneux *Looking Around Perth*

R. Pascoe *Western Australia's Capital Suburb, Peppermint Grove*



NAME
ADDRESS

Lot No 17
Street No 29
Street Irvine

MANAGEMENT Category 1

DESCRIPTION

Construction Date c.1902
Construction Materials Walls: Painted brick with rendered detail
Roof: Galvanised iron
Other: Verandah timber
Style and Elements Victorian Italianate
Fine two storey verandah to front facade, terminating in a double height bayed gable
Modifications Two storey verandah to western façade added 1980's
Setting Walled garden to street

BACKGROUND

Original Owner Annie Nisbet, School Teacher
Other Owners R L Hartill, Estate R L Hartill, Dr E & E Hacking, A & R G Packer
Original Designer
Original Builder

ASSESSMENTS

Historical

The place was built circa 1902 as Miss Annie Nisbet's school and boarding house. It was the third school established in the suburb and was known for its rigorous curriculum. The school was both a day school and a boarding school. It remained open until c.1935. Miss Nisbet, together with Miss Best founded the feminist Karrakatta Club. More latterly the place has been owned by a successful property company director. Considerable historical significance.

Aesthetic

The place is a fine example of the Victorian Italianate style, which was an appropriate choice for a school with a rigorous 'Victorian' curriculum.

Technical

The place is a textbook example of Victorian Italianate, which has retained a high degree of integrity.

Social

Annie Nisbet's school, known locally as 'Miss Annie's' was an important part in the move toward local education in Peppermint Grove in the early twentieth century, and was a significant institution in the suburb's social development. Miss Annie's School was the forerunner of St Hilda's Anglican School for Girls". Considerable social significance.

Environmental Cultural Group Townscape Area

Major townscape element within the townscape area at the western end of Irvine Street.

Rarity

The place is a fine example of Victorian Italianate style which is rare in Western Australia, outside Albany.

Representativeness

The place is an exemplar of the Victorian Italianate style.

STATEMENT OF SIGNIFICANCE

This two storey brick and iron mansion, with its elegant two storey return verandahs terminating in a tall bayed gable, in the Victorian Italianate style, has cultural significance because:

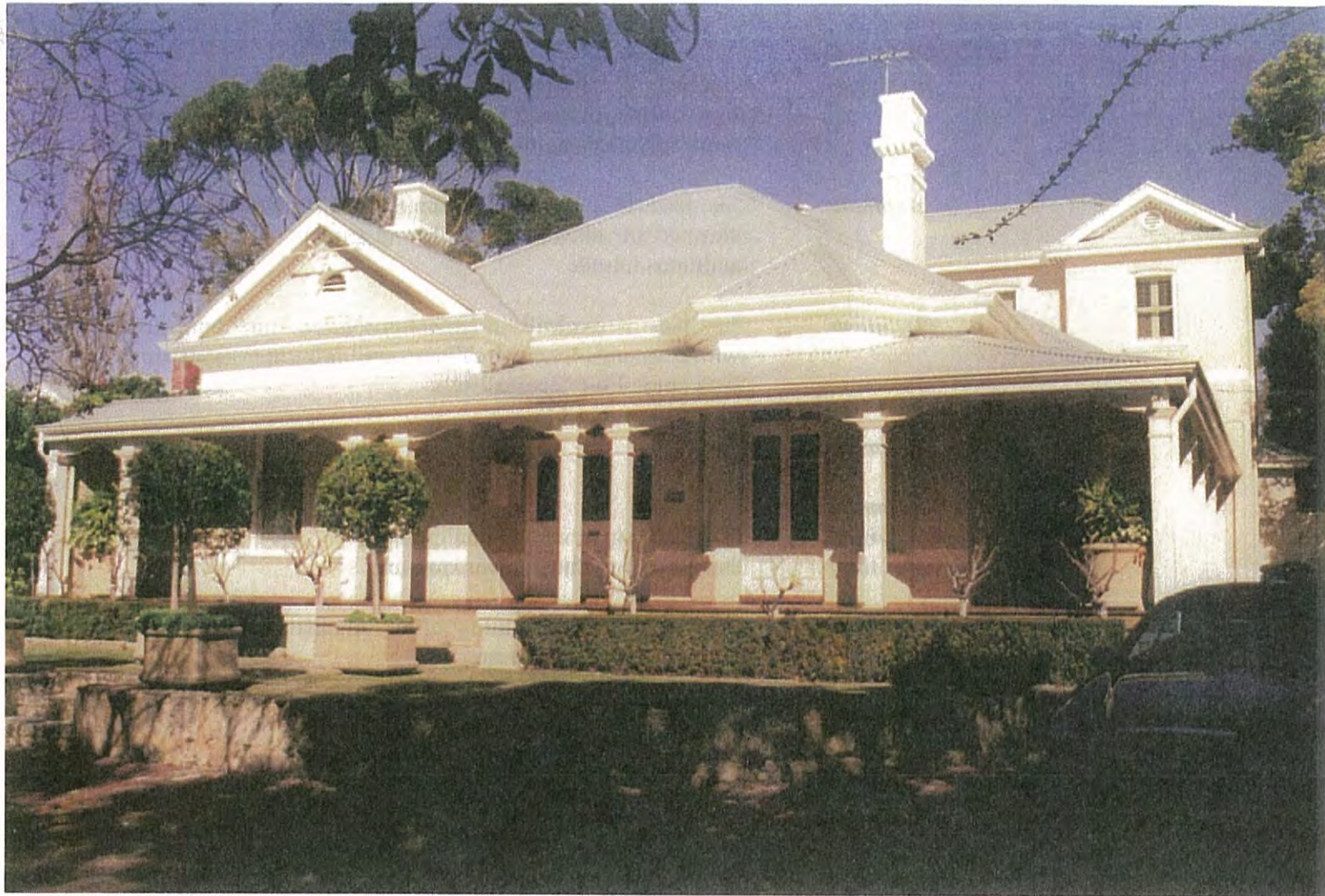
- it has considerable historical significance due to its associations with Miss Nisbet, her school, and the Karrakatta Club;
- it is a fine exemplar of its style;
- it is a comparatively rare style in Perth;
- it has social significance as the home of Annie Nisbet's school;
- it is a major townscape element.

THEME/S

1.1, 1.2, 1.3, 1.4
2.1, 2.2, 2.3, 2.4
3.1, 3.3
4.1, 4.2

LISTINGS/AWARDS REFERENCES

R. Pascoe *Western Australia's Capital Suburb, Peppermint Grove*
Evans Sisters *Place Data Records*



NAME
ADDRESS

Lot No 8
Street No 30
Street Irvine

MANAGEMENT

Category 1

DESCRIPTION

Construction Date
Construction Materials

c.1905-10

Walls: Painted brickwork and render detail

Roof: Galvanised iron

Other: Timber joinery and verandah

Style and Elements

Federation Queen Anne cum Free Classical

Paired timber verandah columns & bressemer, pedimented gables, tall chimneys

Modifications

Substantial additions

Setting

Picket fence between garden and street

BACKGROUND

Original Owner

A H Collison

Other Owners

A.L Newman, Hudson Family, S & J Farrell,

Original Designer

Original Builder

ASSESSMENTS

Historical

Numbers 28, 30 and 32 Irvine Street were all built in the first decade of the twentieth century and form a group. Some historical significance.

Aesthetic

The place is an attractive example of a bungalow set on an elevated site above a terraced front garden. The substantial additions intrude.

Technical

The place is basically a Federation Queen Anne bungalow with a verandah having columns and bressemer details in a Federation Free Classical style.

Social

Environmental

Cultural Group Townscape Area

The place is part of a cultural group.
The place is within a townscape area.

Rarity

The Free Classical detailing of the verandah and pedimented gable is comparatively rare.

Representativeness

STATEMENT OF SIGNIFICANCE

This single storey painted brick and iron bungalow, in the Federation Queen Anne cum Federation Free Classical style, has cultural significance because:

- it is an attractive bungalow from the first decade of the twentieth century, which is part of a group of three neighbouring properties, built at the same period;
- it is a comparatively rare example of a blended style of Federation Queen Anne cum Federation Free Classical;
- it is part of a townscape area.

THEME/S

1.1, 1.2, 1.4
2.1, 2.4
3.1, 3.3
4.2

LISTINGS/AWARDS

REFERENCES

R. Pascoe *Western Australia's Capital Suburb, Peppermint Grove*



NAME	St Agnes
ADDRESS	
<i>Lot No</i>	65
<i>Street No</i>	39
<i>Street</i>	Irvine
MANAGEMENT	Category 1
DESCRIPTION	
<i>Construction Date</i>	c. 1905 c. 1899
<i>Construction Materials</i>	Walls: Limestone Roof: Terra cotta tiles Other: Timber verandah joinery, timbered & pebbledash gable
<i>Style and Elements</i>	Federation Bungalow Original finishes, original verandah and chimneys
<i>Modifications</i>	Tiled roof replaced with corrugated iron, garage added extensive internal renovations.
<i>Setting</i>	Fenced garden to street
BACKGROUND	
<i>Original Owner</i>	D J Goyder
<i>Other Owners</i>	S L Shellabear
<i>Original Designer</i>	
<i>Original Builder</i>	

ASSESSMENTS

Historical

The place was constructed for David J Goyder, an accountant, and one of five accountants who lived in this part of the suburb, together with other from finance and realty. Goyder's son is listed amongst those former students of Scotch College 'Defenders of the Empire' who died during World War I. Site of first battleaxe subdivision in the Shire. Some historical significance.

Aesthetic

The place is a neat, subdued version of the Federation Bungalow.

Technical

The place is relatively intact and has a high degree of integrity.

Social

Environmental Cultural Group Townscape Area

The place is part of a townscape area

Rarity Representativeness

The place is a good example of the Federation Bungalow style. Its sobriety and simplicity distinguish it from the Federation Queen Anne and the Federation Arts & Crafts styles.

STATEMENT OF SIGNIFICANCE

This single storey brick and tile residence, in the Federation Bungalow style, has cultural significance because:

- it has historical associations with David J Goyder;
- it is a quiet, well proportioned, representative example of the Federation Bungalow style, with a high level of integrity;
- it is part of a townscape area.

THEME/S

1.1, 1.3
2.1, 2.3
3.1, 3.3
4.2

LISTINGS/AWARDS

REFERENCES

R. Pascoe Western Australia's Capital Suburb, Peppermint Grove



NAME
ADDRESS

Lot No 61
Street No 41
Street Irvine

MANAGEMENT Category 1

DESCRIPTION
Construction Date
Construction Materials

c.1904
Walls: Red brick with rendered bands and sills
Roof: Terra cotta tiles
Other: Timber joinery and verandah

Style and Elements

Federation Queen Anne
Bungalow style, with projecting front bay and bracketed gable with sunburst motif, skillion verandah to three facades, decorative original chimneys

Modifications

Thoughtfully restored and extended by G Ogden.

Setting

Apparent loss of decorative detail to verandah
Walled garden to street

BACKGROUND

Original Owner

J James (property), R H Goodman, Judge's Associate (house)

Other Owners

Shining Star Investments Pty Ltd.

Original Designer

Original Builder

ASSESSMENTS

Historical

The place was built on land originally belonging to Jesse James, who ran a market garden on the site from the earliest years of the suburb's establishment. Reginald and Lillie Goodman constructed the residence and occupied 41 Irvine Street for half a century. Refurbished by well known entrepreneur, Geoff Ogden. Some historical significance.

Aesthetic

The place is a handsome example of a Federation Queen Anne style bungalow, which has been sympathetically refurbished.

Technical

This bungalow has a high level of integrity that demonstrates a high level of technical skill in the manner that the detail elements complement the overall form and style of the place.

Social

Environmental Cultural Group Townscape Area

The place is part of a cultural group
The place is part of a townscape area.

Rarity

There are comparatively few places of this style with such a high level of integrity remaining.

Representativeness

The house is a fine example of the bungalow form of this style.

STATEMENT OF SIGNIFICANCE

This single storey brick, tile and timber bungalow, in the Federation Queen Anne style, has cultural significance because:

- it has historical significance through its associations with Jesse James, Reginald and Lillie Goodman and Geoff Ogden;
- it is a comparatively rare example of a fine example of its style and bungalow form, which retains such a high level of integrity;
- it is part of a cultural group and a townscape area.

THEME/S

1.1, 1.2, 1.3, 1.4
2.3, 2.4
3.1, 3.3
4.1, 4.2

LISTINGS/AWARDS

REFERENCES

R. Pascoe *Western Australia's Capital Suburb, Peppermint Grove*



NAME
ADDRESS

Lot No 1
Street No 42
Street Irvine

MANAGEMENT Category 2

DESCRIPTION
Construction Date
Construction Materials

1940
Walls: Painted brickwork
Roof: terra cotta tiles
Other: Timber joinery, solid brick balcony balustrades, concrete hoods.

Style and Elements

InterWar Functionalist
Two storey with ground floor loggia and terrace above
French doors, Chicago windows and concrete sunhoods

Modifications
Setting

Sympathetic additions
Walled garden to street

BACKGROUND

Original Owner Laura Lee Steere
Other Owners Allen G Tomlinson, V & S Savini
Original Designer
Original Builder

ASSESSMENTS

Historical	The place was built for Laura Lee Steere, and she lived there for a decade. She and Charles Lee Steere had lived at 7 View Street for 35 years and were well known Peppermint Grove identities. From 1955–75 the place was later owned by Allen G Tomlinson, prominent businessman and winner of the Australian Grand Prix in 1938. Considerable historical significance.
Aesthetic	The place is notable, occupying one of the corner sites at the major intersection in the suburb. It is in an InterWar style, which usually had a flat roof. In Perth the style was generally modified with the addition of a pitched roof, as in this case. The style became popular in the InterWar period, as the precursor of the new urban lifestyle which was expected after the Great Depression.
Technical	The design of the place is technically accomplished and is a good example of its style in the Perth variation. It has a high degree of integrity, which is comparatively unaffected by the sympathetic additions.
Social	The place is an important one as it represents the change in the social outlook which came with the third generation of Peppermint Grove residents.
Environmental	
Cultural Group	The place is a part of a cultural group.
Townscape Area	The place is part of a major townscape area.
Rarity	There were comparatively few single residences of this style constructed in Perth and fewer are still extant.
Representativeness	The style of the place is representative of the new urban vision which followed the Great Depression and the view point of the third generation of residents.

STATEMENT OF SIGNIFICANCE

This two storey painted brick and tile residence, in the InterWar Functionalist style, has cultural significance because:

- the place has historical associations with Laura Lee Steere, a well known Peppermint Grove identity, and Allen G Tomlinson, business-man and winner of the 1938 Australian Grand Prix;
- it is an attractive, technically accomplished and representative example of the Perth variant of its style, in a prominent corner location;
- it is representative of the new urban lifestyle which followed the Great Depression and the viewpoint of the third generation of the suburb's residents;
- the place is part of a cultural group and is a corner element in a townscape area at the suburb's heart.

THEME/S

1.1, 1.2, 1.3, 1.4
2.1, 2.3, 2.4
3.1, 3.3
4.1, 4.2

LISTINGS/AWARDS

REFERENCES

R. Pascoe *Western Australia's Capital Suburb, Peppermint Grove*



NAME
ADDRESS

Lot No 2
Street No 42A
Street Irvine

MANAGEMENT
DESCRIPTION

Construction Date c.1900
Construction Materials Walls: Weatherboard
Roof: Galvanised iron
Others:
Style and Elements Victorian – A comparatively plain and modest asymmetrical bungalow form decorated simply with a gable relief truss
Modifications Recent (1960's) clumsy introduction of cast iron verandah elements
Setting

BACKGROUND

Original Owner Earnest Andreas, Architect
Other Owners William Robertson, Captain Waterhouse, J S & A M Coll
Original Designer Earnest Andreas
Original Builder

ASSESSMENTS

<i>Historical</i>	Owned and occupied by E. Andreas who died shortly after its construction. There have since been many owners.
<i>Aesthetic</i>	An early example of its style and form when timber was seen as an acceptable alternative to brick.
<i>Technical</i>	The condition of the house is only fair with reduced integrity from recent inappropriate alterations and additions and age.
<i>Social</i>	
<i>Environmental Cultural Group</i>	The place is part of a cultural group.
<i>Townscape Area</i>	The place is located within a townscape area.
<i>Rarity</i>	The place shows evidence of the transition between Victorian and Federation styles.
<i>Representativeness</i>	

STATEMENT OF SIGNIFICANCE

This weatherboard, iron and iron cottage in a transitional Victorian/Federation style has cultural significance because :

- it has had some historical associations with residents of the Shire
- it is an early example of its style and form
- it has a reduced level of integrity compromised by inappropriate and unsympathetic additions.
- it is part of a cultural group and townscape area.

THEME/S

1.1, 1.2, 1.3, 1.4
2.1, 2.2, 2.3 , 2.4
3.1, 3.3
4.2

LISTINGS/AWARDS

REFERENCES

R. Pascoe *Western Australia's Capital Suburb, Peppermint Grove*



NAME	Tynedale
ADDRESS	
<i>Lot No</i>	1
<i>Street No</i>	43
<i>Street</i>	Irvine
MANAGEMENT	Category 2
DESCRIPTION	
<i>Construction Date</i>	c.1900
<i>Construction Materials</i>	Walls: Brick and limestone Roof: Slate shingles Other: Timber and metal joinery
<i>Style and Elements</i>	Original style indeterminate Part 1 and part 2 storeys in height
<i>Modifications</i>	Major additions to the original residence by L Connell
<i>Setting</i>	Walled to street
BACKGROUND	
<i>Original Owner</i>	Susan Whitfield
<i>Other Owners</i>	Norman Temperley, L R Connell, G R Forward & J B Gilmour
<i>Original Designer</i>	
<i>Original Builder</i>	

ASSESSMENTS

Historical

Susan Whitfield is the first recorded owner of the place. She is also recorded as a resident between 1935-45, during the 50 year residency of the Temperley family, between 1925-75. Norman Temperley was one of the number of successful merchants to move to Peppermint Grove in the 1920's. He was Managing Director of Miller's Timber Enterprise. The Temperleys were stalwart members of the Peppermint Grove community. Mrs Temperley initiated the local Red Cross branch and remained at its head for 21 years. The place was owned and occupied in later years by Laurie Connell. Considerable historical significance.

Aesthetic

Technical

Social

The personalities closely associated with the place have larger than life reputations.

Environmental

Cultural Group

Townscape Area

The street facade is part of a townscape area.

Rarity

Representativeness

STATEMENT OF SIGNIFICANCE

This part one and part two storey residence, of indeterminate original style, has cultural significance because:

- it has close historical associations with Susan Whitfield, Norman Temperley, the Temperley family and Laurie Connell;
- it has social value because of its association with larger than life personalities;
- it's street façade is part of a townscape area.

THEME/S

1.4
2.1, 2.3
3.1
4.2

LISTINGS/AWARDS

REFERENCES

R. Pascoe *Western Australia's Capital Suburb, Peppermint Grove*



NAME
ADDRESS

Lot No 36
Street No 44
Street Irvine

MANAGEMENT Category 1

DESCRIPTION

Construction Date c.1900-1905
Construction Materials Walls: Rendered brickwork
Roof: Galvanised iron
Other: Timber joinery, two storey verandah with extension
Style and Elements Victorian Italianate
Two storey timber verandah to two facades, with ground floor extension to the side garden, terminating in wide gable, with a ground floor oriel bay.
Modifications Painted brickwork
Setting Timber fenced garden to street

BACKGROUND

Original Owner Horatio Scholl
Other Owners M P & J E Hall
Original Designer Charles Oldham
Original Builder

ASSESSMENTS

Historical

The place was designed by Charles Oldham and built for Horatio Scholl as an investment property. Charles Oldham was also responsible for 'Unalla', the Rischbeith mansion, two blocks to the north. Scholl was a successful businessman who joined the number of 'gentlemen' who earned their wealth in the new era of urban investment in the late nineteenth / early twentieth centuries, following the gold boom period. Considerable historical significance.

Aesthetic

The style of the place is a revival of a Victorian style. It is a handsome example of the style and has the unusual feature of an extension to the ground floor verandah and is seen in profile from the street.

Technical

Charles Oldham, in his Peppermint Grove designs, shows himself to be a highly competent, although conservative architect. This residence is a fine, reserved example of its style, which retains a high level of integrity.

Social***Environmental
Cultural Group
Townscape Area***

The place is part of a cultural group.
The place is a major corner element in a townscape area.

Rarity

There are few examples of Victorian Italianate in the suburb or the region.

Representativeness

The residence is a good, somewhat rude, example of its style.

STATEMENT OF SIGNIFICANCE

This two storey brick and iron residence, in the Victorian Italianate style, has cultural significance because:

- it has historical associations with Horatio Scholl, a prominent businessman, and Charles Oldham, one of the leading architects, of their time;
- it is a fine, although conservative, example of its comparatively rare style;
- it retains a high level of integrity;
- it is part of a cultural group and is a major corner element in a townscape area.

THEME/S

1.1, 1.2, 1.3, 1.4
2.1, 2.3, 2.4
3.1
4.1, 4.2

LISTINGS/AWARDS***REFERENCES***

R. Pascoe *Western Australia's Capital Suburb, Peppermint Grove*



NAME	'Altidore'
ADDRESS	
<i>Lot No</i>	10
<i>Street No</i>	45
<i>Street</i>	Irvine
MANAGEMENT	Category 1
DESCRIPTION	
<i>Construction Date</i>	c.1898/1899
<i>Construction Materials</i>	Walls: Coursed and pointed rusticated limestone Roof: Galvanised iron Other: Timber joinery, fish scale shingles to balcony balustrade, rendered chimneys
<i>Style and Elements</i>	Federation Queen Anne Finely detailed and pointed limestone walling. Original finely detailed timber joinery to openings, bays and verandahs, including elegant columns, bressumer and bracket details and original fish scale shingles to upper verandah above the main entry.
<i>Modifications</i>	Substantial additions
<i>Setting</i>	Set in spacious grounds with low front fence
BACKGROUND	
<i>Original Owner</i>	J.B Percy
<i>Other Owners</i>	John & Agnes Church, Dr J D & F S Woods
<i>Original Designer</i>	
<i>Original Builder</i>	

ASSESSMENTS

Historical

The place was built by J B Percy, Manager of the Union Bank, one of the four main banks in Western Australia during the late nineteenth/early twentieth centuries. It was among the first of the early mansions in Peppermint Grove. The original residence was extensive and had rooms for the family's own governess. The place was bought in 1906, by John Church, hardware merchant. His company John Church & Co was later taken over by J & W Bateman. John Church is largely responsible for the gardens. His eldest son Norman married Jessie Scholl in 1908 and lived at 62 Leake Street, back to back with his parents property and part of the large Scholl property holding. Considerable historical significance.

Aesthetic

The residence showed a sophisticated use of materials, a picturesque use of elements and a surprising level of maturity in the use of a comparatively new style.

Technical

The maturity of John Church's garden makes the scale of the original mansion and its original presentation hard to assess. The details of the place demonstrate considerable technical competence and a medium to high level of integrity.

Social

Environmental

Cultural Group

Townscape Area

The place is part of a cultural group.

The place is part of a townscape area.

Rarity

It is rare for a place to have retained such a high level of integrity in its fine and outstanding detailing.

Representativeness

STATEMENT OF SIGNIFICANCE The two storeyed limestone, iron and timber mansion, in a sophisticated Federation Queen Anne style, has cultural significance because:

- it has historical associations with J B Percy and John Church two of the prominent residents of the first generation of Peppermint grove residents;
- the residence is a very early and sophisticated example of its style and period in the suburb;
- the maturity of the garden is a testament to John Church's interest in gardens;
- it is part of a cultural group and a townscape area.

THEME/S

1.1, 1.2, 1.3, 1.4
2.1, 2.3, 2.4
3.1
4.1, 4.2

LISTINGS/AWARDS

REFERENCES

R. Pascoe *Western Australia's Capital Suburb, Peppermint Grove*



NAME
ADDRESS

Lot No 100
Street No 46
Street Irvine

MANAGEMENT
DESCRIPTION

Construction Date Category 1
Construction Materials c.1900-1905
Walls: Limestone
Roof: Galvanised iron
Other: Brick chimney, timber verandah, limestone fence
Style and Elements Victorian Georgian
Simple building form with surrounding skillion verandah.
Strong basic pattern accommodates variations in openings
and verandah uses.
Modifications Intrusive carport in front curtilage
Setting Low walled garden to street

BACKGROUND

Original Owner H.A Cresswell
Other Owners A & J Smith, S.J & K.R Zerovich
Original Designer
Original Builder

ASSESSMENTS

Historical

The place was built by one of the number of middle level civil servants to reside in this part of Peppermint Grove in the early twentieth century. Some historical significance.

Aesthetic

The house is reminiscent of William F Sayer 'Bleak House' in its Georgian simplicity and symmetry.

Technical

The house demonstrates the simplicity and symmetry of its style. It is austere and well proportioned and has a medium to high level of integrity.

Social

Like Sayer's and other public servants' houses it is conservative in style and type of accommodation.

Environmental

Cultural Group

Townscape Precinct

The place is part of a cultural group.
The place is within a townscape area.

Rarity

The use of styles from a previous era are comparatively rare in the suburb.

Representativeness

The place is a textbook example of its style.

STATEMENT OF SIGNIFICANCE

The single storey stone and iron residence, in the Victorian Georgian style, has cultural significance because:

- it has historical association with H A Cresswell;
- it is a fine example of the Victorian Georgian style;
- it illustrates the propensity for the houses of public servants to be conservative in style and type of accommodation;
- it is part of a cultural group and townscape area.

THEME/S

1.1, 1.3, 1.4
2.1, 2.3
3.1
4.2

LISTINGS/AWARDS

REFERENCES

R. Pascoe *Western Australia's Capital Suburb, Peppermint Grove*



NAME
ADDRESS

Lot No 50
Street No 56
Street Irvine

MANAGEMENT Category 2

DESCRIPTION

Construction Date 1931
Construction Materials Walls: Brick and render
Roof: Terra cotta tiles
Other: Timber joinery, concrete columns
Style and Elements InterWar California Bungalow cum Moderne
Bay window, original chimney
The generous and expansive Moderne outdoor room removed the constraints of the traditional Bungalow verandah
Modifications New double storey additions
Setting Walled front garden

BACKGROUND

Original Owner E.J Keith Hodge
Other Owners Geoffrey Allan Bingemann
Original Designer
Original Builder

ASSESSMENTS

Historical

Keith Hodge, was a senior manager of Elder Smith, and was among a number of new merchants to move to Peppermint Grove during the InterWar period, as was his neighbour John McCann at 51 Irvine Street. More latterly the place has been owned by Geoffrey Bingemann, a former Boans director, who revived the Sandover stores in regional centres on the Central and South West. These were taken over by Harris Scarfe. Some historical significance.

Aesthetic

The place is a handsome example of its time with the Moderne verandah complementing the roof line of the bay window to provide a generous and welcoming façade.

Technical

A skilful blending of the characteristics of two InterWar styles, which has retained a high level of integrity.

Social

The development of an outdoor room was a forerunner of the PostWar lifestyle change with considerable indoor-outdoor interaction.

Environmental

Cultural Group

Townscape Area

The place is part of a cultural group.

The place is part of a townscape area.

Rarity

The blending of two InterWar styles in this way is relatively rare in the suburb.

Representativeness

STATEMENT OF SIGNIFICANCE

The single storey brick, render and tile bungalow, in the InterWar California Bungalow cum Moderne style, has cultural significance because:

- it has historical association with successful merchants Keith Hodge and Geoffrey Bingemann;
- it is a skilful blending of the two InterWar styles to the benefit of each;
- it is a handsome example of its time which has retained a high level of integrity;
- it is part of a cultural group and a townscape area.

THEME/S

1.1, 1.2, 1.3, 1.4
2.1, 2.3
3.1, 3.3
4.2

LISTINGS/AWARDS

REFERENCES

R. Pascoe *Western Australia's Capital Suburb, Peppermint Grove*



NAME	Tarrington cum Stonehaven
ADDRESS	
<i>Lot No</i>	46
<i>Street No</i>	60
<i>Street</i>	Irvine
MANAGEMENT	Category 1
DESCRIPTION	
<i>Construction Date</i>	1900
<i>Construction Materials</i>	Walls: Limestone
	Roofs: Galvanised iron
	Other: Timber joinery
<i>Style and Elements</i>	Federation Queen Anne
	Verandah to three facades, diagonal corner bay with bracketed gable, original central chimney
<i>Modifications</i>	New additions
<i>Setting</i>	Tall picket fence to street
BACKGROUND	
<i>Original Owner</i>	Clayton Mason
<i>Other Owners</i>	W Balston
<i>Original Designer</i>	
<i>Original Builder</i>	

ASSESSMENTS

Historical

The place was originally constructed as 60 The Esplanade, prior to its subdivision, when the place became 60 Irvine Street. The bungalow was constructed for Clayton Mason, Controller of Customs, a senior public service commission. The house was constructed from locally quarried limestone. Mason occupied the place until 1920. From 1925-1950 the place was owned by pastoralist William Balston, husband of one of Octavius Burt's daughters. Considerable historical significance.

Aesthetic

The place is quite austere, relying on its simplicity and proportions. It is almost Victorian Georgian in its character, apart from the decorative timber joinery of the verandah, the diagonal bay, handsome bracketed gable and the dominant central chimney.

Technical

The place is a fine, but austere, example of its style. It has retained a high level of integrity.

Social

The place is another in the trend of conservative designs by public servants. A tradition which commenced with William Sayer and 'Bleak House'.

Environmental

Cultural Group
Townscape Area

The place is part of a cultural group.

The place is within a townscape area.

Rarity

There are few examples of this style which are austere and Georgian in character, in the suburb.

Representativeness

It is representative of the conservativeness of places constructed by the first generation of public servants.

STATEMENT OF SIGNIFICANCE

This single storey limestone, iron and timber bungalow, in the Federation of Queen Anne style, has cultural significance because:

- it has strong associations with Clayton Mason, William Balston and the Burt Family;
- it a comparatively rare example of its style in such an austere form;
- it is representative of the conservativeness of early public servants in the design of their residences;
- it retains a high level of integrity;
- it is part of a cultural group and a townscape area.

THEME/S

1.1, 1.3, 1.4
2.1, 2.3
3.1
4.1, 4.2

LISTINGS/AWARDS

REFERENCES

R. Pascoe *Western Australia's Capital Suburb, Peppermint Grove*



NAME
ADDRESS

Lot No 4
Street No 16
Street Johnston

MANAGEMENT Category 2

DESCRIPTION

Construction Date	c.1910-30
Construction Materials	Walls: Timber weatherboards Roofs: Decromastic tiles Other: Timber verandah, brick chimney, timber picket fence
<i>Style and Elements</i>	Victorian Georgian cottage Narrow verandah within speaking distance of street, symmetrical design around a central passage, bracketed eaves, U roof form, brick chimneys
<i>Modifications</i>	Roofs replaced
<i>Setting</i>	Picket fence and cottage set 1.0m from street boundary

BACKGROUND

<i>Original Owner</i>	Tobias Speiron
<i>Other Owners</i>	P.N & S.K Kilpa
<i>Original Designer</i>	
<i>Original Builder</i>	

ASSESSMENTS

Historical

This cottage was built by Tobias Speiron c.1910, one of the many working men to build in this part of Peppermint Grove in the early twentieth century. It was occupied by his family until recent times. Some historical significance.

Aesthetic

This modest cottage is a pattern book design from an earlier era, such as would be expected in the inner suburbs of Melbourne and Sydney or the major goldfields settlements of Victoria and New South Wales.

Technical

The place is a text book example of an inner suburban worker's cottage from the Victorian period, used here during the Gold Boom period. A moderate to high level of integrity.

Social

The place is part of a group reflecting the socio/economic development of Peppermint Grove and the range of housing types in the suburb. Some social significance.

ENVIRONMENTAL

Cultural Group

The place is part of a cultural group.

Townscape Area

The place is part of a townscape area.

Rarity

Places of this type and style are rare in Peppermint Grove.

Representativeness

The place is representative of the social diversity of the early phase of the suburb's development.

STATEMENT OF SIGNIFICANCE

This single storey weatherboard and tile cottage, in the Victorian Georgian style, has cultural significance because:

- it was associated with the family of Tobias Sperion for about seven decades;
- it is a rare type and style of worker's cottage within the suburb and the Perth region generally, and retains a moderate to high level of integrity;
- it represents the range of housing types available in the suburb during its first phase of development;
- it is part of a cultural group and within a townscape area.

THEME/S

1.1, 1.3, 1.4
2.1, 2.2, 2.3
3.1
4.1, 4.2

LISTINGS/AWARDS

REFERENCES

R. Pascoe *Western Australia's Capital Suburb, Peppermint Grove*



NAME
ADDRESS

Lot No Pt 24
Street No 43
Street Johnston

MANAGEMENT Category 1

DESCRIPTION
Construction Date
Construction Materials

c.1905
Walls: Limestone
Roof: Terra cotta tiles
Other: Timber joinery
Federation Bungalow
Symmetrical form, verandah to three facades
Addition of carport, loss of chimneys
Low wall separating garden from street

Style and Elements

Modifications
Setting

BACKGROUND

Original Owner
Other Owners

James Carr, Anthony A Forrest, Stone family, A.S
Raybould

Original Designer
Original Builder

ASSESSMENTS

Historical

Whilst the original owner is not clear the place has been owned by a number of prominent citizens of the suburb – James Carr, Anthony Forrest, the Stone family. Considerable historical significance.

Aesthetic

The place is unusual as the verandah columns are constructed in the same material as the walls, giving the appearance of modelling the residence from a block of material.

Technical

The place is a fine example of its style, however, its symmetry has been intruded upon by the otherwise sympathetically designed carport. It retains a moderate to high level of integrity.

Social

Environmental Cultural Group Townscape Area

The place is part of a townscape area.

Rarity

Representativeness

STATEMENT OF SIGNIFICANCE

This single storey limestone, timber and tile residence, in the Federation Bungalow style, has cultural significance because:

- it has historical associations with a number of prominent local citizens, representing each generation of the suburb's development;
- it is a fine, although unusual, example of its style and period, which retains a moderate to high level of integrity;
- it is part of a townscape area.

THEME/S

1.1, 1.2, 1.3
2.1, 2.3
3.1
4.2

LISTINGS/AWARDS

REFERENCES

R. Pascoe *Western Australia's Capital Suburb, Peppermint Grove*



NAME	'Rostrevor'
ADDRESS	
<i>Lot No</i>	Pt 18
<i>Street No</i>	46
<i>Street</i>	Johnston
MANAGEMENT	Category 1
DESCRIPTION	
<i>Construction Date</i>	c.1910
<i>Construction Materials</i>	Walls: Brick with rendered stripes Roof: Galvanised iron Other: Timber joinery, painted chimneys
<i>Style and Elements</i>	Federation Queen Anne Verandah to two facades, between gabled bays, asymmetrical placement of chimneys
<i>Modifications</i>	Bressemer replaced horseshoe lattice screens to verandah
<i>Setting</i>	Hedged garden to street, oriented across intersection towards the McMillan mansion opposite
BACKGROUND	
<i>Original Owner</i>	Thomas Hope
<i>Other Owners</i>	J G & A M Simmons
<i>Original Designer</i>	
<i>Original Builder</i>	

ASSESSMENTS

Historical

The place was built c.1910 by Thomas Hope, an accountant, who was one of the many professional men to build in Peppermint Grove at the beginning of the twentieth century. Thomas and Ada Hope were prominent members of the Peppermint Grove community and lived in 'Rostrevor' for 70 years. Considerable historical significance.

Aesthetic

The house is one of the finest bungalows of the pre World War I period, located at the end of the View Street vista and oriented towards the McMillan mansion opposite.

Technical

The place is a generous and handsomely designed bungalow, which has lost some of its individuality and presentation due to the changes to the verandah and the chimneys. It has retained a moderate to high level of integrity.

Social

'Rostrevor' was the home of the Hope family and a long established place within the Peppermint Grove community. Some social significance.

Environmental

Cultural Group

Located opposite the McMillan mansion the place is part of a cultural group.

Townscape Area

The place is within a townscape area.

Rarity

The place, in its original form, had a unique character of verandah, whose horseshoe rhythm emphasised the scale and generosity of the verandah.

Representativeness

STATEMENT OF SIGNIFICANCE

This expansive single storey brick, render, timber and iron residence, in the Federation Bungalow style, has cultural significance because:

- it has long historical associations with Ada and Thomas Hope;
- it is one of the finest bungalows from the pre World War I period;
- its original verandah decoration was unique;
- it has social significance;
- it retains a moderate to high level of integrity;
- it was designed to relate to the View Street vista and oriented to the McMillan mansion opposite;
- it is part of a cultural group and is within a townscape area.

THEME/S

1.1, 1.2, 1.3, 1.4
2.1, 2.3, 2.4
3.1, 3.3
4.1, 4.2

LISTINGS/AWARDS

REFERENCES

R. Pascoe *Western Australia's Capital Suburb, Peppermint Grove*



NAME Manners Hill Park Pavilion
ADDRESS
Lot No Reserve 7802
Street No
Street Johnston, Keane, Lilla

MANAGEMENT Category 1
DESCRIPTION
Construction Date 1903
Construction Materials Walls: Timber and Corrugated Galvanised Iron
Roof: Corrugated Galvanised Iron
Others: Decorative Lattice Gable
Style and Elements Federation Queen Anne
Gambrel roofed pavilion open on two sides, open fronts supported on stout timber columns with trellised bressemer, closed faces of vertical cladding with trellis above.
Modifications
Setting Pavilion set within a Public Reserve

BACKGROUND
Original Owner Crown Land
Other Owners Crown Land
Original Designer Sir J J Talbot Hobbs
Original Builder

ASSESSMENTS

Historical

Manners Hill Park Pavilion was built on land that was originally Edward Keane's cow paddock. In 1899 the land was purchased by the Crown and created into a public park. The Pavilion was erected in 1903, by which time a 6-hole golf course had been established in the park. The reserve and pavilion were created as places of public enjoyment, and continue in that role. The pavilion itself is one of few remaining public pavilions located in an open reserve. Considerable historical significance.

Aesthetic

The pavilion was designed in the prevailing style of the Gold Boom period residences in Peppermint Grove. The Pavilion has been well maintained and has been little adapted and has retained its original character. The Park extends the open space of the foreshore and Keane's Point and provides a public focus for the recreational activities of the suburb.

Technical

The Pavilion is an accomplished design which skillfully relates style, scale and detail.

Social

A valuable and continuing site of Peppermint Grove social life. Considerable social significance.

ENVIRONMENTAL

Cultural Group Townscape Area

The Pavilion is within the Manners Hill Park. Manners Hill Park neighbours Keane's Point (Freshwater Bay Yacht Club).

Rarity

The Pavilion is one of few remaining public pavilions and one of fewer pavilions in this style.

Representativeness

STATEMENT OF SIGNIFICANCE

This single storeyed timber framed and corrugated galvanised iron roofed Pavilion, in the Federation Queen Anne style, has cultural significance because:

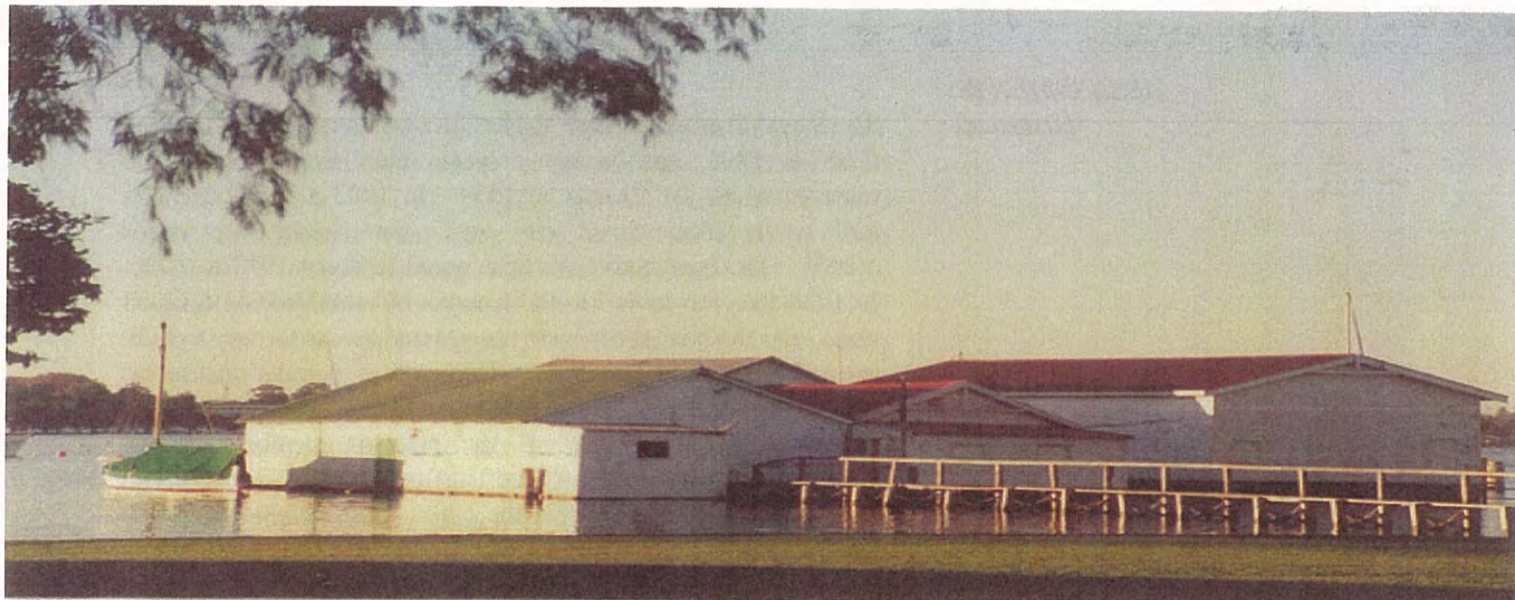
- the Park and its Pavilion have been established for a century and, for most of the history of Peppermint Grove, have been a social and recreational focus for the suburb;
- the Park and Pavilion have considerable historical and social significance;
- the Pavilion is a comparatively rare example of a public pavilion of this period;
- the park has associations with Keane and Sir J J Talbot Hobbs.

THEME/S

1.1, 1.2, 1.3, 1.4
2.1, 2.2, 2.3
3.1, 3.2, 3.3
4.1, 4.2

LISTINGS/AWARDS REFERENCES

Register of the National Estate: File Number 5/11/019/0005
R. Pascoe *Western Australia's Capital Suburb, Peppermint Grove*



NAME	Boat Sheds
ADDRESS	
<i>Lot No</i>	Reserve 17113
<i>Street No</i>	
<i>Street</i>	Eastern End of Keane Street
MANAGEMENT	
DESCRIPTION	Category 1
<i>Construction Date</i>	1913-20
<i>Construction Materials</i>	Walls: Timber weatherboards Roof: Galvanised iron Other: Timber decks and walkways
<i>Style and Elements</i>	Federation Vernacular Simple shed forms, with platforms and associated moorings, set offshore and reached by jetties.
<i>Modifications</i>	
<i>Setting</i>	North foreshore of Keane's Point, adjacent to Royal Freshwater Bay Yacht Club
BACKGROUND	
<i>Original & Current Owner</i>	Royal Freshwater Bay Yacht Club (boatsheds) Crown (foreshore)
<i>Original Designer</i>	
<i>Original Builder</i>	Augustus Roe & Talbot Hobbs

ASSESSMENTS

Historical	The Royal Freshwater Bay Yacht Club was formed as a 'Boating Club' in 1896, and became a 'yacht club' in 1903, the club received its Royal Charter in 1934. In 1903 a clubhouse was built on the Irvine Street jetty, and a new slipway was added c.1905. The boatsheds have been dated to about 1913 to 1920. In 1936 the club moved to the Keane's old residence on Keane's point, and the boat sheds were transported across the bay to their present position. The Yacht Club was a popular institution among Peppermint Grove residents and had a junior division for the local youth. Many of the stalwart members of the Peppermint Grove, such as Chief Justice McMillan and William Evans, held key positions in the club. Considerable historical significance.
Aesthetic	The boatsheds are straightforward examples of their genre, but made more picturesque by their grouping and being located on the well lit southern foreshore.
Technical	The boatsheds are unusual in having been relocated from another nearby site. This probably meant that the piled footings were renewed at that time.
Social	Enjoyed by a large number of the Peppermint Grove community. Contributed to the community's social development. Considerable social significance.
Environmental	
Cultural Group	The boatsheds form a group
Townscape Area	The boatsheds are part of the Keane's Point townscape area
Rarity	Boatsheds of this period located on foreshores are becoming increasingly rare.
Representativeness	The grouping reflects the nature and standard of accommodation of early boating clubs. The form of the boatsheds is typical of boatsheds from the World War I period, built simply from the most available materials, in a time of material shortages.

STATEMENT OF SIGNIFICANCE

This group of weatherboard and galvanised iron boatsheds, in Federation Vernacular style, have cultural significance because:

- the boatsheds formed the early accommodation for the Freshwater Bay Yacht Club, which was a popular institution amongst Peppermint Grove residents;
- the boatsheds reflect the nature and standard of accommodation for early boating clubs;
- the boatsheds are part of the Keane's Point cultural group and townscape area.

THEME/S

1.1, 1.3, 1.4
2.1, 2.2, 2.3
3.1
4.1, 4.2

LISTINGS/AWARDS

REFERENCES

R. Pascoe *Western Australia's Capital Suburb, Peppermint Grove*



NAME
ADDRESS

Lot No 50
Street No 3
Street Keane

MANAGEMENT Category 1

DESCRIPTION

Construction Date c.1897
Construction Materials Walls: Face brickwork, limestone base to original
Roof: Galvanised iron
Other: Timber joinery
Style and Elements Victorian Georgian
Bay windows, suspended timber verandahs
Modifications Eastern bay modified, garage at lower floor level
Divided into two units
Setting Elevated above street

BACKGROUND

Original Owner C.H Smith
Other Owners Utting family, D G & M R Crawford.
Original Designer
Original Builder

ASSESSMENTS

Historical

The place was one of the earliest residences in the suburb, as it was constructed c.1897, for C H Smith Secretary of the Road Board. The residence is a block from the former Road Board offices. Owned from 1925 for over half a century by the Utting family. Considerable historical significance.

Aesthetic

The original form of the place is evident in the western half, whereas the eastern half has been adapted.

Technical

The design is pre Federation in its origin. Its overall integrity has been compromised by the adaptation although the extant original retains a moderate to high level of integrity.

Social

The place is valued because of its association with the early phases of local governance in the district.

Environmental Cultural Group Townscape Area

The place is part of a cultural group.

Rarity

Because it is one of the earliest residences in the district and is associated with the first phase of the Road Board the place has rarity value for historical reasons.

Representativeness

STATEMENT OF SIGNIFICANCE

This elevated single storey face brick and iron residence, in the Victorian Georgian style, has cultural significance because:

- it has historical associations with C H Smith, Secretary of the Road Board and the Utting family;
- the unadapted section demonstrates its original form and retains a moderate to high level of integrity;
- it together with the Cottesloe Primary School and the former Road Board offices was at the heart of early community facilities;
- it is part of a cultural group.

THEME/S

1.4
2.1, 2.2, 2.3
3.1
4.1, 4.2

LISTINGS/AWARDS

REFERENCES

R. Pascoe *Western Australia's Capital Suburb, Peppermint Grove*
Evans Sisters *Place Data Records*



NAME
ADDRESS

Lot No 13
Street No 9
Street Keane

MANAGEMENT

Category: 1

DESCRIPTION

Construction Date c.1900
Construction Materials Walls: Dressed limestone with brick quoining
Roof: Galvanised iron
Other: Timber joinery
Style and Elements Federation Queen Anne
Bullnose verandah to three facades, original chimneys
Modifications Roof and verandahs replaced and detail removed.
Setting Fenced garden to street

BACKGROUND

Original Owner Thomas Nankivill (accountant)
Other Owners R.S & R.E Draper
Original Designer
Original Builder

ASSESSMENTS

Historical

This place is one of a number of houses built by professional people in this part of Peppermint Grove around the turn of the twentieth century. This place was built by Thomas Nankivill, accountant, and was the family home for 25 years. Some historical significance.

Aesthetic

The basic form and character of the place has been retained, however, the replacement roof and bullnose verandah have stripped original detail and finesse.

Technical

The place is an austere version of Federation Queen Anne, due to loss of detail, however, original wall and joinery fabric fully retains its integrity.

Social

Environmental Cultural Group Townscape Area

The place is part of a cultural group
The place is within a townscape area.

Rarity

There are comparatively few places which retain their dressed limestone and brick quoined walls, with the same level of integrity.

Representativeness

STATEMENT OF SIGNIFICANCE

This single storey dressed limestone, brick quoined, timber and iron bungalow, in a stripped Federation Queen Anne style, has cultural significance because:

- it has historical associations with Thomas Nankivill, accountant;
- it is a stripped back example of its style, which retains a high level of integrity for key elements of the fabric;
- it is one of comparatively few places in the suburb with dressed walling which combines brick quoining;
- it is part of a cultural group and a townscape area.

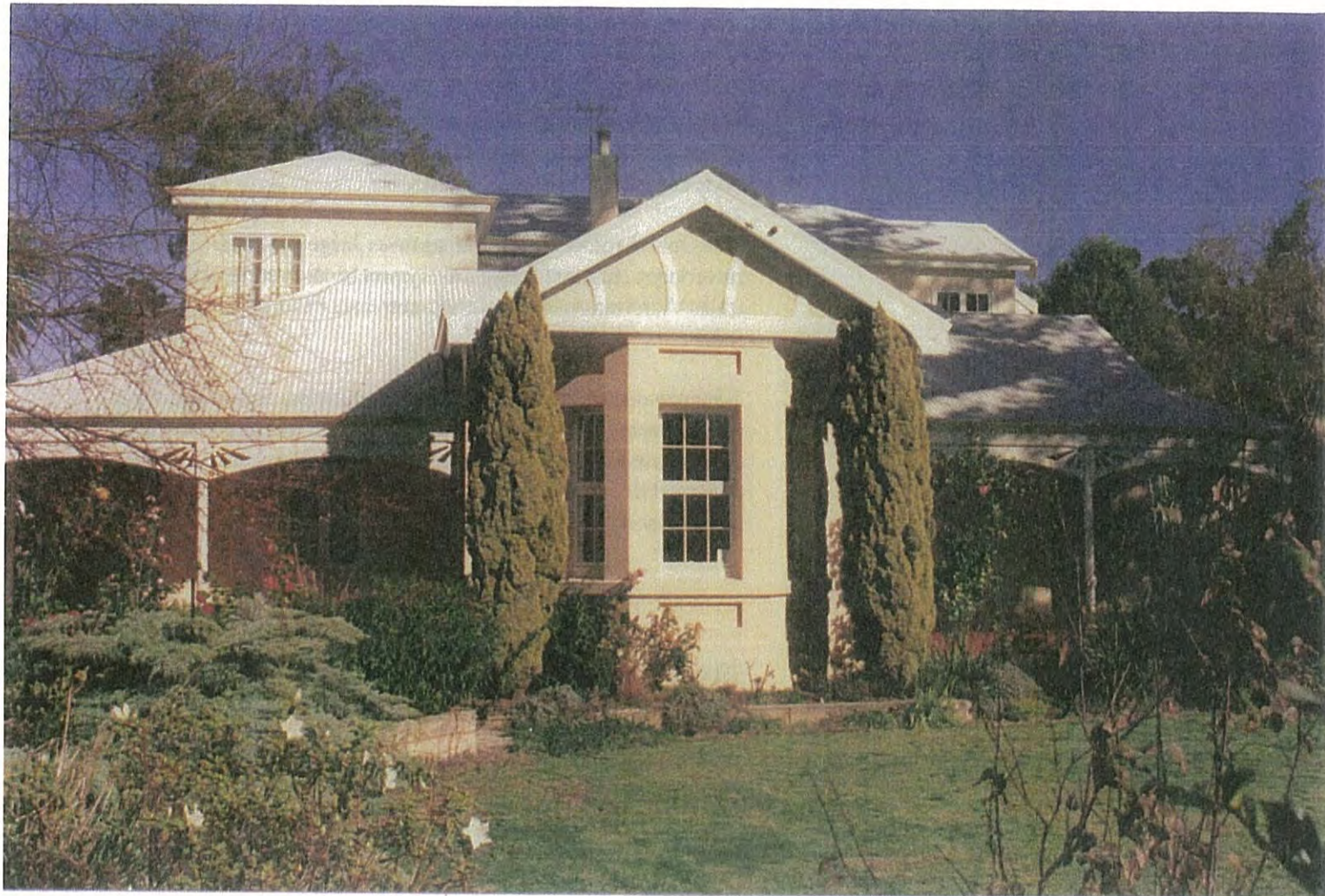
THEME/S

1.1, 1.3, 1.4
2.1, 2.3
3.1
4.2

LISTINGS/AWARDS

REFERENCES

R. Pascoe *Western Australia's Capital Suburb, Peppermint Grove*



***NAME
ADDRESS***

Lot No 104
Street No 10
Street Keane

***MANAGEMENT
DESCRIPTION***

Construction Date Category 2
Construction Materials c.1900
Walls: Rendered and painted
Roof: Galvanised iron
Other: Timber joinery, lining board
Style and Elements Federation Queen Anne bungalow
Octagonal bay with flying gable, breaking return verandahs,
gently crippled hipped roof, verandah joinery reminiscent of
Victorian Georgian style
Modifications Painted original finishes, intrusive two storey additions
extensively renovated
Setting Fenced garden to street

BACKGROUND

Original Owner W W Moyes (Clerk)
Other Owners J.J & M.J Carter
Original Designer
Original Builder

ASSESSMENTS

Historical

This place is another early residence of the suburb, built for a professional person around the turn of the twentieth century, in this case W W Moyes, a clerk.

Aesthetic

The front of the original bungalow is largely intact, with its projecting octagonal bay and symmetrical verandahs in a rather Victorian Georgian character as is the gently hipped roof.

Technical

The place demonstrates the transitional styles of much of the early houses. In this case the Victorian Georgian form has been adapted with a projecting octagonal bay in the Queen Anne style. The original section of the place retains a moderate level of integrity.

Social

Environmental ***Cultural Group*** ***Townscape Area***

The place is part of a cultural area
The place is within a townscape area

Rarity

It is comparatively rare to see the grafting of the forms from two styles as clearly as this example.

Representativeness

STATEMENT OF SIGNIFICANCE

This single storey rendered and painted bungalow, in the Federation Queen Anne style with Victorian Georgian elements, has cultural significance because:

- it has associations with W W Moyes, an early professional resident;
- it is a comparatively rare and clear demonstration of the conjunction between the two styles;
- it is part of a cultural group and a townscape area.

The additions are excluded from this assessment.

THEME/S

1.1, 1.2, 1.3, 1.4
2.1, 2.4
3.1, 3.3
4.2

LISTINGS/AWARDS

REFERENCES

R. Pascoe *Western Australia's Capital Suburb, Peppermint Grove*



NAME
ADDRESS

Lot No 14
Street No 11
Street Keane

MANAGEMENT
DESCRIPTION

Construction Date c.1920
Construction Materials Walls: Painted brickwork
Roof: Terra cotta tiles
Other: Timber joinery, brick chimneys
Style and Elements Federation Bungalow
Gambrel hipped and crippled roof, Arts and Crafts style
detailing of verandah posts and brackets, California
Bungalow style detailing of corner window and side casement
window
Modifications Loss of ridge detail in replacement tile roofing, painted
brickwork
Setting Fenced garden to street
BACKGROUND
Original Owner D.M Cummings
Other Owners Dr R H & P M Wittenoom
Original Designer
Original Builder

ASSESSMENTS

Historical

This place was constructed for D M Cummings, c 1920. It appears his son Andrew Cummings in 1955 lived in No 34 Leake Street.

Aesthetic

The place is an attractive example of an early InterWar period bungalow which eclectically mixes elements of related styles.

Technical

The place has the form and character of pre World War I Federation Bungalow, however, it shows its InterWar provenance with the integration of Arts and Crafts and California Bungalow style details. It retains a moderate to high level of integrity.

Social

Environmental

Cultural Group

The place is part of a cultural group.

Townscape Area

The place is within a townscape area.

Rarity

Representativeness

The place is representative of how style carried over from the pre World War I period into the early InterWar period, combining elements of emerging InterWar styles.

STATEMENT OF SIGNIFICANCE

This single storey painted brick and tile residence, in the Federation Bungalow style, with elements of Arts and Crafts and California Bungalow styles, has cultural significance because:

- it is associated with D M Cummings;
- it is a pre World War I style which integrates elements of InterWar styles, demonstrating the style carry over and modification from one period to another;
- it retains a moderate to high level of integrity;
- it is part of a cultural group and a townscape area.

THEME/S

1.1, 1.3, 1.4
2.1, 2.4
3.1, 3.3
4.1, 4.2

LISTINGS/AWARDS

REFERENCES

R. Pascoe *Western Australia's Capital Suburb, Peppermint Grove*



NAME
ADDRESS

Lot No 39
Street No 13
Street Keane

MANAGEMENT Category 2

DESCRIPTION

Construction Date c.1916
Construction Materials Walls: Painted brickwork with rendered quoins
Roof: Terra cotta tiles
Other: Timber joinery
Style and Elements Federation Bungalow
Hipped and crippled roof, plain verandah joinery, painted original chimneys
Modifications
Setting Walled garden to street

BACKGROUND

Original Owner A. Ernest Sharland
Other Owners J K Ewers, P.J Kotia-Ewers
Original Designer
Original Builder

ASSESSMENTS

Historical

The place was built c.1916 by A Ernest Sharland, a printer, and one of the number of working men to build in this part of Peppermint Grove in the early decades of the twentieth century. Later owned and occupied by J.K Ewers, one of the earliest and most prominent historians to write Western Australian history. The place is now owned by a descendant of Ewers. Considerable historical significance.

Aesthetic

The place is a handsome example of a Federation Bungalow.

Technical

The place illustrates how residences constructed during and after World War I carried pre War styles into the InterWar period. This place is a textbook example of the Federation Bungalow style. It has a high level of integrity.

Social

Environmental

Cultural Group

Townscape Area

The place is part of a cultural group.

The place is within a townscape area.

Rarity

Representativeness

The place is a textbook example of its style.

STATEMENT OF SIGNIFICANCE

This single story brick, timber and tile residence, in the Federation Bungalow style, has cultural significance because:

- it has historical associations with A Ernest Sharland and J K Ewers, and continuing associations with the Ewers family;
- it is a textbook example of its style and retains a high level of integrity;
- it demonstrates how pre World War I styles were still developed in the early years of the InterWar period;
- it is part of a cultural group and a townscape area.

THEME/S

1.1, 1.3, 1.4

2.1, 2.3

3.1

4.1, 4.2

LISTINGS/AWARDS

REFERENCES

R. Pascoe *Western Australia's Capital Suburb, Peppermint Grove*



NAME
ADDRESS

Lot No 35
Street No 14
Street Keane

MANAGEMENT Category 1

DESCRIPTION

Construction Date c.1900
Construction Materials Walls: Brick and limestone decorative elements
Roof: Galvanised iron
Other: Timber joinery, brick chimneys
Style and Elements Victorian Italianate bungalow
Verandah to three facades, Georgian/Italianate joinery to verandahs, octagonal bay to front room
Modifications Extensive additions to rear and renovations
Setting Walled garden to street

BACKGROUND

Original Owner
Other Owners D & H MacKinnon
Original Designer
Original Builder

ASSESSMENTS

Historical

Aesthetic

This elegant bungalow is designed to sit within a garden setting and to relate to the garden on three facades. The fourth façade would have been to the kitchen garden and work areas. The verandah is one of the finest extant verandahs in the suburb.

Technical

The place is an exemplar of its style and form. Its form is particularly suited to a house sited in a large ornamental garden. Its style indicates a possible eastern states influence from the building booms there which followed the gold rush of the 1850s and 1860s. The place has a high level of integrity.

Social

Environmental

Cultural Group

Townscape Area

The place is part of a cultural group.

The place is within a townscape area.

Rarity

Bungalows in the Victorian Italianate style are rare in Western Australia, rarer than large two storey residences in the same style.

Representativeness

The place is a textbook example of its style in the bungalow form.

STATEMENT OF SIGNIFICANCE

This single storey, brick and iron bungalow, with its extensive verandahs, in the Victorian Italianate bungalow style, has cultural significance because:

- it is an elegant bungalow designed to sit centrally in an ornamental garden setting;
- the place is an exemplar of its form and style, with one of the finest extant verandahs in the suburb, and it retains a high level of integrity;
- it possibly demonstrates eastern states influence;
- it is a rare example of its type and style, as well as being an exemplar;
- it is part of a cultural group and a townscape area.

THEME/S

1.1, 1.2, 1.3, 1.4
2.1, 2.4
3.1, 3.2, 3.3
4.1, 4.2

LISTINGS/AWARDS

REFERENCES

R Pascoe *Western Australia's Capital Suburb, Peppermint Grove*.



NAME
ADDRESS

Lot No Pt 35
Street No 17
Street Keane

MANAGEMENT
DESCRIPTION

Construction Date c.1920
Construction Materials Walls: Face brick and render stringcourses
Roof: Terra cotta tiles
Other: Timber joinery, pebbledash gable render
Style and Elements Federation Queen Anne Bungalow
Verandah to two facades, gabled front entry, decorative gables, diagonal corner bay window, original chimneys
Modifications Sympathetic refurbishment by J & E Adams
Setting Corner setting with picket fence to Keane Street and high hedge to Venn Street

BACKGROUND

Original Owner Caroline & John Manners Hill
Other Owners Mr & Mrs A Pate, J.R & E.D Adams
Original Designer
Original Builder John Manners Hill

ASSESSMENTS

Historical

John Manners Hill was elected Chairman of the Peppermint Grove Road Board in 1918 and enjoyed that position for many years. He played a significant civic role in the development of Peppermint Grove as a suburb into the 1930's. He was also one of the principal builders in the suburb and this house supercedes an earlier house as the family home. Considerable historical significance.

Aesthetic

The place is a very handsome example of its style and its post World War I period is indicated by the red combination of brick and tile, which is given emphasis by the bungalow form of roof.

Technical

This handsome example shows the transition between the Federation Queen Anne style, with its lively, contrasting colour scheme and the large tiled roofs in bungalow form. The place retains a high level of integrity.

Social

The place has a particular social significance because of the long periods of dual occupation which John Manners Hill gave to the suburb.

Environmental Cultural Group Townscape Area

The place is part of a cultural group, at this intersection. The place is located within a townscape area.

RARITY

Few places in the suburb retain such a high level of integrity.

REPRESENTATIVENESS

STATEMENT OF SIGNIFICANCE

This single storey brick, render, timber and tile bungalow, in the Federation Queen Anne style, has cultural significance because:

- it has considerable historical and social significance from its associations with John Manners Hill, Chairman of the Road Board and notable builder in the district;
- it is a lively and handsome example of the post World War I adaptation of the style, showing the influence of new design trends;
- it is part of a cultural group and a townscape area.

THEME/S

1.1, 1.2, 1.3, 1.4
2.1, 2.3, 2.4
3.1, 3.3
4.1, 4.2

LISTINGS/AWARDS REFERENCES

R. Pascoe *Western Australia's Capital Suburb, Peppermint Grove*



NAME
ADDRESS

Lot No 29
Street No 21
Street Keane

MANAGEMENT Category 2

DESCRIPTION

Construction Date
Construction Materials

Style and Elements
Modifications

Setting

Walls: Painted brickwork
Roof: Galvanised iron
Other: Timber joinery
Post War Georgian Revival
The character of the original place is no longer evident as the extensive renovations have masked the original.
Brushwood fence to the street

BACKGROUND

Original Owner A. W. Balthausen
Other Owners H & D.J Hansan-Knarhoi
Original Designer
Original Builder

ASSESSMENTS

Historical

The original owner owned this lot and the adjacent lot (PG 85). On visual evidence it has been extensively adapted.

Aesthetic

The adaptation is conservatively modern, eschewing display and being sober in character. It is more withdrawn in its presentation to the street than pre World War II building styles.

Technical

The design is reminiscent to the conservative strand of residential design in Melbourne, prevalent in the affluent suburbs of that city prior to the emergence of the PostWar Melbourne Regional style. One strand of that style had Classical Modernism based on Georgian Revival.

Social

Environmental Cultural Group Townscape Area

The place is part of a cultural group.
The place is located within a townscape area.

Rarity

Representativeness

The design of the adapted residence reflects a change from interaction with the public domain to caution.

STATEMENT OF SIGNIFICANCE

This single storey adaptation to the original place, in painted brickwork, timber joinery and iron, in the PostWar Georgian Revival style, has cultural significance because:

- it has historical associations with A W Balthausen, and formed part of a larger holding;
- it is an interesting example of an interstate design trend, possibly from the affluent and influential suburbs of Melbourne;
- it retains its integrity as an adaptation;
- it is part of a cultural group and a townscape area.

THEME/S

1.2, 1.3, 1.4
2.1, 2.4
3.1
4.2

LISTINGS/AWARDS

REFERENCES

R. Pascoe *Western Australia's Capital Suburb, Peppermint Grove*



NAME
ADDRESS

Lot No 7
Street No 26
Street Keane

MANAGEMENT Category 1

DESCRIPTION

Construction Date c.1905
Construction Materials Walls: Painted brickwork, render
Roof: Terra cotta tiles
Other: Timber joinery
Style and Elements Federation Queen Anne bungalow
Verandah to two facades, paired bays surmounted by Arts & Crafts styled gables
Modifications Painted brickwork, loss of roof and verandah detail
Setting Garden to street

BACKGROUND

Original Owner Alice Bostock
Other Owners JLS & J K Price, R S & J A Price, D.J.S & C.M Price
Original Designer
Original Builder

ASSESSMENTS

Historical

The place was built by the wife of a commercial traveller c.1905, when the working-classes were building their homes in what was considered the 'poorer' section of Peppermint Grove. It was bought c.1925 by successful businessman Stuart Price the house has remained the Price family home since then. Some historical significance.

Aesthetic

The place is an attractive example of its style and period, although its loss of colour contrasts and detail have reduced the liveliness of the original.

Technical

The bungalow is close to being Federation Arts & Crafts in style. The detail which has been lost would make the place visually richer and closer in character to the Federation Queen Anne style. The place has retained a medium level of integrity.

Social

Environmental Cultural Group Townscape Area

The place is part of a cultural group.
The place is located within a townscape area.

Rarity

Representativeness

STATEMENT OF SIGNIFICANCE

This single storey painted brick, timber and tile residence, in the Federation Queen Anne cum Federation Arts & Crafts style bungalow, has cultural significance because:

- the place has historical associations with Mrs Alice Bostock and over three quarters of a century association with the Price family;
- it is an attractive example of its style and character and has retained a medium level of integrity;
- the place is part of a cultural group and townscape area.

THEME/S

1.1, 1.3, 1.4
2.1, 2.3
3.1
4.1, 4.2

LISTINGS/AWARDS

REFERENCES

R. Pascoe *Western Australia's Capital Suburb, Peppermint Grove*



NAME
ADDRESS

Lot No 8
Street No 28
Street Keane

MANAGEMENT
DESCRIPTION

Category 1

Construction Date
Construction Materials

c.1905
Walls: Painted brickwork, decorative render
Roof: Galvanised iron
Other: Timber joinery, pressed metal gable linings

Style and Elements

Federation Queen Anne
Intact verandah to two facades, symmetrical bungalow style, bay windows surmounted with flying gables above pressed metal cornices, fish scale pattern gable lining and horseshoe ventilators

Modifications
Setting

Extensive additions to rear.
Picket garden fence to street.

BACKGROUND
Original Owner

Attributed to both Alice Bostock & James Thompson. Possibly Bostock the more likely as she owned the adjoining property, whilst Thompson was associated with two other properties in The Esplanade and Forrest Street.

Other Owners
Original Designer
Original Builder

M F & Muriel Stanley, B J & C A Boylson

ASSESSMENTS

Historical

The place may have been built by Alice Bostock, the wife of a commercial traveller c.1905, when the working-classes were building their homes in what was considered the 'poorer' section of Peppermint Grove. Some historical significance.

Aesthetic

The place is one of the finest and most intact examples of its style within the suburb, although its liveliness has been subdued by painting the face brickwork and reducing the contrasts which the original decorative scheme would have presented.

Technical

Apart from its painted face brickwork the place is an exemplar of its style. It is well considered in its massing, proportions, use of light and shade, and its selection of decorative elements and materials. It is complemented by the appropriate and decorative front picket fence. It has a high level of integrity.

Social

The place is one of the most visually pleasing places within the suburb and is highly regarded by the community.

Environmental

Cultural Group Townscape Area

The place is part of a cultural group.

The place is located within a townscape area.

Rarity

Representativeness

Places with this degree of intactness of all details are rare.

The house is an exemplar of its style.

STATEMENT OF SIGNIFICANCE

This single storey painted brick, iron, timber, render and pressed metal bungalow, in the Federation Queen Anne style, has cultural significance because:

- it is one of the finest examples of its style and period in the suburb, displaying considerable skill in its design, detail and material selection;
- it retains a high level of integrity;
- it is comparatively rare and an exemplar of its style;
- it is highly regarded by the community;
- it is part of a cultural group and a townscape area.

THEME/S

1.1, 1.2, 1.3, 1.4
2.1, 2.4
3.1, 3.3
4.1, 4.2

LISTINGS/AWARDS

REFERENCES

R. Pascoe *Western Australia's Capital Suburb, Peppermint Grove*



NAME
ADDRESS

Lot No 13
Street No 45
Street Keane

MANAGEMENT
DESCRIPTION

Construction Date Category 1
Construction Materials c.1915, replaced in 1930
Walls: Brick and render
Roof: Terra cotta tile
Other: Timber joinery, brick and render chimney, limestone pilasters flanking entry, timber tile hangings between openings on gable bay
Style and Elements InterWar Old English cum InterWar Art Deco, highlighted keystones and window lintols
Bracketted Art Deco decorative gable
Modifications Substantial additions to rear
Setting Garden to street

BACKGROUND

Original Owner Andrew Johnson, Boatman (1st house)
Other Owners J & D Robertson (2nd house), Mair Investments
Original Designer
Original Builder

ASSESSMENTS

Historical

The first house was a weatherboard cottage built c.1915 by Andrew Johnson, one of the number of tradesmen to build in this part of Peppermint Grove in the early twentieth century. The second house was constructed for John and Dora Robertson in 1930 and was their family home for 30 years. It was constructed at the same time as that of the nearby house of Dorothy Hunn. Some historical significance.

Aesthetic

The place is comparatively dark, introverted and closed to the street, consistent with the Old English style, which is relieved by the Art Deco details.

Technical

The place retains a high level of integrity.

Social

Environmental Cultural Group Townscape Area

The place is part of a cultural group.

RARITY

The place is rare in style for the suburb.

REPRESENTATIVENESS

STATEMENT OF SIGNIFICANCE

This two storey brick and tile residence, in the InterWar Old English cum InterWar Art Deco style, has cultural significance because:

- It is on a site which has historical associations with Andrew Johnson and John and Dora Robertson;
- it is the second residence constructed on the site and demonstrates the change in status of the neighbourhood in the intervening period;
- it is a rare example of its style and retains a high level of integrity;
- it is part of a cultural group.

THEME/S

1.1, 1.4
2.1, 2.3
3.1, 3.3
4.2

LISTINGS/AWARDS

REFERENCES

R. Pascoe *Western Australia's Capital Suburb, Peppermint Grove*



NAME
ADDRESS

Lot No 39
Street No 59
Street Keane

MANAGEMENT
DESCRIPTION

Construction Date c.1900
Construction Materials Walls: Brickwork, painted and rendered
Roof: Terra cotta tiles
Other: Timber joinery
Style and Elements Federation Arts & Crafts
Entry porch, square bay window surmounted by flying gable
with recessed infill panels, roof ridge set parallel to street,
gambrel to end of intersecting gable
Modifications Large sympathetic recent additions
Setting Rendered brick and iron garden wall to street

BACKGROUND

Original Owner William and Olive Evans
Other Owners N & E Braid, R.S Norgard
Original Designer
Original Builder Possibly Mark Chapman

ASSESSMENTS

Historical

The place was built originally as 60 The Esplanade for William and Olive Evans, who raised 6 children in the house. It was their family home for 60 years. The site was subdivided and the Evans sisters live on one of the blocks facing The Esplanade. A brother lived at 3A View Street. The Evans sisters were associated with Mrs Bessie Rischbeith and her Women Service Guild. The Evans family have been active and valued members of the Peppermint Grove community for a century. In more recent times the place has been associated with R S Norgard one of the prominent members of the Perth financial community. Considerable historical significance.

Aesthetic

The place is an attractive example of its style and has been extended and adapted sympathetically.

Technical

The place is a straightforward, well proportioned, well mannered design, which is given distinction by the selective use of Arts and Crafts style details. It retains a high level of integrity.

Social

The duration and contribution of the Evans family in their locality reflects a pattern of social evolution common to a number of the early families of Peppermint Grove. Some social significance.

Environmental

Cultural Group

Townscape Area

The place is part of a cultural group.

The place is located within a townscape area.

RARITY

REPRESENTATIVENESS

There are comparatively few bungalows of this style within the suburb.

STATEMENT OF SIGNIFICANCE

This single storey painted and rendered brick, timber and tile bungalow, in the Federation Arts and Crafts style, has cultural significance because:

- it has very long associations with the extended family of William and Olive Evans, one of the early families of the suburb with a long record of active involvement in community affairs;
- it has recent associations with a prominent member of the Perth financial community;
- it is a comparatively rare example of its style and type in the suburb;
- it retains a moderate level of integrity;
- it has social significance because of the associations and regard for the Evans family;
- it is part of a cultural group and a townscape area.

THEME/S

1.1, 1.3, 1.4
2.1, 2.3
3.1, 3.2
4.1, 4.2

LISTINGS/AWARDS

REFERENCES

R. Pascoe *Western Australia's Capital Suburb, Peppermint Grove*



NAME	St Columba's Presbyterian Church
ADDRESS	
<i>Lot No</i>	Pt 33
<i>Street No</i>	
<i>Street</i>	Keane
MANAGEMENT	Category 1
DESCRIPTION	
<i>Construction Date</i>	c.1896 – Hall 1909 - Church
<i>Construction Materials</i>	Walls: Hall – weatherboard, Church – rusticated limestone Roof: Church – Slate, Hall – Galvanised Iron Other: Church – rendered frames and tracery to doors and windows
<i>Style and Elements</i>	Hall – Victorian Carpenter's Gothic Church – Federation Gothic Asymmetrical front façade design typical of British vernacular revival styles common during the 19 th century
<i>Modifications</i>	
<i>Setting</i>	South west corner of Keane and Venn Streets
BACKGROUND	
<i>Original Owner</i>	Presbyterian Church of Western Australia
<i>Current Owner</i>	Presbyterian Church of Western Australia
<i>Original Designer</i>	Church – Louis Bowser Cumpston
<i>Original Builder</i>	
ASSESSMENTS	

Historical	The Presbyterian church hall was constructed c.1896, as the first church facility in the suburb. It served a double purpose as it was also used for education purposes, as there was no other facility available for schooling in the area. The Cottesloe State School held its classes in the hall until their own building was completed in 1898. Both the Presbyterian and Anglican denominations held their services in the hall. The Anglican congregation held their church services there until St Luke's Church was built in Mosman Park in 1897. The manse was constructed in 1905. St. Columba's Church was erected in 1909. It is the only Protestant Church in the suburb. The hall was retained and has been used ever since. The Church and Hall have considerable historical significance.
Aesthetic	St Columba's Church is a fine essay in the Gothic Revival style of the period. Internally it is a single unitary space, of relatively conventional Gothic proportions, neatly detailed, with a rather stumpy crenellated tower at its north east corner. The squat nature of the tower makes it unlikely that it was ever intended to have a spire. The hall is a straightforward utilitarian structure relatively unadorned and non-specific in its layout and detailing to be as multi-functional as possible.
Technical	
Social	The church and hall provided the first spiritual, social and educational facilities for the suburb and are fundamental elements in the spiritual, educational and social history of the suburb. Considerable social significance.
Environmental	
Cultural Group	The church, hall and manse form a cultural group.
Townscape Area	The church is a major townscape element in the west Keane Street townscape area.
Rarity	The hall was the first venue available in the suburb for worship , educational and social uses.
Representativeness	Both the church and the hall are representative of the type and style of facilities which Protestant denominations provided at that time.
STATEMENT OF SIGNIFICANCE	The rusticated limestone church, in the Federation Gothic style, and the weatherboard hall, in the Victorian Carpenter's Gothic style, have cultural significance because: - these facilities were the first available for spiritual, educational and social activities in the suburb; - the facilities continue to be the only Protestant denominational facilities within the suburb and have strong historical associations with the Peppermint Grove community, which also houses the Presbyterian Ladies College; - the church, hall and manse form a cultural group, which also has townscape value.
THEME/S	1.1, 1.3, 1.4 2.1, 2.2, 2.3 3.1, 3.2 4.1, 4.2, 4.3
LISTINGS/AWARDS	
REFERENCES	R. Pascoe <i>Western Australia's Capital Suburb, Peppermint Grove</i>



NAME
ADDRESS

Lot No 1
Street No 18a
Street Keane

MANAGEMENT

Category 1

DESCRIPTION

Construction Date 1905
Construction Materials Walls: Painted brickwork
Roof: Galvanised iron roof
Other: Timber verandah
Style and Elements Federation Queen Anne
Modifications Considerable additions
Setting Corner of Keane and Venn Streets

BACKGROUND

Original Owner Henry Osborne (property), A & C Oliphant (house)
Other Owners A & R Campbell, Henrietta Drake-Brockman, A W
Wainwright, C Cotterell, B & H Neil, Z. Bafle & A.I Wood
Original Designer
Original Builder

ASSESSMENTS

Historical

The place was built for Arthur and Christina Oliphant in 1905 who lived there until 1925. Between 1930 and 1945 the house was owned and occupied by Henrietta Drake-Brockman, renowned novelist and playwright. Some historical significance.

Aesthetic

The place retains the basic character and many of the details of the style and period. The form of the place addresses the intersection, through the diagonal corner bay.

Technical

The place retains a reasonable level of integrity.

Social

The building fabric of places such as this provide important infill fabric for the suburb.

Environmental Cultural Group

The place is part of a cultural group based around the intersection of Venn and Keane Street.

Townscape Area

The place is part of the townscape area in the western end of Keane Street.

Rarity

Representativeness

STATEMENT OF SIGNIFICANCE

This single storey painted brick and iron roofed cottage, in the Federation Queen Anne style, has cultural significance because:

- it has historical associations with Arthur and Christina Oliphant and Henrietta Drake-Brockman;
- it retains the basic character of its style and period and has a reasonable level of integrity;
- the place is important infill fabric;
- it is part of a cultural group based around the intersection of Venn and Keane Streets and is part of a wider townscape area in the western end of Keane Street;

THEME/S

1.1, 1.3, 1.4
2.1, 2.3
3.1
4.2

LISTINGS/AWARDS

REFERENCES

R. Pascoe *Western Australia's Capital Suburb, Peppermint Grove*
Evans Sisters *Place Data Records*



NAME
ADDRESS

Lot No 26
Street No 9
Street Leake

MANAGEMENT
DESCRIPTION

Category 1
Construction Date c.1905
Construction Materials Walls: Limestone and painted brickwork
Roofs: Main roof-terra cotta tile, verandah roof-galvanised iron
Other: Pressed metal, pebbledash and half timbering
Style and Elements Federation Queen Anne
Verandah to two facades, projecting bay with pressed metal panels above the verandah, semi flying gable infilled with pebbledash and half timbering, elegant original chimneys and chimney pots.
Modifications Painted brickwork, loss of verandah detail
Setting Low limestone garden wall to street

BACKGROUND

Original Owner J.H.D Nettlebeck
Other Owners G G E & R V Peters
Original Designer
Original Builder

ASSESSMENTS

Historical

Part of a group of Leake Street residences built by merchants in the early years of the twentieth century. Julius Nettlebeck was a successful merchant, whose daughters attended Miss Annie's school. Some historical significance.

Aesthetic

The place is a handsome and refined example of its style, with a very well considered presentation to the street.

Technical

The place is a textbook example of its style, with pleasing proportions and refined and well considered use of detail. It retains a high level of integrity.

Social

Environmental Cultural Group Townscape Area

The place is part of a cultural group.
The place, with No 11, forms an entry statement to the townscape area at the western end of Leake Street.

Rarity

Representativeness

The place is highly representative of its style and could be considered an exemplar.

STATEMENT OF SIGNIFICANCE

This single storey bungalow constructed of limestone, brick, terra cotta tiles and iron, in the Federation Queen Anne style, has cultural significance because:

- it has associations with the Nettlebeck family in the pre World War I period;
- it is a textbook exemplar of its style;
- it is handsome and refined design with well considered use of detail, which retains a high level of integrity;
- it is part of a cultural group and forms an entry statement for the townscape area at the western end of Leake Street.

THEME/S

1.1, 1.2, 1.3, 1.4
2.1, 2.3, 2.4
3.1, 3.3
4.1, 4.2

LISTINGS/AWARDS

REFERENCES

R. Pascoe *Western Australia's Capital Suburb, Peppermint Grove*



NAME
ADDRESS

Lot No 102
Street No 28
Street Leake

MANAGEMENT Category 1

DESCRIPTION

Construction Date c.1905
Construction Materials Walls: Limestone & render
Roofs: Roof tiles
Other: Limestone & concrete
Style and Elements Victorian Georgian
Modifications New chimneys and verandah columns
Setting Limestone and iron garden fence to street

BACKGROUND

Original Owner G.E Prout, Grain Merchant
Other Owners W H Baird, Professor Berndt and Dr C Berndt, D.G Ewan & J.B Goyder-Ewan
Original Designer
Original Builder

ASSESSMENTS

Historical

The place was owned and occupied by G.E Prout, one of the many successful merchants in Peppermint Grove in the early twentieth century. From 1928 the place was owned and occupied by Mr and Mrs W H Baird of Bairds Ltd. Baird's was one of the leading emporium's in WA and was a family business for two generations. Bairds' stores first opened in the Goldfields area around the turn of the century, before opening in Perth in 1903, and the retail stores continued to maintain their original interest in country concerns. The Bairds moved to Peppermint Grove in 1928 and after the deaths of Mr and Mrs Baird the house remained in the hands of the Baird children until c.1955.

From c.1970 to 1995, 28 Leake Street was owned and occupied by leading anthropologists Catherine and Ronald Berndt, who were responsible for studies in aboriginal cultures in the north-west in the 1940's to 1960's. Their studies remain among the most informative anthropological works of aboriginal customs and beliefs. Exceptional historical significance.

Aesthetic

The house retains the basic form and character of its style, however, the replacement roof tiles and verandah columns have converted the verandah to an entry porch and given an InterWar character to the front façade.

Technical

The place was a pre Gold Boom period style although it was constructed during the Gold Boom period. It is a single storey bungalow in an area of predominantly single storey bungalows, in a convenient central location.

The place retains the symmetry of its style and the lower roof pitches of the style. The place retains a moderate level of integrity.

Social

The place is highly regarded by the Peppermint Grove community for its historical associations.

Environmental

Cultural Group

The place is part of a cultural group.

Townscape Area

The place is within the townscape area at the western end of Leake Street.

Rarity

Representativeness

Few places in the suburb have such a range of historical associations.

The historical associations reflect the important phases of the suburb's development.

STATEMENT OF SIGNIFICANCE

This single storey, limestone, render and tile residence, in the Victorian Georgian style, has cultural significance because:

- it has exceptional historical significance because of the associations with G E Prout, W H Baird and C & R Berndt;
- it is a pre Gold Boom period style constructed during the Gold Boom period;
- it is part of a cultural group and townscape area.

THEME/S

1.1, 1.3, 1.4
2.1, 2.2, 2.3
3.1, 3.3
4.1, 4.2

LISTINGS/AWARDS

REFERENCES

R. Pascoe *Western Australia's Capital Suburb, Peppermint Grove*



NAME	'Tallarook'
ADDRESS	
<i>Lot No</i>	66
<i>Street No</i>	29
<i>Street</i>	Leake
MANAGEMENT	Category 1
DESCRIPTION	
<i>Construction Date</i>	c.1905
<i>Construction Materials</i>	Walls: Limestone Roofs: Galvanised iron Other: Timber joinery
<i>Style and Elements</i>	Federation Queen Anne Diagonal corner bays, with decorative gables, diagonal corners to verandahs, original verandah joinery & original chimneys
<i>Modifications</i>	
<i>Setting</i>	Fenced garden to street
BACKGROUND	
<i>Original Owner</i>	G. Greenway, Builder
<i>Other Owners</i>	Sir Eric & Lady Kathleen Sandover, S.E and M.L Henderson
<i>Original Designer</i>	
<i>Original Builder</i>	G. Greenway

ASSESSMENTS

Historical

The place was constructed and owned by local builder G. Greenway until c.1955. Greenway was one of the prominent early builders in the suburb. He was also a stonemason of repute. The place was later owned and occupied by Kathleen and Alfred Eric Sandover. Kathleen Sandover was an activist in conservative politics, whilst Alfred (known as Eric) Sandover was a successful retailer and manufacturer during and following the InterWar period. Considerable historical significance.

Aesthetic

The place is an attractive example of its style and period. The diagonal corner bays with their decorative gables give a jaunty profile to the place.

Technical

The central location of the place made it an ideal showplace for Greenway's skills. The place is very competently designed in the prevailing style of the period and it is expertly crafted. It has retained a high level of integrity.

Social

Environmental Cultural Group Townscape Area

The place is part of a cultural group.
The place is within the townscape area at the western end of Leake Street.

Rarity

Representativeness

The place is representative of the standard of Greenway's competence as a builder and stonemason.

STATEMENT OF SIGNIFICANCE

This single storey limestone, iron and timber bungalow, in the Federation Queen Anne style, has cultural significance because:

- it has close associations with George Greenway, prominent builder, and his family for half a century, and later it had associations with Lady Kathleen and Sir Alfred Eric Sandover, both prominent citizens of their day;
- it is a fine example of its style and period, which has retained a high level of integrity;
- it demonstrated the building skills of George Greenway;
- it is part of a cultural group and townscape area.

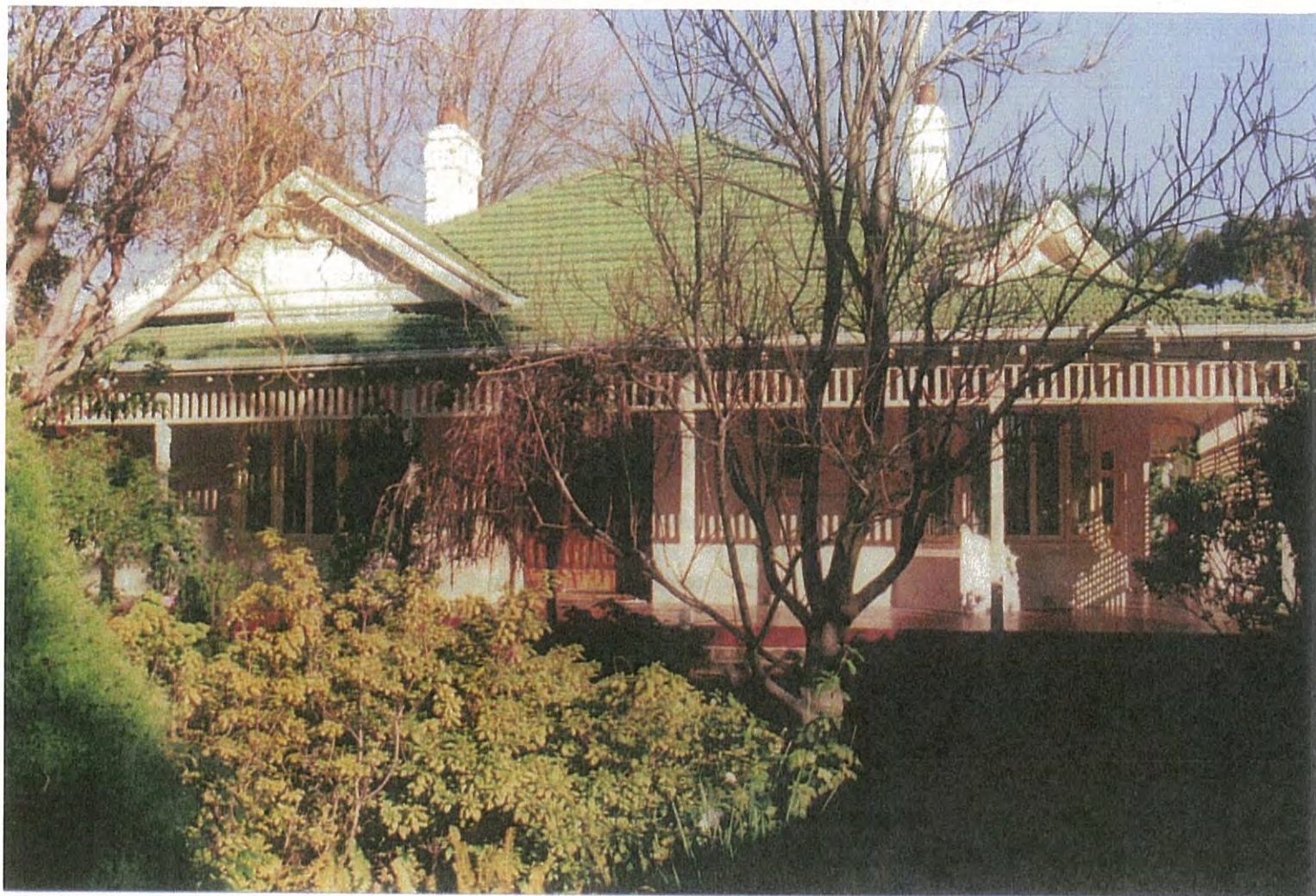
THEME/S

1.1, 1.2, 1.3, 1.4
2.1, 2.3
3.1, 3.3
4.2

LISTINGS/AWARDS

REFERENCES

R. Pascoe *Western Australia's Capital Suburb, Peppermint Grove*



NAME
ADDRESS

Lot No 107
Street No 32
Street Leake

MANAGEMENT Category 2

DESCRIPTION
Construction Date
Construction Materials

1914
Walls: Painted brickwork
Roofs: Cement tiles
Other: Render, pebbledash, half timber
Style and Elements Federation Queen Anne
Verandah to two facades, diagonal entry, decorative gables & original chimneys
Modifications Painted finishes and cement tiles to roof
Setting High garden wall to street

BACKGROUND

Original Owner C E Turville
Other Owners G A & P E Maslen
Original Designer
Original Builder C E Turville

ASSESSMENTS

Historical

The place was constructed and owned by C E Turville and his family from 1914 until c.1950. Charles Turville was a prominent builder in Peppermint Grove and Perth. He was a Cottesloe resident before moving to Peppermint Grove, where he became an inaugural Cottesloe Council member in 1907. As with the Greenway residence at 29 Leake Street, this house would have demonstrated Turville's construction skills. It may also have provided the model for later residences, as below. Some historical significance.

Aesthetic

The bungalow is a quiet, unexuberant example of its style, partly because of the plainness of the verandah joinery and partly because of the changed colour scheme – painted white walls and joinery and green roof tiles.

Technical

Comparison with the original bungalow at 62 Leake Street is instructive, as that residence was very similar in basic form, was possibly modelled on the earlier place, but is much more exuberant because of the face brickwork, lively rhythmic verandah joinery and colour contrast between brickwork and painted joinery. This place retains a moderate to high level of integrity.

Social

Environmental Cultural Group Townscape Area

The place is part of a cultural group.

The place is within the townscape area at the western end of Leake Street.

Rarity Representativeness

This basic house form appears to have become one of the possible patterns for Federation Queen Anne residences in the suburb.

STATEMENT OF SIGNIFICANCE

This single storey painted brick, timber and tile residence, in the Federation Queen Anne style, has cultural significance because:

- it is associated with Charles Turville, a prominent Perth and Peppermint Grove builder;
- the place appears to have become a model for Federation Queen Anne residences in the suburb;
- it was a well constructed example of its time which has a moderate to high degree of integrity;
- it is part of a cultural group and a townscape area.

THEME/S

1.1, 1.2, 1.3, 1.4
2.1, 2.3, 2.4
3.1
4.2

LISTINGS/AWARDS REFERENCES

R. Pascoe *Western Australia's Capital Suburb, Peppermint Grove*
R. Marchant James *Heritage of the Pines A history of Cottesloe*



NAME	Brockley
ADDRESS	
<i>Lot No</i>	105
<i>Street No</i>	34
<i>Street</i>	Leake
MANAGEMENT	Category 1
DESCRIPTION	
<i>Construction Date</i>	1914
<i>Construction Materials</i>	Walls: Face brickwork Roof: Terra cotta tile Other: Timber joinery, rendered chimney
<i>Style and Elements</i>	Federation Bungalow Sunhat roof, verandahs to three sides.
<i>Modifications</i>	Porte cochere removed
<i>Setting</i>	Low granite garden fence to street
BACKGROUND	
<i>Original Owner</i>	Charles J Locke, Furniture Importer
<i>Other Owners</i>	A.C Cummings
<i>Original Designer</i>	
<i>Original Builder</i>	

ASSESSMENTS

Historical

Charles and Clair Locke lived in the place for 35 years, until 1950. Charles was a furniture importer and one of the group of merchants who moved into Peppermint Grove in its first two decades.

Aesthetic

The symmetry of this simple, but impressive, bungalow is marred by the off centre location of the prominent chimney. Entrance retained in western elevation.

Technical

The place is a model of its style, apart from its off centre chimney, although it is perhaps a decade later than most other bungalows of this style in this period. Its front rooms are good examples of their period. It retains a high degree of integrity.

Social

Environmental

Cultural Group

Townscape Area

The place is part of a cultural group.

The place is part of a townscape area at the western end of Leake Street.

Rarity

Bungalows as straight forward as this one are rare in the suburb.

Representativeness

STATEMENT OF SIGNIFICANCE

This single storey brick, timber and iron residence, in the Federation Bungalow style, has cultural significance because:

- it has long association with prominent furniture importer Charles Locke and his family;
- it is a model of its style and period and has retained a high level of integrity;
- it is part of a cultural group and a townscape area.

THEME/S

1.1, 1.2, 1.3, 1.4
2.1, 2.3, 2.4
3.1
4.2

LISTINGS/AWARDS

REFERENCES

R. Pascoe *Western Australia's Capital Suburb, Peppermint Grove*



NAME
ADDRESS

Lot No 36
Street No 40
Street Leake

MANAGEMENT Category 1

DESCRIPTION

Construction Date c.1913
Construction Materials Walls: Tuck pointed brickwork
Roof: Tiles
Other: Render detail, timber joinery
Style and Elements Federation Queen Anne
Verandah to two facades, diagonal window and verandah bay, decorative gables
Modifications Stripped details and finishes, reconstructed verandah, chimneys rendered
Setting High render and iron fence to street.

BACKGROUND

Original Owner Griffith G John
Other Owners V.R Frazer
Original Designer
Original Builder

ASSESSMENTS

Historical

Griffith G John was a prominent Fremantle merchant, whose eldest son married Edward Keane's granddaughter, and he remained a prominent resident until the 1950s. He was one of the most active residents of the district for over 4 decades, from the time he built this place until he sold it in the early 1960s.

Aesthetic

The place is a striking, emphatic, example of its style. The paring down of details has been accompanied by heightening the colour contrasts and loss of subtlety

Technical

The place retains the basic form and proportioning of its style, but has lost detail and integrity.

Social

Environmental Cultural Group Townscape Area

The place is part of a cultural group.

The place is part of a townscape area at the western end of Leake Street.

Rarity Representativeness

STATEMENT OF SIGNIFICANCE

This single storey brick, timber and tile bungalow, in the Federation Queen Anne style, has cultural significance because:

- it has long historical associations Griffith G John and his family;
- it is a good example of its time and style which has lost detail and some integrity;
- it is part of a cultural group and a townscape area.

THEME/S

1.1, 1.3, 1.4
2.1, 2.3
3.1
4.1, 4.2

LISTINGS/AWARDS

REFERENCES

R. Pascoe *Western Australia's Capital Suburb, Peppermint Grove*



NAME
ADDRESS

Lot No 49
Street No 42
Street Leake

MANAGEMENT Category 2

DESCRIPTION
Construction Date
Construction Materials

c.1910-13
Walls: Painted limestone, painted brick quoining
Roof: Galvanised iron
Other: Timber joinery

Style and Elements

Victorian Georgian
Verandah to front façade, open gable entry, symmetrical layout

Modifications
Setting

Painted finishes, recent conversion from duplex
High rendered wall between paved forecourt and street

BACKGROUND

Original Owner
Other Owners
Original Designer
Original Builder

Frederick Wedge, Gentleman.
B.S Butcher

ASSESSMENTS

Historical

The place was constructed for Frederick Wedge, gentleman.

Aesthetic

The place is an attractive example of its style with a welcoming central entry, symmetrical presentation and pleasing proportions.

Technical

The place is an adaptation of the pre Gold Boom period Georgian style and a late example of this style in the suburb. The manner in which the verndah relates to the front façade shows some influence of the Federation Bungalow style. It has a moderate to high level of integrity.

Social

Environmental Cultural Group Townscape Area

The place is part of a cultural group.

The place is within the townscape area for the western end of Leake Street.

Rarity

The place is a comparatively rare example of the style built so close to the Great War.

Representativeness

STATEMENT OF SIGNIFICANCE

This single storey limestone, brick, timber and iron residence in the Victorian Georgian style, has cultural significance because:

- it has an historical association with Frederick Wedge;
- it is an attractive example of its style which retains a moderate to high level of integrity;
- it is a comparatively rare late example of this style in the suburb;
- it is part of a cultural group and a townscape area.

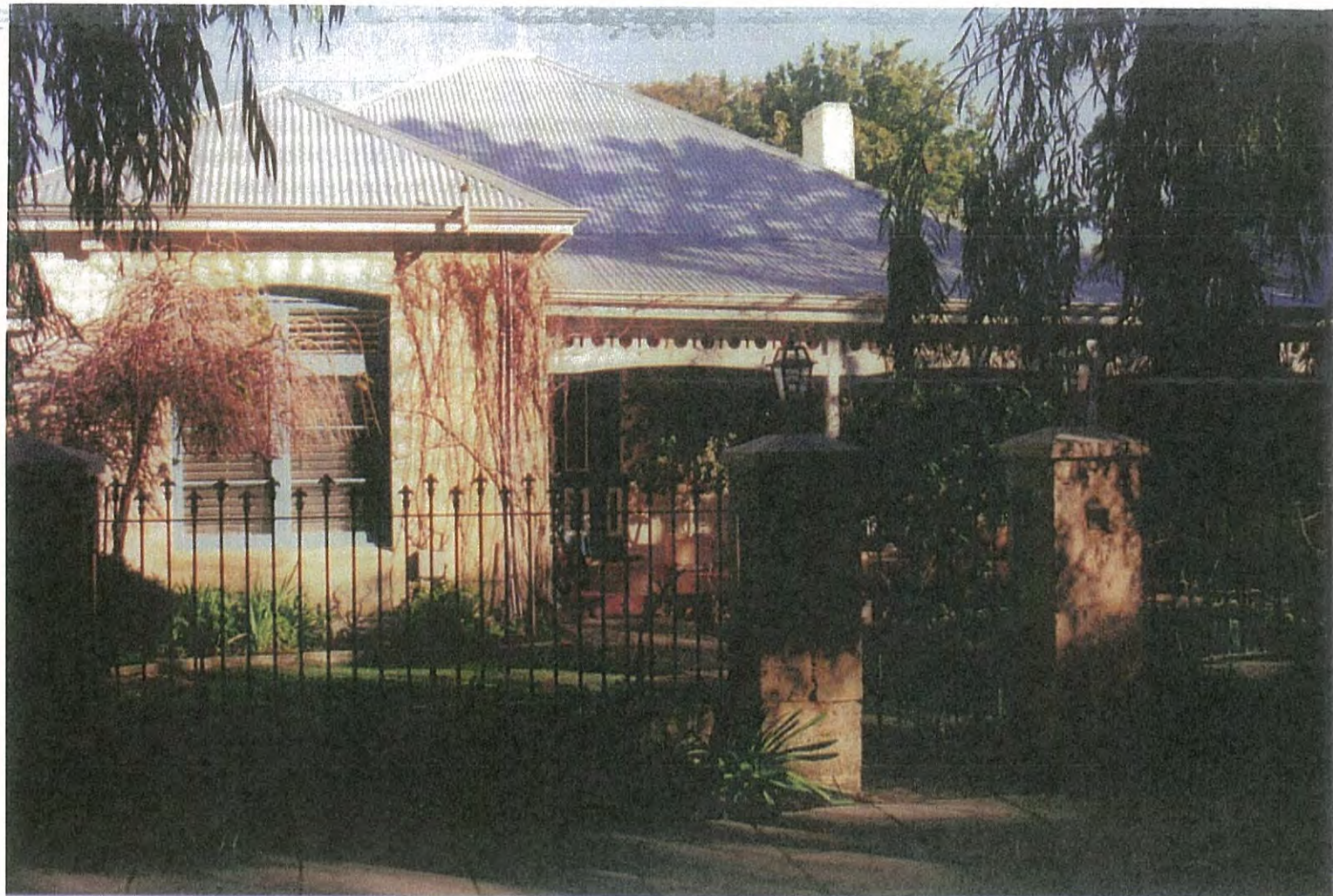
THEME/S

1.1, 1.3, 1.4
2.1
3.1, 3.3
4.1, 4.2

LISTINGS/AWARDS

REFERENCES

R. Pascoe *Western Australia's Capital Suburb, Peppermint Grove*



NAME	Osmond
ADDRESS	
<i>Lot No</i>	3
<i>Street No</i>	52
<i>Street</i>	Leake
MANAGEMENT	Category 1
DESCRIPTION	
<i>Construction Date</i>	c.1913
<i>Construction Materials</i>	Walls: Painted brickwork Roof: Galvanised iron Other: Timber joinery
<i>Style and Elements</i>	Federation Queen Anne Bungalow Crippled hip main roof, hipped roof to front room, Arts and Crafts style casement windows, large verandah
<i>Modifications</i>	Extensively altered and extended in 1990's by Neil Robertson, Architect.
<i>Setting</i>	Fenced garden to street
BACKGROUND	
<i>Original Owner</i>	Augustus Lockyer Abbott
<i>Other Owners</i>	Archland Holdings Pty Ltd
<i>Original Designer</i>	Cavanagh & Cavanagh
<i>Original Builder</i>	Mr Fairweather

ASSESSMENTS

Historical

The places at No's 50, 52, 54 and 56 Leake Street were all built on land originally owned by J J Halbot Hobbs and later subdivided for his children. It is likely Hobbs designed the houses himself. Considerable historical significance.

Aesthetic

The place has the same basic form as its neighbour at No 50, although its front hip gives it an appearance closer to the Federation Bungalow style, whilst the casement windows are closer to Arts and Crafts style. It appears to be a late example of this style being InterWar.

Technical

The place is transitional in style, displaying the basic form of Federation Queen Anne, whilst integrating elements of Bungalow and Arts and Crafts styles. It retains a high level of integrity.

Social

Example of second generation housing for members of a family that grew up in Peppermint Grove.

Environmental Cultural Group Townscape Area

The place is part of a cultural group.
The place is within a centrally located Peppermint Grove.

Rarity Representativeness

The place demonstrates the residential design trends in the immediate Post Great War period.

STATEMENT OF SIGNIFICANCE

This single storey brick and iron residence, in the Federation Queen Anne style, with elements of Arts and Crafts and Bungalow styles, has cultural significance because:

- it has historical associations with the extended Hobbs family;
- it is modest work attributed to Hobbs;
- it is an example of design trends in the immediate post great War period and retains a high level of integrity;
- it is a part of a cultural group and a townscape area.
-

THEME/S

1.1, 1.3, 1.4
2.1, 2.3
3.1, 3.3
4.2

LISTINGS/AWARDS

REFERENCES

R. Pascoe *Western Australia's Capital Suburb, Peppermint Grove*
Evans Sisters *Place Record Forms*



NAME
ADDRESS

Lot No 1
Street No 56
Street Leake

MANAGEMENT Category 1

DESCRIPTION

Construction Date c.1910
Construction Materials Walls: Rendered brickwork
Roof: Terra cotta tiles
Other: Timber joinery, pebbledash
Style and Elements Federation Queen Anne bungalow
Crippled hip roof, Arts and Crafts bracketed and pebbledash gable, original form of chimneys
Modifications Painted original finishes, verandah enclosed, probable replacement of roofing material
Setting High timber garden fence to street

BACKGROUND

Original Owner E. Richards
Other Owners P.A.B Chappelle
Original Designer J J Talbot Hobbs
Original Builder

ASSESSMENTS

Historical

The place was part of a group No's 50, 52, 54 and 56 Leake Street which were all built on land originally owned by J J Talbot Hobbs and later subdivided for his children. It is likely he designed the houses himself. The original owner was E Richards, presumed to be one of Hobbs daughters. The place was later owned by Mrs Craig. Considerable historical significance.

Aesthetic

The design of the place integrated the prevailing design trends of the immediate pre Great War period, however, more recent changes are intrusive.

Technical

The place is transitional in style, displaying the basic form of the Queen Anne style, whilst integrating elements of Arts and Crafts and California Bungalow styles. It repeats the format of Nos 50 and 54 and retains a moderate level of integrity.

Social

Example of second generation residential development for a Peppermint Grove family.

Environmental

Cultural Group

The place is part of a cultural group.

Townscape Area

The place is within a centrally located townscape area.

Rarity

Representativeness

The place demonstrates the residential design trends in the immediate pre Great War period.

STATEMENT OF SIGNIFICANCE

This single storey brick and iron bungalow, in the Federation Queen Anne style, with elements of Arts and Crafts and California Bungalow styles, has cultural significance because:

- it has historical associations with the extended Hobbs family, E Richards and Mrs Craig;
- it is a modest work attributed to Hobbs;
- it is an example of the design trends in the pre Great War period and retains a high degree of integrity;
- it is part of a cultural group and a townscape area.

THEME/S

1.1, 1.3, 1.4
2.1, 2.3
3.1, 3.3
4.2

LISTINGS/AWARDS

REFERENCES

R. Pascoe *Western Australia's Capital Suburb, Peppermint Grove*



NAME
ADDRESS

Lot No 41
Street No 58
Street Leake

MANAGEMENT
DESCRIPTION

Construction Date Category 1
Construction Materials c.1899
Walls: Painted limestone
Roofs: Terra cotta tiles
Other: Timber joinery, rendered chimneys, timber battened and pebble dashed gables
Style and Elements Federation Arts & Crafts
Two storey verandah, decorative gables, original chimneys, blind bay to front facade
Modifications In 1937 the place was converted to 2 flats, for Mrs K Messer, designed by Hobbs, Forbes and Partners. Builder: Messrs A James and Co. Restored and renovated by Mr & Mrs P Pullan with G Summerhayes, Architect
Setting High hedge to street

BACKGROUND

Original Owner Cyril W Walker
Other Owners P T & P M Pullan, S Male & W MacDonald
Original Designer Attributed to Charles Oldham
Original Builder G J Greenway

ASSESSMENTS

Historical

The place was constructed for the family of Cyril W Walker, hardware merchant, and one of the first generation of merchants to move into the suburb. The design of the place has been attributed to Charles Oldham, the architect for some of the more notable mansions in the suburb. The builder was George Greenway, who was highly regarded as a stonemason. The house was later modified to the design of Hobbs Forbes and Partners, the former office of J J Talbot Hobbs.

Aesthetic

The mansion is a vigorous and lively presence, with its large bulk articulated into a pleasing composition of verticals, topped by decorative gables, counter pointed by tall decorative chimneys.

Technical

The place is a landmark, relatively conservative although picturesque. It is a departure from other mansions and their use of the Queen Anne style, with its more robust and straightforward detailing and emphasis on the character of materials, typical of the Arts & Crafts style. It retains a moderate to high level of integrity.

Social

Environmental Cultural Group Townscape Area

The place is part of a cultural group.

The place is a landmark, prominently located at a major intersection, within the Leake and View Streets townscape areas..

Rarity

The style is rare in its application to a mansion of this size or two storey configuration.

Representativeness

STATEMENT OF SIGNIFICANCE

This two storey limestone, tile and timber mansion, in the Federation Arts and Crafts style, has cultural significance because:

- it has close historical associations with Cyril W Walker, hardware merchant, Charles Oldham, architect, and George J Greenway, builder;
- it is a relatively rare example of the Federation Arts and Crafts style applied to a residence of this size and scale;
- it is a landmark, at the intersection of two major streets in the suburb;
- it is part of a cultural group and a townscape area.

THEME/S

1.1, 1.2, 1.3, 1.4
2.1, 2.2, 2.3, 2.4
3.1, 3.3
4.1, 4.2

LISTINGS/AWARDS

REFERENCES

R. Pascoe *Western Australia's Capital Suburb, Peppermint Grove*



NAME
ADDRESS

Lot No 30
Street No 62
Street Leake

MANAGEMENT
DESCRIPTION

Construction Date Category 1
Construction Materials c.1916
Walls: Face brickwork and render detail
Roofs: Terra cotta tiles
Other: Timber joinery, pressed metal panels
Style and Elements Federation Queen Anne
Verandah to three facades, decorative gables, diagonal corner entry
Modifications Recent large two storey additions and three storey tower and replacement verandahs and roof
Setting Fenced garden to street.

BACKGROUND

Original Owner Mrs Jessie Church
Other Owners L.L Steinepreis
Original Designer
Original Builder

ASSESSMENTS

Historical

The place was built for Horrie Sholl's daughter Jessie and her husband Norman Church, son of local Peppermint Grove businessman John Church. The place was constructed at the western end of the extensive Sholl family property. During the second and third decades of the twentieth century a number of second generation Peppermint Grove children inter married and built their own family homes in the suburb. This place at 62 Leake Street is an example of this stage in Peppermint Grove's history. Considerable historical significance.

Aesthetic

This is a striking example of a Federation Queen Anne bungalow, with a superb rhythmic verandah.

Technical

The place is one of the best textbook examples of its style, applied to a large bungalow. The recent additions, whilst carefully designed to be sympathetic, do intrude on the profile and the character of the original building. The original place has a high level of integrity.

Social

Environmental

Cultural Group Townscape Area

The place is part of a cultural group.

Rarity

The original place is a comparatively rare example of an asymmetrically designed Federation Queen Anne bungalow.

Representativeness

The original place is an exemplar of its style.

STATEMENT OF SIGNIFICANCE

This single storey, brick, timber and tile bungalow, in the Federation Queen Anne style, has cultural significance because:

- it is associated with the Sholl and Church families, both prominent families in the suburb;
- it is an exemplar of its style;
- it is a comparatively rare example of the style applied to an asymmetrically designed bungalow;
- it has one of the finest intact verandahs in the suburb and the original place has a high level of integrity;
- it is part of a cultural group.

THEME/S

1.1, 1.2, 1.3, 1.4
2.1, 2.3, 2.4
3.1, 3.3
4.1, 4.2

LISTINGS/AWARDS

REFERENCES

R. Pascoe *Western Australia's Capital Suburb, Peppermint Grove*



NAME	Weerianna
ADDRESS	
<i>Lot No</i>	25 Pt 24
<i>Street No</i>	72
<i>Street</i>	Leake
MANAGEMENT	Category 1
DESCRIPTION	
<i>Construction Date</i>	c1894
<i>Construction Materials</i>	Walls: Limestone and rendered limestone Roofs: Galvanised iron Other: Timber joinery
<i>Style and Elements</i>	Victorian Georgian Two storey and one storey wings, verandahs to three facades, two storey verandahs on two storey wing, symmetrical bay windows and chimneys.
<i>Modifications</i>	
<i>Setting</i>	Open garden to street
BACKGROUND	
<i>Original Owner</i>	H.W Sholl, Gentleman
<i>Other Owners</i>	J L Hohnen
<i>Original Designer</i>	
<i>Original Builder</i>	

ASSESSMENTS

Historical

The place was built by Horatio Sholl c.1894. He was among the second set of buyers for land in the suburb. The Sholls were one of the first five families to build in Peppermint Grove, before the turn of the twentieth century. The place was constructed onto an existing wooden cottage. The site is a splendid one on an elevated ground overlooking Freshwater Bay, with extensive eastern exposure. Horatio raised a family of 10 in this house. A brother owned the adjoining site to the south. Horatio owned a large land parcel immediately to the west, where his daughter Mrs Church was to construct No 62 Leake Street. Considerable historical significance.

Aesthetic

The place sits handsomely and serenely on its site. It is of a style which reflects the pre Gold Boom period, rather than the more exuberant styles which came with that period. It is finely proportioned and has maintained its original detail.

Technical

The place is an exemplar of its style. It retains a very high level of integrity.

Social

The Sholl family were associated with this site for half a century, and the extended family were associated with adjoining sites.

Environmental Cultural Group Townscape Area

The place is part of a cultural group.
The place is a landmark and one of the earliest and finest mansions of the suburb.

Rarity

The place is a rare example of a mansion in the Victorian Georgian style.

Representativeness

The place is an exemplar of its style.

STATEMENT OF SIGNIFICANCE

This one and two storey limestone, timber and iron mansion, in the Victorian Georgian style, has cultural significance because:

- it is associated with the family of Horatio Sholl for half a century;
- it is one of the earliest places constructed in the suburb and the largest at that time;
- it is an exemplar of the Victorian Georgian style and a rare example of its application to a mansion in the suburb;
- it retains a very high level of integrity;
- it is a landmark and part of a cultural group.

THEME/S

1.1, 1.2, 1.3, 1.4
2.1, 2.2, 2.3, 2.4
3.1, 3.3
4.1, 4.2

LISTINGS/AWARDS

REFERENCES

R. Pascoe *Western Australia's Capital Suburb, Peppermint Grove*



NAME
ADDRESS

Lot No 4
Street No 1
Street McNeil

MANAGEMENT Category 2

DESCRIPTION

Construction Date c.1930
Construction Materials Walls: Limestone, brick and render
Roof: Terra cotta tiles
Other: Timber details
Style and Elements Californian Bungalow
Modifications Carpot added, window sashes modified,
Setting Street oriented, picket fence, open front garden

BACKGROUND

Original Owner Part McNeill holding, first owner-occupant Nellie Leunig
Other Owners Pearse, Higham, Forster, Larritt, Kay, Mony de Kerloy
Original Designer
Original Builder

ASSESSMENTS

Historical

The place was subdivided from part of the McNeil holding. This place was built for Nellie Leunig c.1930, this residence is one of a group of three interwar period homes. Some historical significance.

Aesthetic

The residence is a good example of its style and period, with a sympathetic carport addition. Original Arts and Crafts detailing extant in the verandah and gable. Similar in style to 3 and 7 McNeil Street.

Technical

The original place demonstrates the characteristics of the Californian Bungalow style, apart from the carport extension and modified window sashes. It retains a moderate level of integrity.

Social

Environmental

Cultural Group

The place is part of a cultural group.

Townscape Area

The place is located within a townscape area.

Rarity

Representativeness

The residence is a representative example of the InterWar Californian Bungalow style with its generous and dominant porch and residual Arts and Crafts detailing. It forms a pleasing group with the stylistically similar neighbouring residences at 3 and 7 McNeil Street

STATEMENT OF SIGNIFICANCE

This single storey limestone, brick and tile, in the InterWar Californian Bungalow style, has cultural significance because:

- it has some cultural significance due to its associations with Nellie Leunig and the McNeill holding;
- it is a representative example of the Californian Bungalow style and has a high level of integrity;
- it forms part of a cultural group and is located within a townscape area.

THEME/S

1.1, 1.3, 1.4
2.1
3.1
4.2

LISTINGS/AWARDS

REFERENCES

R. Pascoe *Western Australia's Capital Suburb, Peppermint Grove*
Evans Sisters, *Place Card Files*



NAME:

ADDRESS:

Lot No: 5
 Street No: 3
 Street: McNeil

MANAGEMENT: Category 2

DESCRIPTION:

Construction Date: c.1925
 Construction Materials: Walls: Render and painted brickwork
 Roof: Terra cotta tiles
 Other: Original openings
 Style and Elements: California bungalow
 Verandah to three facades
 Pebbledashed balustrades and gable
 Modifications:
 Setting: Street oriented, low walled open front garden

BACKGROUND

Original Owner: Part McNeil holding, first owner-occupant Rose Hawley
 Other Owners: L F Good, J and A C Law
 Original Designer:
 Original Builder:

ASSESSMENTS

Historical

This place was subdivided from part of the McNeil holding. This place was built for Rose Hawley who lived in the house until c.1945. This residence is one of a group of three interwar period homes. Some historical significance.

Aesthetic

This residence is a good example of a little modified and comparatively plain California Bungalow style. It is of the same style and character as the neighbouring properties at 1 and 7 McNeil Street. Its wrap round verandah visually connects it to the neighbouring properties as well as the street.

Technical

The place demonstrates the characteristics of the Californian Bungalow style and retains a high level of integrity.

Social

Environmental

Cultural Group:
Townscape Area:

The place is part of a cultural group
The place is located within a townscape area.

Rarity

Representativeness

The residence is a representative example of the InterWar Californian Bungalow style with an hospitable wrap round verandah. The verandah makes it effective visual linkage at the middle of a group of similar residences.

STATEMENT OF SIGNIFICANCE

This single storey rendered, brick and tile residence, in the InterWar Californian Bungalow style, has cultural significance because:

- it has historical significance due to its association with Rose Hawley and the McNeil holding;
- it is a representative example of its style, which has a high level of integrity;
- it is the central place in a group of residences from the same period having similar characteristics of style, scale and presentation to the street;
- it is part of a cultural group and is located within a townscape area

THEME/S

1.1, 1.3, 1.4
2.1
3.1
4.2

LISTINGS/AWARDS

REFERENCES

R. Pascoe *Western Australia's Capital Suburb, Peppermint Grove*
Evans Sisters, *Place Card Files*



NAME: 'Mauricia'

ADDRESS:

Lot No: 7 & 8

Street No: 7

Street: McNeil

MANAGEMENT: Category 2

DESCRIPTION:

Construction Date: c.1925

Construction Materials:

Walls: Render and timber

Roof: Terra cotta tiles, complex form

Other: Arts and Crafts detailing to verandah and openings

Spacious grounds with tennis court and pavilion

Style and Elements:

Californian Bungalow

Verandah and gable in the Arts & Crafts style

Bracketed bay window with multipane window sashes

Modifications:

Setting:

Street oriented, low wall, open front garden

BACKGROUND

Original Owner:

Part McNeil holding, first owner-occupant Kathleen Mary Collett.

Other Owners:

R Monger, J and M Rousset

Original Designer:

Original Builder:

ASSESSMENTS

Historical

The place was subdivided from part of the McNeil holding. This place was developed within a group of interwar period single residences, for Kathleen Mary Collett. By 1930 it had been sold to Rupert Monger and remained in the Monger family, who were active members of the Peppermint Grove community, until c.1965. Some historical significance.

Aesthetic

The residence is a particularly good example of its style and period, effectively combining the embellishments of Arts and Crafts detailing with a complex and sophisticated Californian Bungalow form. It complements the simpler Californian Bungalows at 1 and 3 McNeil Street.

Technical

'Mauricia' shows considerable technical skill in the level of its design and craftsmanship. It retains a high level of integrity.

Social

'Mauricia' demonstrates a stylish InterWar lifestyle with an elegant residence combined with spacious grounds, tennis court and attractive pavilion reflecting the position tennis played in the social life of the suburb.

Environmental Cultural Group Townscape Area

Part of a group

Rarity

There are few examples of Californian Bungalows in Perth which exhibit the sophistication and technical accomplishment of 'Mauricia'.

Representativeness

'Mauricia' demonstrates the complementarity of the Californian Bungalow and Arts and Crafts styles when effectively used in combination.

STATEMENT OF SIGNIFICANCE The place 'Mauricia' is a single storey render and timber bungalow in the InterWar Californian Bungalow style, has cultural significance because:

- it is a sophisticated and rare example of the Californian Bungalow style integrating elaborate Arts and Crafts decorative detailing;
- it demonstrates an affluent and active InterWar lifestyle, shared by some well known residents of the suburb, of which this is an increasingly rare example;
- it forms a cultural group with the stylistically similar, albeit simpler, residences at 1 and 3 McNeil Street, and is located within a townscape area.

THEME/S

1.1, 1.2, 1.3 and 1.4
2.1, 2.4
3.1, 3.3
4.1, 4.2

LISTINGS/AWARDS REFERENCES

R. Pascoe *Western Australia's Capital Suburb, Peppermint Grove*
Evans Sisters, *Place Card Files*



NAME:
ADDRESS:
Lot No: 12 & Pt 13
Street No: 17
Street: McNeil

MANAGEMENT: Category 1

DESCRIPTION:
Construction Date: c.1925
Construction Materials: Walls: Brick and render
 Roof: Terra cotta tiles
 Other: Original verandah and chimneys
Style and Elements: Federation/InterWar Bungalow
 Extended plan form with verandahs to three facades
Modifications:
Setting: Street oriented, permeable brick and iron fence.

BACKGROUND
Original Owner: Part McNeil holding, first owner-occupant Clara Annie Carbarns
Other Owners: Mills & Ware Ltd, Mrs U Sides, M J and L A Fry
Original Designer:
Original Builder:

ASSESSMENTS

Historical

This place was subdivided from part of the McNeil holding, the place was for a period owned by Mills & Ware Ltd, the well known Western Australian biscuit manufacturing company, as a manager's residence.

Aesthetic

The residence is a good example of a finely proportioned bungalow, which has a high level of authenticity, and benefits from its garden setting. The style derives from the pre World War I period, but has been simplified and refined.

Technical

The place is representative of its style and retains a high level of integrity.

Social

The use as a company manager's residence for a significant Western Australian company demonstrates the socio-economic standing of this part of the district.

Environmental Cultural Group

The residence is one of a group of significant residences dating from the InterWar period on subdivision of part of the original McNeil holding.

Townscape Area

Rarity Representativeness

The place is representative of its style.

STATEMENT OF SIGNIFICANCE

The single storey brick and tile residence, in the Federation/InterWar Bungalow style, has cultural significance because:

- it has some historical significance due to its association with Mills & Ware and the McNeil holding;
- it is a good and representative example of its style, which retains a high degree of authenticity;
- it has social significance because its use as a manager's residence for a significant company demonstrates the socio-economic standing of this part of the district;
- it also forms part of a cultural group.

THEME/S:

1.1, 1.3, 1.4
2.1
3.1
4.1, 4.2

LISTINGS/AWARD:

REFERENCES:

R. Pascoe *Western Australia's Capital Suburb, Peppermint Grove*
Evans Sisters, *Place Record Files*



NAME:

ADDRESS:

Lot No: Pt 18
Street No: 25
Street: McNeil

MANAGEMENT:

Category 1

DESCRIPTION:

Construction Date: c.1925
Construction Materials: Walls: Brick and render
 Roof: Terra cotta tiles
 Other: Brick chimneys

Elegant timber verandah

Style and Elements:

Federation/InterWar Queen Anne Bungalow
 Extensive and unique verandahs to two facades
 Arts & Crafts detailing to gables and twinned verandah columns, linked with spindled panels, beehive shaped chimneys stacks

Modifications:

Setting:

Open garden with low limestone wall

BACKGROUND

Original Owner:

Part McNeil holding, first owner-occupant Arthur Bunning

Other Owners:

Charles Bateman, Ragnor Rigg & J Rigg

Original Designer:

Original Builder:

ASSESSMENTS

Historical

This place was subdivided from part of the McNeil holding. The residence was built in 1925 for Arthur Bunning, of Bunnings timber merchants, the residence was purchased c.1930 by Charles Bateman, a successful merchant who occupied the house with his wife Brenda until 1950, after which they built another at 30 The Esplanade. Considerable historical significance.

Aesthetic

The residence is an attractive and intact example of the post World War I Queen Anne Bungalow. It is handsomely proportioned. Its several gable wings are framed and given coherence by an elegantly framed and decorated timber verandah.

Technical

The residence is a notable architectural work of its period. It retains a high level of integrity.

Social

The spacious and evocative residence, as 17 McNeil Street, demonstrates the socio-economic standing of this part of the district and the lifestyle of a cultured merchant of the InterWar period.

Environmental Cultural Group

The residence is one of a group of significant residences dating from the InterWar period on subdivision of part of the original McNeil holding.

Townscape Area

Rarity

Elements such as the elegant verandahs and beehive chimneys are rare.

Representativeness

STATEMENT OF SIGNIFICANCE

The single storey brick, timber and tile residence, in the Federation/InterWar Queen Anne Bungalow style, with a high degree of authenticity, which has cultural significance because:

- it is a place of considerable historical significance because of its associations with Arthur Bunning, Charles Bateman and the McNeil holding;
- it is a spacious and handsomely proportioned place, evocative of the lifestyle of its era, for cultured and successful merchants;
- it is a notable and rare example of its style and period which retains a high level of integrity;
- it forms part of a cultural grouping of cultural heritage places.

THEME/S

1.1, 1.2, 1.4
2.1, 2.2, 2.3, 2.4
3.1
4.1, 4.2

LISTINGS/AWARDS

REFERENCES

R. Pascoe *Western Australia's Capital Suburb, Peppermint Grove*



NAME

ADDRESS

Lot No 1 Pt 7

Street No 496

Street Stirling Highway

MANAGEMENT

DESCRIPTION

Construction Date

Category 1

c.1930

Construction Materials

Walls: Rendered brickwork

Roof: Corrugated asbestos

Other: Glass bricks

Style and Elements

InterWar Art Deco façade/InterWar Functionalist

Symmetrical design to main façade

Façade added to straightforward industrial building

Modifications

South wing added to original building. New colour scheme

Setting

Small inclined setback to Stirling Highway building line, set within a traditional retailing strip.

BACKGROUND

Original Owner

Peppermint Grove Roads Board

Other Owners

Lucius Cullen, W A Electricity Supply, State Electricity, W & J Bant, J.E Bant

Original Designer

Original Builder

ASSESSMENTS

Historical

The place was constructed originally as the office of the Peppermint Grove Roads Board and later was used as an Electricity supply station between c.1940 and 1965. Owned by Bant's since c.1965. Considerable historical significance.

Aesthetic

A striking Art Deco façade which, by its landmark quality, marks this place as a former civic building for the suburb. The façade is a simple, subtle, symmetrical façade, which is perpendicular to the side boundaries and skewed to the front boundary to Stirling Highway.

Technical

The place retains a moderate level of integrity.

Social

Environmental

Cultural Group

Townscape Area

Part of a group

Located within a townscape area.

Rarity

The place is the only original civic building for the suburb.

Representativeness

The place represents the original civic use and subsequent electrical supply service use until the start of the Mineral Boom Period.

STATEMENT OF SIGNIFICANCE

This single storey InterWar Functionalist building, with its InterWar Art Deco street façade has cultural significance because:

- it was the original Peppermint Grove Road Board building, the original civic building for the suburb;
- it was subsequently the electrical supply service for the suburb;
- its Art Deco façade was a landmark along Stirling Highway;
- it forms part of the town centre's traditional strip retailing along the highway.

THEME/S

1.1, 1.3, 1.4
2.1, 2.2
3.1
4.2

LISTINGS/AWARDS

REFERENCES

R. Pascoe *Western Australia's Capital Suburb, Peppermint Grove*



NAME	'John Coppins'
ADDRESS	
<i>Lot No</i>	50
<i>Street No</i>	502
<i>Street</i>	Stirling Highway
MANAGEMENT	Category 1
DESCRIPTION	
<i>Construction Date</i>	c.1900
<i>Construction Materials</i>	Walls: Painted brickwork, with painted parapets to street frontages, timber joinery & painted lining boards Roof: Painted corrugated iron roof Other: Corner verandah, with steel posts, corrugated iron roof, painted bresenmers & signed parapets to streets.
<i>Style and Elements</i>	Federation Queen Anne Commercial Retail windows to two street frontages, corner entrance, verandahs to two street frontages, parapetted walls above verandahs
<i>Modifications</i>	Replacement verandah to satisfy road safety requirements.
<i>Setting</i>	Abutting the building lines to both Stirling Highway and Irvine Street.
BACKGROUND	
<i>Original Owner</i>	J. Henderson
<i>Other Owners</i>	Tilley & Muggeridge, John Coppin (1925), James Lonsdale Formby (1975), Treleaven Holdings Pty Ltd.
<i>Original Designer</i>	
<i>Original Builder</i>	
ASSESSMENTS	

<i>Historical</i>	For the first quarter of the twentieth century, this place was the local grocer's shop, owned by Tilly and Mugeridge. From 1925 for the next 50 years the store was owned and operated by John Coppin and his son John Coppin Junior, who lived in the attached residence. 'Coppin's' was popular for its home-produced fare and old fashioned service. After the Coppin family sold the property, the use was converted to that of specialist wine merchant, under the name John Coppins. Considerable historical significance.
<i>Aesthetic</i>	A notable corner store which through its location, use and corner verandah has made it a local landmark for a century.
<i>Technical</i>	The place retains a moderate/high degree of integrity.
<i>Social</i>	Important to the locality as the site of the local store for almost a century. Latterly a renowned wine merchant. Considerable social significance.
<i>Environmental</i> <i>Cultural Group</i> <i>Townscape Area</i>	Part of a group. Located within a townscape area
<i>Rarity</i>	Few corner stores fronting major traffic routes have retained a verandah, albeit reconstructed, and therefore maintained the character of a Gold Boom period corner shop.
<i>Representativeness</i>	The place is representative of the many corner shops of the Gold Boom period, established within walking distance of their customers.
<i>STATEMENT OF SIGNIFICANCE</i>	The single storey Federation Queen Anne corner store, with former attached residence, has cultural heritage significance because: - its role as a corner grocery store and wine merchant has considerable historical significance; - its association with the Coppin family has been maintained for more than 75 years; - it is a rare example of a corner store on a major traffic route that has retained its character; - it represents the role of corner stores within the suburb.
<i>THEME/S</i>	1.1, 1.3, 1.4 2.1, 2.2, 2.3 3.1 4.1, 4.2
<i>LISTINGS/AWARDS</i>	
<i>REFERENCES</i>	R. Pascoe <i>Western Australia's Capital Suburb, Peppermint Grove</i>



NAME	Former Cottesloe Police Station
ADDRESS	
<i>Lot No</i>	330
<i>Street No</i>	548 - 550
<i>Street</i>	Stirling Highway
MANAGEMENT	Category 1
DESCRIPTION	
<i>Construction Date</i>	1899
<i>Construction Materials</i>	Walls: Limestone, brick quoining Roof: Corrugated galvanised iron painted Other: Timber joinery and decorated twin gables
<i>Style and Elements</i>	Federation Arts and Crafts A generally symmetrical design, although the window and gable detail varies in each wing. Random dressed limestone with one window and corners brick quoined. Original chimneys.
<i>Modifications</i>	Sympathetically adapted from Police Station to professional offices
<i>Setting</i>	Fronting Stirling Highway
BACKGROUND	
<i>Original Owner</i>	Crown
<i>Other Owners</i>	Blackwell A.B and Benjamin D.R
<i>Original Designer</i>	J H Grainger, Hillson Beasley BWD Public Works Dept Architect,
<i>Original Builder</i>	

ASSESSMENTS

Historical

The Cottesloe Police Station was officially opened in May 1900. Police then patrolled the areas of Cottesloe, Peppermint Grove and Buckland Hill, on foot, by bicycle or on horseback. It was an important amenity for the district until the end of the 1980s. Considerable historical significance. Now used by Blackwell & Associates landscape architects as their office.

Aesthetic

The place is a pleasing, if austere, example of its style and period, befitting a local police station of the time.

Technical

The place has been well conserved and sympathetically adapted for the offices of a professional consultancy. It retains a high level of integrity.

Social

Some of the tasks under the Police jurisdiction, as well as normal neighbourhood policing duties, were pushbike licensing, military drill for local boys, or transporting the dead to the Morgue at the Perth Public Hospital. Associated with cultural activities and Policing. Considerable social significance.

Environmental

Cultural Group

Townscape Area

Rarity

Representativeness

The Police Station is typical of the size and standard of police facilities which were provided for a district like Peppermint Grove, Cottesloe and Buckland Hill.

STATEMENT OF SIGNIFICANCE

The single storey limestone and painted iron Police Station, in the Federation Arts and Crafts style, has cultural significance because:

- it has considerable historical significance having functioned as the local police presence in the district for some 90 years;
- it is a fine, if austere, example of the Federation Arts and Crafts style applied to a local police station;
- it has social significance because of the amenity which it brought to the district during its operation.

THEME/S

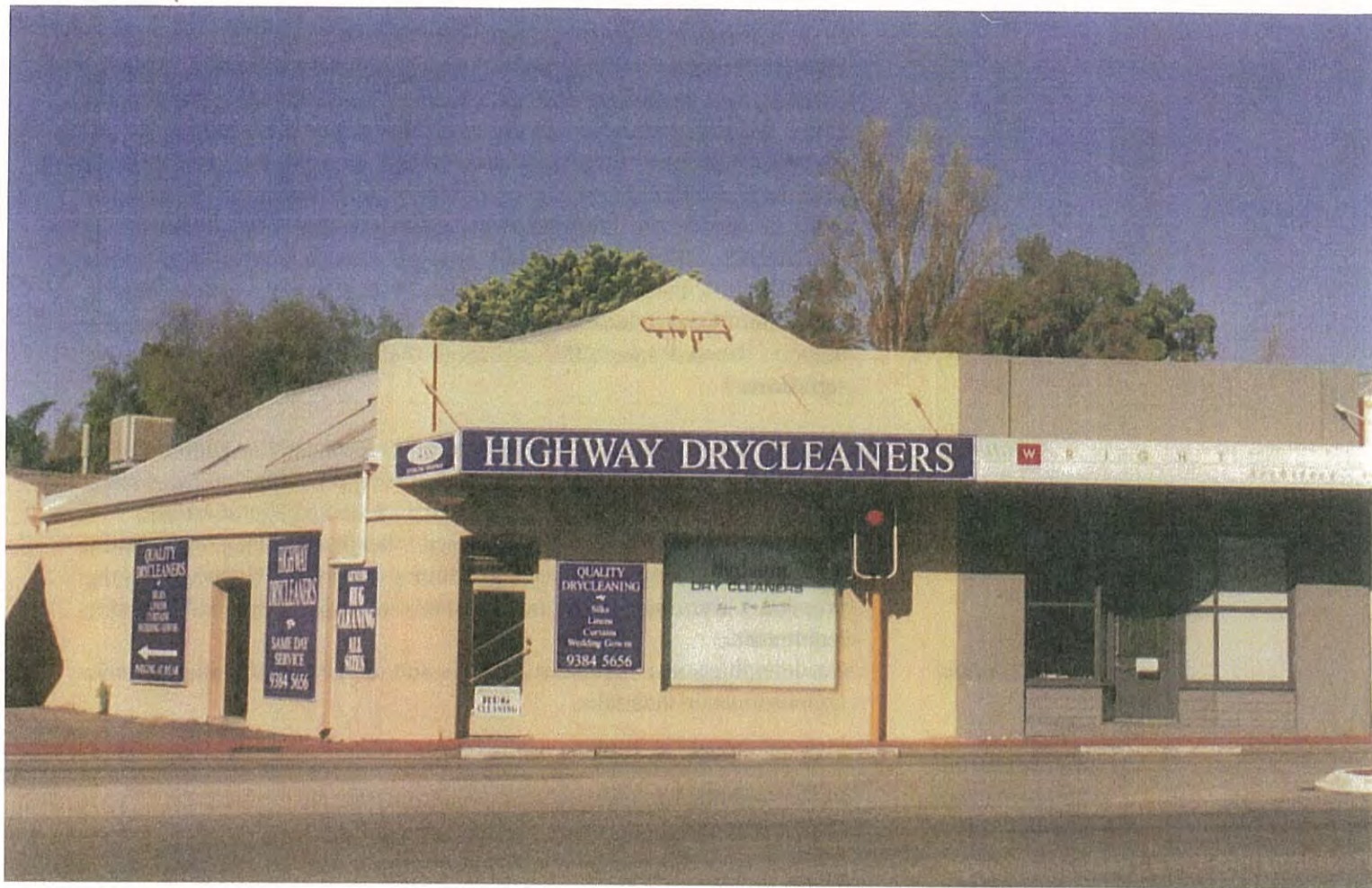
1.1, 1.2
2.1, 2.2, 2.3
3.1, 3.2
4.2

LISTINGS/AWARDS

Register of the National Estate: File no. 5/11/019/0006
Register of Historic Places: 01929

REFERENCES

R.M James *Heritage of Pines*
R. Pascoe *Western Australia's Capital Suburb, Peppermint Grove*
B van Brunswijk and D Richards *Creating The Public Realm, Public Architecture in Western Australia:1890-2000*



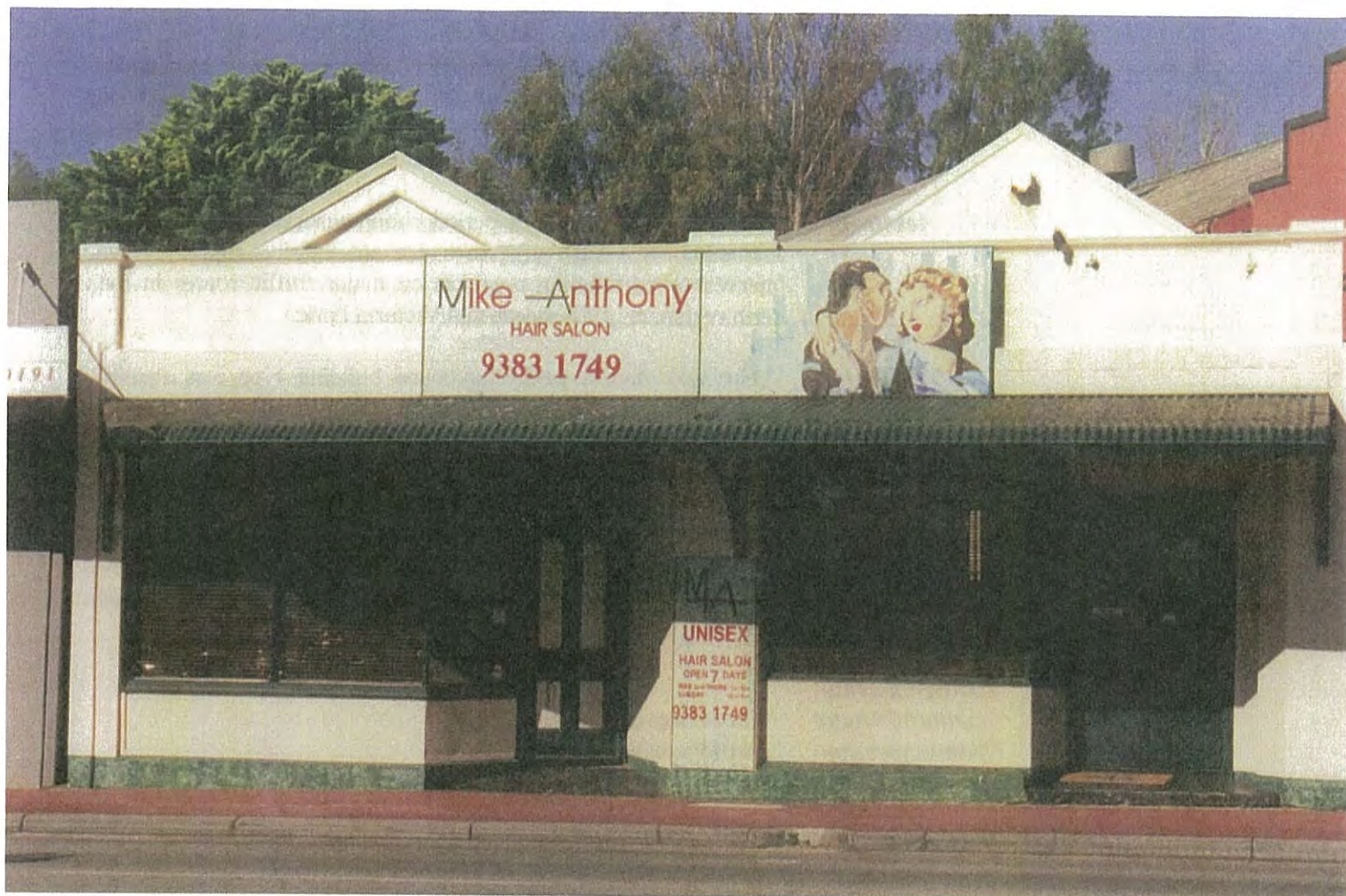
NAME Highway Dry Cleaners
ADDRESS
Lot No Pt 6
Street No 488
Street Stirling Highway

MANAGEMENT Category 1
DESCRIPTION
Construction Date c.1905
Construction Materials Walls: Painted brickwork, painted render & lining board, display windows, timber joinery.
Roof: Corrugated iron roof
Other: Gabled pediment
Style and Elements InterWar Stripped Functionalist
Modifications Rebuilt from pre WWI weatherboard shop to brick shop/house in 1920, shop front partly rebuilt during InterWar or Post WWII periods with cantilevered awnings.
Setting End of a row of shop/houses in traditional shopping strip abutting the building line of Stirling Highway.

BACKGROUND
Original Owner H.F Sempf
Other Owners Women's Service Guild, William & Jacob Zeffert, Jacob Zeffert
Original Designer
Original Builder H.F Sempf (1905), Furphy-weatherboard shop (1910), H F Sempf-brick shop/house (1920)

ASSESSMENTS

<i>Historical</i>	Occupied c.1935 to c.1950 by the Cottesloe branch of the Women's Service Guild, a feminist organisation of national and local importance. Bessie Rischbeith, of View Street, Peppermint Grove, herself a leading feminist, was one of the Women's Service Guild founding members in 1909. Edith Cowan was initially on the Executive of the Guild, as was Elizabeth Clapham, the first woman elected to a political institution in Western Australia (she was elected to the Town Council of Cottesloe in 1920, a year before Edith Cowan became the first woman member of Parliament). Bessie Rischbeith was an Australian delegate to the Assembly of the League of Nations. Rischbeith's sister, another Peppermint Grove resident, Olive Evans, was President of the Cottesloe branch. Owned since 1955 by Jacob Zeffert. Exceptional historical significance.
<i>Aesthetic</i>	A single storey Gold Period shop rebuilt as an InterWar shop/house as part of a strip retail group, characteristic of strip retailing on other major traffic routes in the Perth region, eg. Bassendean and Victoria Park.
<i>Technical</i>	The Interwar shop/house was a simple, flexible building type readily adapted to a variety of service and retailing purposes. Highway fronting properties were subject to modifications to satisfy new traffic safety requirements.
<i>Social</i>	Considerable social significance as the site of one of the leading feminist organisations in Australia.
<i>Environmental</i>	
<i>Cultural Group</i>	Part of a group
<i>Townscape Area</i>	Part of a precinct
<i>Rarity</i>	The site is very important to the history of the feminist movement at state and national level, and for its associations with the Women's Service Guild, Bessie Rischbeith, Edith Cowan and Olive Evans.
<i>Representativeness</i>	The place is representative of the early town centre and the InterWar shop/houses of traditional retailing strips along major traffic routes.
<i>STATEMENT OF SIGNIFICANCE</i>	This single storey former shop/house from the InterWar period has exceptional cultural significance because: - of its historic associations with the Women's Service Guild, - Bessie Rischbeith, Edith Cowan and Olive Evans; - it forms part of the town centre's traditional strip retailing along the highway.
<i>THEME/S</i>	1.3, 1.4 2.2, 2.3 3.1 4.1, 4.2
<i>LISTINGS/AWARDS</i>	
<i>REFERENCES</i>	R. Pascoe <i>Western Australia's Capital Suburb, Peppermint Grove</i> J. Skene <i>Amending the Suffrage Story</i> D. Davidson <i>A Citizen of Australia and of the World - A reappraisal of Bessie Mabel Rischbeith</i> in <i>Studies in W.A History</i> , Vol.19, 1999 Evans Sisters, <i>Place Data Records</i>



NAME
ADDRESS
Lot No Pt 7
Street No 490-494
Street Stirling Highway

MANAGEMENT
DESCRIPTION
Construction Date c.1905
Construction Materials Walls: Painted hard render plinth, render & lining board, display windows, timber joinery
Roof: Corrugated galvanised iron
Other: Gables behind parapet
Style and Elements InterWar stripped functionalist
Modifications Partly rebuilt, perhaps to adapt from electricity supply to shop/houses, new InterWar shop fronts with cantilevered awnings, subsequently adapted for road safety requirements
Setting Attached shop/houses in traditional shopping strip abutting the building line of Stirling Highway

BACKGROUND
Original Owner Geo. Slater, Hairdresser
Other Owners Cottesloe Municipal Council, Electricity Supply – WA Government, S A Harper, G Hundley & A R Pearce, A R Pearce, Precious Holdings Pty Ltd
Original Designer
Original Builder

ASSESSMENTS

Historical

Between 1915 and 1940, 490-494 Stirling Highway was used as an electricity supply station, at first by the Cottesloe Municipal Council, then after 1935 by the State Government. Since then it has functioned as strip retailing. Some historical significance.

Aesthetic

Single storey Gold Boom period shop/houses which have been adapted for a variety of uses and share the character of other InterWar strip retailing precincts on major traffic routes in the Perth region, eg. Bassendean and Victoria Park.

Technical

The Gold Boom period shop/house building type was readily adapted to a variety of service and retailing purposes. Highway fronting properties were subject to modifications to satisfy new traffic safety requirements.

Social

The shop/houses formed an extension of the Cottesloe Town Centre which formed along Napoleon Street to the junction with Stirling Highway, after the upgrading of the suburban railways in 1892.

Environmental

Cultural Group

Part of a group

Townscape Area

Part of a townscape area

RARITY

REPRESENTATIVENESS

The place is representative of the early town centre for Cottesloe and Peppermint Grove. This place is also representative of Gold Boom period shop/houses, located on highways, adapted in the InterWar and subsequent periods to satisfy road safety requirements.

STATEMENT OF SIGNIFICANCE

These single storey attached former shop/houses from the Gold Boom period, adapted for different uses, and modified in the InterWar period for road safety requirements, has cultural significance because:

- of their historic use for service purposes;
- these places were part of the town centre from the suburb's earliest phase when much of the suburb's growth was based on rail commuting;
- the adaptation of the places demonstrates the changing requirements of their highway location.

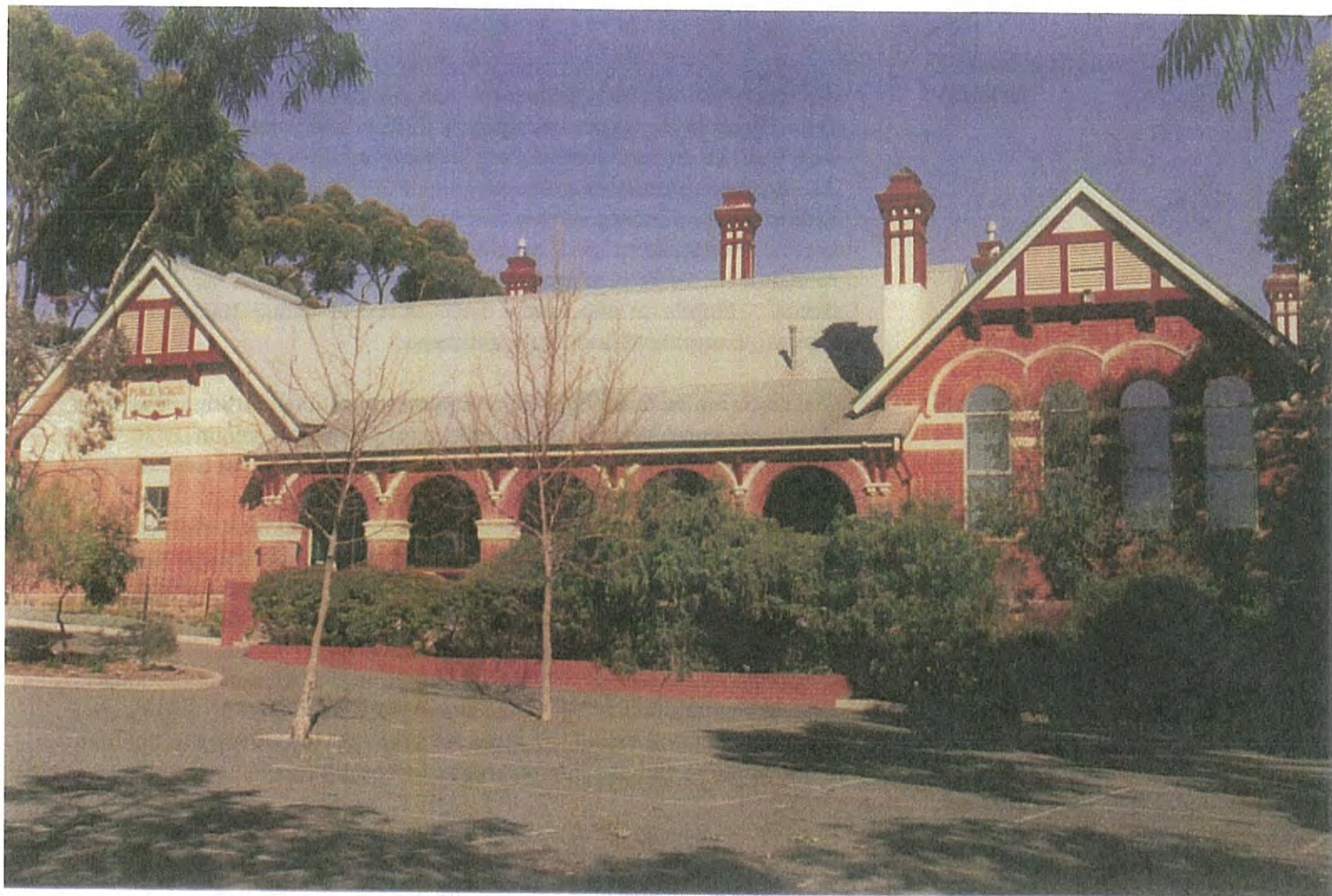
THEME/S

1.4
2.1, 2.2
3.1
4.1, 4.2

LISTINGS/AWARDS

REFERENCES

R. Pascoe *Western Australia's Capital Suburb, Peppermint Grove*



NAME Cottesloe State School
ADDRESS
 Lot No 315 Reserve 23582
 Street No 530
 Street Stirling Highway

MANAGEMENT Category 1

DESCRIPTION
Construction Date 1897
Construction Materials Walls: Face red brickwork, render details
 Roof: Galvanised iron
 Other: Limestone footings, Arts and Crafts chimneys and decorative gables
Style and Elements Federation Freestyle/Arts & Crafts
Modifications The school was built in stages. The first stage, completed in 1898, consisted of the eastern gable and colonnaded central wing, with 4 classrooms, in a Federation Free Style. The original roof was timber shingles. A western gable was added in 1899, with two extra classrooms. A further western gable with two classrooms was added in 1910 and the classrooms in the eastern gable were converted into a hall. Major additions completed 1989.
Setting Facing Keane Street, adjacent to Stirling Highway.

BACKGROUND
Original and Other Owner Crown
Original Designer George Temple-Poole, Government Architect

ASSESSMENTS**Historical**

The place was the first permanent state school to be established in the area. The school was opened officially in 1898 with a roll of 208 children. Fees were 6d for every child over 12 years and 3d for every child under 12. State school fees were abolished in 1899. The school underwent two further stages of development until 1910. The school has had a number of notable headmasters and several former pupils have gone on to distinguished careers in education. It continues to serve as a Primary School. Pupils at the school have included, Dame Rachel Cleland (Evans). Exceptional historical significance.

Aesthetic

The place is a landmark due to its prominent location on Stirling Highway and its pleasing design. It is a good example of the ambitious style of architecture following from gold based prosperity by George Temple Poole one of Western Australia's finest architects.

Technical

The place is attractive, harmonious, well proportioned and coherent building which has skillfully welded two similar, but differing styles. The first stage was designed by George Temple Poole in a characteristic Free Classical style, whilst the western additions are more in the standardised school designs, using a subdued Arts & Crafts style.

Social

The school is associated with the development of education in the suburb, and such cultural activities as the compulsory military cadet scheme and the introduction of Australian Rules football as a school sport at the turn of the twentieth century. Considerable social significance.

**Environmental
Townscape Area
Representativeness**

The place is a landmark element to a busy thoroughfare.

The place is representative of the standards of state school design of the time, however, the design is more distinguished than most state schools of the period.

**STATEMENT
OF SIGNIFICANCE**

The brick, limestone, render and iron single storeyed school building, in the Federation Free Style/Arts & Crafts styles, has cultural significance because:

- it has exceptional historical associations with the local community, the education community and distinguished public and political figures;
- it is one of the most distinguished state school designs of its period;
- it is representative of the standard and facilities of available public education;
- it is a major amenity and landmark in the suburb.

THEME/S

1.1, 1.2, 1.3, 1.4, 2.1, 2.2, 2.3, 2.4
3.1, 3.2, 3.3, 4.1, 4.2, 4.3

LISTINGS/AWARDS

Register of the National Estate: 1978
Register of Historic Places: 01933
National Trust of Australia (WA) Classified List: 27.05.1974

REFERENCES

R.M James *Heritage of Pines*
R Pascoe *Western Australia's Capital Suburb, Peppermint Grove*
T Henderson & S Baxter *From Ink to Internet, 100 Years in the life of Cottesloe Primary School*



NAME	Scotch College Boatshed
ADDRESS	
<i>Lot No</i>	Reserve 17113
<i>Street No</i>	
<i>Street</i>	The Esplanade Foreshore
MANAGEMENT	Category 1
DESCRIPTION	
<i>Construction Date</i>	c.1914
<i>Construction Materials</i>	Walls: Timber weatherboards Roof: Galvanised iron Other: Timber deck
<i>Style and Elements</i>	Federation Vernacular Twin gabled shed with skillion, flagpoles and landing platform
<i>Modifications</i>	
<i>Setting</i>	Swan River foreshore
BACKGROUND	
<i>Original & Current Owner</i>	Scotch College, Claremont (boatshed), Crown (foreshore)
<i>Original Designer</i>	
<i>Original Builder</i>	

ASSESSMENTS

Historical

In 1914 Scotch College was given permission by the Peppermint Grove Roads Board to erect a private boatshed on the foreshore, one of only a small number allowed. It is now one of only 2 private boatsheds on the foreshore remaining from the era of the Roads Board. Considerable historical significance.

Aesthetic

The boatshed is a straightforward example of its genre, functional rather than decorative in appearance.

Technical

The life of boatsheds of this type is usually governed by the condition of the timber piles on which it is constructed. The condition of the piles is not known.

Social

A large number of Peppermint Grove boys attended Scotch College in Claremont, and the boatshed has played a significant role in the lives of many local children and their families. Considerable social significance.

Environmental Cultural Group Townscape Area

Rarity

Boatsheds located on foreshores are becoming increasingly rare due to planning constraints and the difficulty of prolonging the structural life of structures based on piled footings.

Representativeness

The form of the boatshed is typical of boatshed constructions from this period.

STATEMENT OF SIGNIFICANCE

The weatherboard and galvanised iron boatshed, in Federation vernacular style, has cultural significance because:

- it is one of only two boatsheds erected on the foreshore during the period of the Roads Board;
- it is one of an increasingly rare number of boatsheds, from this period, still extant of Perth's foreshore;
- it has played a large role in the lives of many local children and their families, giving it considerable social significance.

THEME/S

1.4
2.1, 2.2, 2.3
3.1
4.1

LISTINGS/AWARDS

REFERENCES

R. Pascoe *Western Australia's Capital Suburb, Peppermint Grove*



***NAME
ADDRESS***

Lot No 15
Street No 8
Street The Esplanade

MANAGEMENT

Category 1

DESCRIPTION

Construction Date 1901
Construction Materials Walls: Limestone, rendered brickwork, timber joinery
 Roof: Corrugated galvanised iron
 Other: Original timber lattice gable, chimneys intact
Style and Elements Federation Queen Anne Bungalow
Modifications Extensions in character, loft clerestorey windows added to roof space alterations
Setting Site located on ridge overlooking the river through the open front garden

BACKGROUND

Original Owner Robert Fairbairn, Police Magistrate
Other Owners Fairbairn, Dr C & Miss AF, Foulkes-Taylor DG & HRDB, Mrs Foulkes-Taylor, Helen RDB, Wordsworth, D and ML
Original Designer Deane Smith of Hobbs Smith & Forbes
Original Builder

ASSESSMENTS

Historical

One of a group of early prestige bungalows built in the year of Federation. Robert Fairbairn was a Police Magistrate and longstanding member of the Peppermint Grove community. The residence was later owned by Mr & Mrs Foulkes-Taylor, successful merchants in the post World War II period. Considerable significance.

Aesthetic

A comparatively plain bungalow of its period, handsomely proportioned, conservative in colour and decoration, with decorative elements confined to gable and chimneys. Extended in sympathetic character with loft clerestorey utilising Arts & Crafts detailing.

Technical

The original house was an accomplished design from the office of Hobbs Smith & Forbes and is one of several notable places designed by the practice. It has been extended in character into a much larger house.

Social

The place has long term associations with the Fairbairn & Foulkes-Taylor families, who have been significant members of the Peppermint Grove community.

Environmental

Cultural Group

Part of a group, with the neighbouring property at 6 The Esplanade, formerly owned by the Fairbairn family.

Townscape Area

Rarity

Representativeness

The place is representative of a relatively modest early house associated with a public servant during the gold boom period and expanded into a much larger house suitable for successful business families.

STATEMENT OF SIGNIFICANCE

This single storey limestone, timber and iron residence, in the Federation Queen Anne Bungalow style, has cultural significance because:

- it is of considerable historical significance because of its associations with the Fairbairn and Foulkes-Taylor families;
- it is an accomplished example of a modest family house which has been extended sympathetically into a much larger house;
- it is a relatively intact example from the turn of the 20th century.

THEME/S

1.1, 1.2, 1.3, 1.4
2.1, 2.2, 2.3
3.1, 3.3
4.1

LISTINGS/AWARDS

REFERENCES

R. Pascoe *Western Australia's Capital Suburb, Peppermint Grove*
Evans Sisters place record forms



NAME
ADDRESS

Lot No 19
Street No 12
Street The Esplanade

MANAGEMENT

Category 1

DESCRIPTION

Construction Date c.1910
Construction Materials Walls: Rendered brickwork
Roof: Terra cotta tile
Other: Timber joinery
Style and Elements Federation Queen Anne
Modifications Exterior rendered, detail stripped, generally adapted, front curtilage built up
Setting Elevated setting overlooking Freshwater Bay.
Front fence constructed in two stages. The first a low limestone retaining wall, topped with a painted brick wall.

BACKGROUND

Original Owner Emily Hanlin (property) J. H Wood, (Residence)
Other Owners R P Vincent, J A Dimmitt, G & G Brown, J & J Donald, Walsh, T.A and J.M
Original Designer
Original Builder

ASSESSMENTS

Historical

The residence was constructed prior to World War I and was one of the string of large Federation Queen Anne bungalows constructed along The Esplanade. Since its construction it has changed hands each generation.

Aesthetic

The residence is now a much adapted elevated bungalow formerly in the Federation Queen Anne bungalow style. Its prominent elevated diagonal verandah demonstrates that the view across Freshwater Bay to Keane's Point was possibly more valued than the wider view along the Swan River.

Technical

Social

Environmental

Cultural Group

The place forms part of a group with the neighbouring properties in Forrest Street.

Townscape Area

Rarity

Representativeness

The place is representative of the character of the pre World War I residential development which occurred along The Esplanade, although it has been considerably modified.

STATEMENT OF SIGNIFICANCE

This elevated rendered brick, timber and tile residence, in the Federation Queen Anne style, although considerably adapted has cultural significance because:

- it is one of the older surviving residences along The Esplanade from the pre World War I period;
- it is typical of the style and scale of pre World War I residences that were constructed in this part of Peppermint Grove;
- it has associations with several Peppermint Grove families over 9 decades;
- it is part of a cultural group.

THEME/S

1.1, 1.4
2.1
4.2

LISTINGS/AWARDS

REFERENCES

R. Pascoe *Western Australia's Capital Suburb, Peppermint Grove*
Evans Sisters *Place Data Records*

NOW 14 The ESP.



NAME
ADDRESS

Lot No 2
Street No 154
Street Forrest

MANAGEMENT Category 2

DESCRIPTION

Construction Date c.1945
Construction Materials Walls: Dark brickwork, painted timber joinery
Roof: Terra cotta tiles
Other: Extensive glazing
Style and Elements Post World War II Contemporary
Asymmetrical two storey functional design
Modifications Converted from a house into two apartments.
Setting Prominently sited on high ground overlooking Freshwater Bay
Limestone perimeter fence cum retaining wall

BACKGROUND

Original Owner Site originally owned by McBeans (No 152), then W J W Forbes, from 1945
Charles Roy Chapple
Other Owners J M Chapple & M E Le Souef
Original Designer
Original Builder

ASSESSMENTS

Historical

Charles Roy Chapple, a postwar idenity in the suburb, owned and occupied the place for 30 years. In 1975 it became the property of his estate and has remained in the Chapple family.

Aesthetic

This two storey dark brick residence is an example of the Post World War II Contemporary style, which expresses the aspirations of the late InterWar period for new standards of accommodation based on functionality and unadorned simple forms. The restricted materials palette may reflect the shortages in building materials of the time.

Technical

This place is one of the first in the suburb to take advantage of good prospects with wrap around and picture windows and elevated sheltered terraces

Social

Environmental Cultural Group Townscape Area

Part of a cultural group

Rarity

There are few examples in the suburb of immediate postwar development and no others which so clearly illustrate the "new start" aspirations of the time.

Representativeness

The place is representative of the spirit of the immediate postwar period.

STATEMENT OF SIGNIFICANCE

This two storey residence (now 2 apartments) in dark brick and terra cotta tiles is culturally significant because:

- it remains as an intact example of an immediate Post World War II Contemporary residence;
- it demonstrates the "new start" spirit of the immediate postwar period;
- it has long term associations with the Chapple family;
- it illustrates the restricted material selection of the immediate postwar period.

THEME/S:

1.2, 1.4
2.1, 2.3
3.1, 3.3
4.2

LISTINGS/AWARDS

REFERENCES

R. Pascoe *Western Australia's Capital Suburb, Peppermint Grove*



NAME	'Chirritta'
ADDRESS	
<i>Lot No</i>	20 & 21
<i>Street No</i>	56
<i>Street</i>	The Esplanade
MANAGEMENT	Category 1
DESCRIPTION	
<i>Construction Date</i>	c.1900
<i>Construction Materials</i>	Walls: Limestone
	Roof: Terra cotta tiles
	Other: Timber, render and lining boards
<i>Style and Elements</i>	Federation Bungalow
	Rendered chimney & verandah timber balustrade in Arts and Crafts gridded pattern, with complementary decorative gable
<i>Modifications</i>	
<i>Setting</i>	Overlooking the foreshore of Freshwater Bay, low timber paneled fence.
BACKGROUND	
<i>Original Owner</i>	Augustus J Roe, Magistrate
<i>Other Owners</i>	J E Roe, Mrs M Roe, D & A Cullity
<i>Original Designer</i>	Olson and Sanders
<i>Original Builder</i>	

ASSESSMENTS

Historical

The place was built c.1900 for Augustus Roe, Police Magistrate. Augustus Roe was the youngest son of Perth's first Surveyor General John Septimus Roe. The place remained in the Roe family for 65 years until purchased by the Cullitys. Considerable historical significance.

Aesthetic

The residence is one of the finest, most handsome, large bungalows constructed along the Peppermint Grove foreshore, during the Gold Boom period. It is one of the landmarks of Peppermint Grove.

Technical

The residence is one of the finest designs of Olsen and Sanders and is an exemplar of its style, which retains a high level of integrity

Social

The Esplanade was the chosen location of many of Western Australia's bureaucratic elite, which included Augustus Roe. Considerable social significance.

Environmental

Cultural Group

The place forms part of a group at the lower end of The Esplanade.

Townscape Area

The place forms part of a precinct at the lower end of The Esplanade and Manners Hill Park.

Rarity

Few places of the style and period are as fine or retain such a high level of integrity.

Representativeness

It is an exemplar as it is highly representative of its style and period.

STATEMENT OF SIGNIFICANCE

This large single storey face brick, timber and tiled residence, in the Federation Bungalow style, has cultural significance because:

- it is one of the landmark places in Peppermint Grove due to its size, quality and location;
- it is an exemplar of its style and period which retains a high level of integrity;
- it has historical associations with Augustus Roe, Police Magistrate, the succeeding Roe family and the Cullitys;
- it demonstrates that the bureaucratic elite of their day chose to reside in Peppermint Grove;
- it is part of a cultural group;
- it is part of a townscape area.

THEME/S

1.1, 1.2, 1.3, 1.4
2.1, 2.2, 2.3, 2.4
3.1, 3.3
4.1, 4.2

LISTINGS/AWARDS

REFERENCES

R. Pascoe *Western Australia's Capital Suburb, Peppermint Grove*



NAME
ADDRESS

<i>Lot No</i>	Pt 17
<i>Street No</i>	10
<i>Street</i>	Venn

MANAGEMENT

Category 2

DESCRIPTION

Construction Date
Construction Materials

c.1915
Walls: Painted brickwork with rendered bands
Roof: Terra cotta tiles
Other: Half timbered gables
Federation Queen Anne cottage

Style and Elements
Modifications
Setting

Front garden to Venn Street with picket fence of the appropriate style and period.

BACKGROUND

Original Owner
Other Owners

Original Designer
Original Builder

Lucius Cullen
Mrs E V Copley, Mrs E Douglas, M & J Douglas & E H Calvette, R.A Cole, D & C Burt

ASSESSMENTS

Historical

The place was the home of Lucius Cullen, a local merchant and one of the many local traders to build in this part of Peppermint Grove early in the twentieth century. It has continued to serve as a modest family home throughout its life. Some historical significance.

Aesthetic

Care has been taken to conserve the detail as well as the basic fabric of this handsome cottage and garden.

Technical

The place is an attractive and relatively intact example of a Federation Queen Anne cottage, which has been thoughtfully adapted to suit current living standards.

Social

The place is an attractive example of the spread of housing standards which have been available in Peppermint Grove since its first phase of development.

Environmental

Cultural Group

The place is located opposite St Columba's Church at an intersection where all places have cultural significance.

Townscape Area

The place forms part of the townscape area at the western end of Keane Street.

Rarity

Whilst there is a variety of housing stock available for different socio-economic circumstances, it is important that places such as this do not become rare.

Representativeness

This cottage represents the standard of attractive worker's housing which was developed in Peppermint Grove in the first stage of its development.

STATEMENT OF SIGNIFICANCE

This face brick and tiled cottage, in the Federation Queen Anne style, has cultural significance because:

- it has historical associations with Lucius Cullen, a local merchant and one of many local traders who lived in the area;
- it is a very attractive example of its style and period;
- it represents worker's housing from the first phase of the suburb's development;
- it is part of a cultural group and a townscape area.

THEME/S

1.1, 1.2, 1.3, 1.4
2.1, 2.3, 2.4
3.1
4.1, 4.2

LISTINGS/AWARDS

REFERENCES

R. Pascoe *Western Australia's Capital Suburb, Peppermint Grove*
Evans Sisters *Place Data Records*



NAME	Former Presbyterian Manse
ADDRESS	
<i>Lot No</i>	150
<i>Street No</i>	12
<i>Street</i>	Venn
MANAGEMENT	Category 1
DESCRIPTION	
<i>Construction Date</i>	c.1905
<i>Construction Materials</i>	Walls: Coursed rusticated limestone Roof: Corrugated iron Other: Timber and cast iron verandah
<i>Style and Elements</i>	Federation Queen Anne
<i>Modifications</i>	The place has been reroofed and lost the original roof and gable detail.
<i>Setting</i>	Located behind St Columba's Church, facing Venn Street, limestone and steel fence was part of the Presbyterian Church precinct
BACKGROUND	
<i>Original Owner</i>	Presbyterian Church in Western Australia
<i>Other Owners</i>	D.E.L Cave
<i>Original Designer</i>	Possibly Louis Bowser Cumpston, the architect for St Columba's Church
<i>Original Builder</i>	

ASSESSMENTS

Historical

Built c.1905 as the Presbyterian Manse. The Presbyterians were the first to establish a church in the suburb. They commenced meeting in 1896 in a timber church hall, facing Keane Street. The construction of the manse reflects the need for a full time minister to serve the area. The manse has some historical significance in its own right, however its historical significance is greater as part of a cultural group.

Aesthetic

The place is an attractive cottage of its style and period, although the adapted roof and gable detract from its visual impact. The rusticated limestone walling matches the neighbouring St Columba's Church which was constructed four years after the manse was constructed.

Technical

Social

Significant in its role as the Presbyterian manse, supporting the activity of the Presbyterian parish and its role in the religious and social life of the suburb. Some social significance.

Environmental

Cultural Group

Part of a cultural group with the neighbouring St Columba's Church

Townscape Area

Rarity

Representativeness

The manse represents full time Christian ministry for the denomination, which was the first to establish a Christian witness in the new suburb.

STATEMENT OF SIGNIFICANCE

This single storey limestone cottage, in the Federation Queen Anne style, has cultural significance because:

- it is one of the facilities necessary for the first Christian ministry in the suburb;
- it represents a milestone in the establishment of fulltime Christian ministry for the Presbyterian Church in Peppermint Grove;
- it supported the parish's role in the religious and social life of the suburb.

THEME/S

1.4
2.1, 2.2, 2.3
3.1
4.1, 4.2

LISTINGS/AWARDS

REFERENCES

R. Pascoe *Western Australia's Capital Suburb, Peppermint Grove*



NAME	"Unalla"
ADDRESS	
<i>Lot No</i>	36
<i>Street No</i>	5
<i>Street</i>	View
MANAGEMENT	
DESCRIPTION	Category 1
<i>Construction Date</i>	c.1903
<i>Construction Materials</i>	Walls: Red face brickwork Roof: Terra cotta tiles Others: Timber joinery
<i>Style and Elements</i>	Federation Queen Anne Two storey asymmetrical design, verandahs to three facades. Original finishes and details retained. Fine verandah detailing, half timbered & pebble dash gables
<i>Modifications</i>	1950 converted into 2 maisonettes, c.1970 house returned to single residence
<i>Setting</i>	Large grounds, prominent corner site, brick and iron fence
BACKGROUND	
<i>Original Owner</i>	Ben Morton (1900), Henry Wills & Bessie Mabel Rischbeith (1905)
<i>Other Owners</i>	Campbell, B.G
<i>Original Designer</i>	Charles Oldham, Architect.
<i>Original Builder</i>	

ASSESSMENTS

Historical

The place was built by the Rischbeith family who were to become one of Peppermint Grove's enduring families. 5 View Street is one of a group of mansions built at the influx of wealthy settlers to Peppermint Grove. It is now the largest remaining mansion in Peppermint Grove. Henry Rischbeith was the founder of Henry Wills & Co, one of WA's major companies during the Gold Boom period. Bessie Rischbeith was one of Perth's leading activists and public speakers in the Western Australian women's movement and the Women's Service Guild. She is included among those who persuaded Premier John Forrest to withdraw his opposition to the female franchise in 1899. During the 1930s she was an Australian delegate to the Assembly of the League of Nations. Exceptional historical significance.

Aesthetic

The original mansion had a sweeping drive, a 98-ft well, a fern-house, tennis court, stables, other outhouses and housed an outstanding collection of seventeenth and eighteenth century English furniture. "Unalla" was one of the major residences designed by the prominent architect Charles Oldham. Oldham and Hobbs established the character of the major residences of the suburb and of the Perth region. Considerable aesthetic significance.

Technical

"Unalla" and the other major residences constructed in Peppermint Grove at the time, effectively established the Western Australian characteristics of the Federation Queen Anne and Federation Bungalow styles. Considerable technical significance.

Social

This site reflects the attraction of the nascent Peppermint Grove for the newly successful business people of the Gold Boom period, and an important phase in the social development of the suburb. Considerable social significance.

Environmental

Cultural Group

Part of a group

Townscape Area

Major landmark for Forrest Street & View Street townscapes

Rarity

One of a handful of the original mansions which still exists and is used for single residential purposes. The site is landscaped with very attractive and expensive gardens.

Representativeness

Represents an important early phase in the social development of the suburb and represents a defining example of the WA Federation Queen Anne style.

STATEMENT OF SIGNIFICANCE

This two storey brick, timber and tile mansion, in Federation Queen Anne style, sited on a large and prominent corner site, is of cultural significance because:

- it is of exceptional historical significance because of its long term associations with the Rischbeiths;
- it is of considerable aesthetic significance as a major work of the prominent architect Charles Oldham;
- it is one of the defining examples of the Federation Queen Anne style in Western Australia;
- it represents a major early phase in the development of the suburb.

THEME/S

1.1, 1.2, 1.3, 1.4, 2.1, 2.2, 2.3, 2.4
3.1, 3.2, 3.3, 4.1, 4.2

LISTINGS/AWARDS

REFERENCES

R. Pascoe *Western Australia's Capital Suburb, Peppermint Grove*



NAME
ADDRESS

Lot No 50
Street No 9
Street View

MANAGEMENT Category 1

DESCRIPTION

Construction Date c.1900
Construction Materials Walls: Limestone, painted timber joinery
Roof: Terra cotta tiles
Other:
Style and Elements Federation Queen Anne
Modifications loss of ridge and finial details with re-roofing
Setting Open garden to street, limestone and iron fence

BACKGROUND

Original Owner Auguste Stange, Norwegian Consul.
Other Owners Adam Baird, A & I Tonkin, C M Chomley
Original Designer
Original Builder

ASSESSMENTS

Historical

The residence was built by Auguste Stang, who was Norwegian Consul at the time. The place was bought in 1920, by Adam Baird. Adam was a successful mining engineer and manufacturer on the eastern goldfields, who volunteered his services to Britain during WWI. Returning to Perth the Adam Baird family then became a well-established Peppermint Grove family, with Adam Baird being director of Plaimar Ltd and Baird's and a Councillor of PLC. (The place was subdivided to form 9A on the south side and another house, designed by Marshall Clifton, was built there in 1960 for Baird's two daughters, Alison and Kathleen.) Considerable historical significance.

Aesthetic

The residence is an accomplished, but comparatively subdued, example of the Federation Queen Anne style, which retains its original form and palette of materials.

Technical

Social

As the home of a consul and later as the home of a successful manufacturer the place demonstrates residents of the first two major phases of the suburb's development. The Baird sisters, who died in 1998 & 2000, were a great assistance to Presbyterian Ladies College in looking after boarders stranded by the 2nd World War during their Christmas and term holidays. They were notable for botany and for leadership of Red Cross and Girl Guides.

Environmental

Cultural Group
Townscape Precinct

Part of a cultural group

Rarity

Representativeness

The residence is representative of successful business people during the Gold Boom period and of the successful manufacturers who became residents in the InterWar period.

STATEMENT OF SIGNIFICANCE

The single storey stone and tile Federation Queen Anne residence and the site have cultural significance because:

- it represents the first two major phases of the suburb's development;
- it has considerable historical significance as it was originally associated with Auguste Stang, the Norwegian Consul of the time, and later had a long association with the Adam Baird family, including his daughters Alison and Kathleen;
- it is a comparatively subdued, but intact, example of the Federation Queen Anne style.

THEME/S

1.1, 1.4
2.1, 2.3
3.1
4.1, 4.2

LISTINGS/AWARDS

REFERENCES

R. Pascoe *Western Australia's Capital Suburb, Peppermint Grove*



NAME
ADDRESS

Lot No 2
Street No 27
Street View

MANAGEMENT Category 2

DESCRIPTION

Construction Date 1893-1900
Construction Materials Walls: Limestone rusticated, timber joinery
Roof: Corrugated iron
Other: Single storey verandah
Style and Elements Federation Bungalow
Modifications Spandrels under windows in front gable wall, Loss of verandah details, front room under gable added 1981
Setting Open setting in large garden

BACKGROUND

Original Owner H.P Farmaner, Civil Servant
Other Owners C.M Cameron
Original Designer
Original Builder

ASSESSMENTS

Historical

Harold Percy Farmaner was an accountant at the General Post Office, who bought the block in View Street in 1893. The house was built some time before 1900. Farmaner was part of the group of high level civil servants who, along with a handful of pastoralists and wealthy merchants were responsible for establishing Peppermint Grove as a suburb in the late nineteenth century. Catherine Mary Cameron purchased the property from Farmaner, or his estate, in the mid 1950s and it has remained in her ownership since. Of considerable historical significance.

Aesthetic

A comparatively plain bungalow of its period reflecting its pre Gold Boom origins, constructed to a relatively standard house plan of the day. The simplicity of design shows it to be one of the oldest surviving residences of the district.

Technical

Social

The place is recognised for its long term associations with one of the pioneers of the district and, subsequently, one of the long term residents of the district.

Environmental

Cultural Group

Part of a cultural group

Townscape Area

Part of a major townscape area at the heart of the district.

Rarity

The house is comparatively rare within the district, representing the pre Gold Boom period of development in the district.

Representativeness

The place is representative of the more modest early houses associated with public servants in the pioneering phase of the district.

STATEMENT OF SIGNIFICANCE

This single storey limestone, timber and iron residence, in the Federation Bungalow style, has cultural significance because:

- it is of considerable historical significance because of its associations with the pioneering H P Farmaner and later C M Cameron;
- it is a comparatively rare example of a residence of the pre Gold Boom era;
- it is a relatively intact example from this earliest phase of the suburb's development.

THEME/S

1.3, 1.4
2.1, 2.2, 2.3
3.1

4.2

LISTINGS/AWARDS

REFERENCES

R. Pascoe *Western Australia's Capital Suburb, Peppermint Grove*



NAME
ADDRESS

Lot No 101
Street No 28
Street View

MANAGEMENT
DESCRIPTION

Construction Date c.1905
Construction Materials Walls: Random flush jointed limestone
Roof: Galvanised iron
Other: Rendered chimneys, timber joinery

Style and Elements

Federation Queen Anne
Return bullnose verandah
Gables to either end of verandahs

Modifications

North wing added in 1970's

Setting

Low walled garden to street.

BACKGROUND

Original Owner

Arthur Snell (Land), Captain R.E Arundel, Marine Surveyor (residence)

Other Owners

Sir Eric and Kathleen Sandover, Mrs M E Reilly, Rodney and Jonnine Evans, A.J and A.K McDonough

Original Designer

Original Builder

ASSESSMENTS

Historical

The place was owned, developed and occupied between 1905 and 1925 by Captain Arundel, a prominent surveyor and ship's captain. After 1925, 28 View Street was owned by Sir Eric and Kathleen Sandover. Sir Eric Sandover was a highly successful Western Australian businessman, and one among the influx of such men into Peppermint Grove in the 1920's. Kathleen Sandover was a political activist. In the 1950's, the house was bought by another successful businessman H. V Reilly and his wife Mavis. The next owner, Rodney Evans was a very successful Accountant with the firm Melson, Wilson and Evans. Considerable historical significance.

Aesthetic

The place is an attractive example of a large bungalow, built in two linked wings, which is planned with major rooms facing the street, including the projecting octagonal north room. The restraint of the design is belied by the light, rhythmic verandah.

Technical

The residence is a well resolved design which integrates a number of dissimilar elements with its continuous verandah, having a rhythmic combination of double posts and widespan latticed bressemer. It retains a high level of integrity.

Social

The place has been associated with successful business families and has been associated with social and political activity in the district.

Environmental

Cultural Group Townscape Area

The place is part of a cultural group

The place is located within a major townscape area.

Rarity

The place is comparatively rare due to the intactness of its exterior.

Representativeness

The single storey limestone bungalow was a relatively widespread building form for a prestigious residences of the period.

STATEMENT OF SIGNIFICANCE

This single storey limestone, timber and iron residence, in the Federation Queen Anne style, has cultural significance because:

- it is of considerable historical significance due to its associations with Captain Arundel, Sir Eric Sandover, H V Reilly and Rodney Evans;
- it is a fine and comparatively intact example of a Federation Queen Anne style of bungalow;
- it is part of a cultural group and a townscape area;
- it is a place of recognized social significance.

THEME/S

1.1, 1.2, 1.3, 1.4
2.1, 2.3, 2.4
3.1, 3.3
4.1, 4.2

LISTINGS/AWARDS

REFERENCES

R. Pascoe *Western Australia's Capital Suburb, Peppermint Grove*



NAME	
ADDRESS	
<i>Lot No</i>	38
<i>Street No</i>	29
<i>Street</i>	View
MANAGEMENT	Category 1
DESCRIPTION	
<i>Construction Date</i>	1909
<i>Construction Materials</i>	Walls: Painted brick, timber joinery Roof: Terra cotta tiles Others: Rough cast and half timbered twin gables
<i>Style and Elements</i>	Federation Queen Anne Stretched symmetrical footprint with twin end gables
<i>Modifications</i>	1945 the house was converted to 2 flats, after about 30 years, it then reverted to being a single house and was extensively rendered and restored. Face brickwork rendered.
<i>Setting</i>	Narrow front garden, with robust front picket fence.
BACKGROUND	
<i>Original Owner</i>	AW Glyde, J Ainslie (property) Harriet Broadhurst (house)
<i>Other Owners</i>	Cecil Salmon, R M Forrest, Thomas Wearne, Alice Goldby, Alice Learmonth, J & C Coote, S.K & S.L Hicks
<i>Original Designer</i>	Sir J J Talbot Hobbs
<i>Original Builder</i>	

ASSESSMENTS

Historical	The house has been owned by a number of well known Peppermint Grove personalities. Throughout its history the place has consistently changed its ownership, with a new owner on average each decade.
Aesthetic	The place is basically symmetrical with its major face addressing the street frontage. The house is dominated by its strong roof form with its striking twin gables and crippled verandah, continuous with the main roof. It is a strong presence in the streetscape.
Technical	The house is simple and relatively plain with the gables being the main decorative elements. The place is unusual in its broad address of the street and its reliance on symmetry and proportion. The impact of the terra cotta tile and red brick balanced against the almost abstract patterns of verandah, gables and chimney has been diminished with the rendering of the face brickwork.
Social	The place is valued for its associations with its various owners and its designer Sir J J Talbot Hobbs.
Environmental	
Cultural Group	Part of a cultural group
Townscape Area	Part of a major townscape area at the heart of the district.
Rarity	The place is a comparatively rare example of a single house which was capable of ready adaptation to two flats with little loss of integrity.
Representativeness	The place demonstrates the variety in the bungalow style which emerged at the end of the Gold Boom period.

STATEMENT OF SIGNIFICANCE

This single storey rendered brick and terra cotta tile residence in the Federation Queen Anne style, has cultural significance because:

- it is of historical significance because of its association with a number of Peppermint Grove personalities, including Sir J J Talbot Hobbs;
- it is a fine and comparatively rare and intact example of a Federation Queen Anne townhouse;
- it is part of a cultural group and a townscape area;
- it contributes to the community's sense of place.

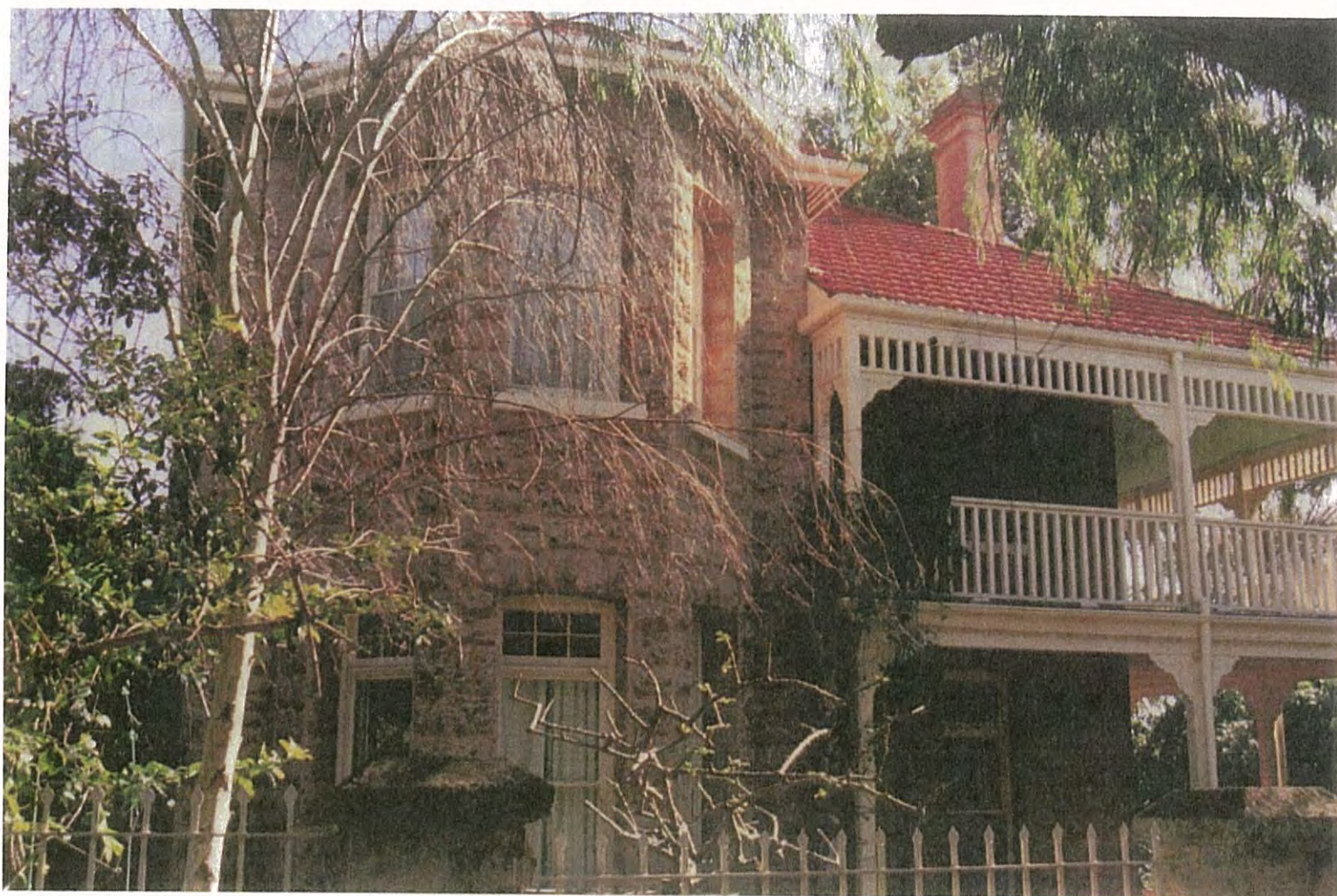
THEME/S

1.1, 1.3, 1.4
2.1, 2.3, 2.4
3.1, 3.3
4.2

LISTINGS/AWARDS

REFERENCES

R. Pascoe *Western Australia's Capital Suburb, Peppermint Grove*



NAME
ADDRESS

Lot No Pt 26, 27 & 28
Street No 32
Street View

MANAGEMENT

Category 1

DESCRIPTION

Construction Date c.1903
Construction Materials Walls: Limestone, rendered chimney
Roof: Terra cotta tiles
Other: Timber joinery and verandahs
Style and Elements Federation Queen Anne
Two storey bay window and return verandah
Modifications Thoughtful conservation/refurbishment by the R & E Forbes.
Restorations from earlier conversion to flats.
Setting Addresses the street through a limestone and iron railing fence.

BACKGROUND

Original Owner A G Harvey (property), George Greenway (house)
Other Owners Lea Allnutt , Estate of Lea Allnutt, Robin Slade Forbes,
and Elizabeth Forbes, Councillor J & J.A Pracilio
Original Designer
Original Builder George Greenway

ASSESSMENTS

Historical

The property was another owned originally by A G Harvey, civil servant. The residence was built and owned by local builder George Greenway. The residence was then purchased by Lea Allnut, a wealthy rural industrialist, c.1920. He and his family continued to be part of the Peppermint Grove community for the next half a century. Subsequently the place was purchased and restored by the Forbes family. E L (Liz) Forbes, Peppermint Grove Councillor. Considerable historical significance.

Aesthetic

The place is a handsome, well proportioned, two storey residence of the Federation Queen Anne style, which is an important cultural and townscape element.

Technical

The place is an accomplished example of subdued Queen Anne design, with good proportions, thoughtful construction details and high construction standards. These qualities were respected in the restoration. The place retains a high level of integrity.

Social

The place has associations with prominent Peppermint Grove personalities and contributes to the community's sense of well being.

Environmental Cultural Group Townscape Area

Part of a group
Part of a major townscape area at the heart of the district.

Rarity

The place is a comparatively rare example of a two storey residence in the Federation Queen Anne style, which was well constructed and has been thoughtfully restored.

Representativeness

The place is a fine and representative example of a large Federation Queen Anne style residence of its period.

STATEMENT OF SIGNIFICANCE

This two storey limestone and terra cotta tile residence in the Federation Queen Anne style, has cultural significance because:

- it has historical significance because of its association with the Greenway, Allnut and Forbes families;
- it is a fine and relatively rare example of a fine two storey Federation Queen Anne style with a very high level of integrity;
- it is part of a cultural group and a townscape area;
- it is highly valued as it strongly contributes to the community's sense of place.

THEME/S

1.1, 1.2, 1.3, 1.4
2.1, 2.2, 2.3, 2.4
3.1, 3.3
4.1, 4.2

LISTINGS/AWARDS

REFERENCES

R. Pascoe *Western Australia's Capital Suburb, Peppermint Grove*
Evans Sisters *Place Data Records*



NAME
ADDRESS

Lot No Pt 26
Street No 34
Street View

MANAGEMENT Category 1

DESCRIPTION

Construction Date c.1900
Construction Materials Walls: Limestone
Roof: Galvanised iron
Other: Brick verandah upstands
Style and Elements Federation Bungalow
Modifications Verandah simplified in detail, floor level partly omitted for car parking, and upstand reconstructed in brick
Setting High fence to street

BACKGROUND

Original Owner A.G Harvey, Civil servant
Other Owners Sidney Lodge, Hugh & Georgina Russell, Mrs Wilson, A G Bird, Professor Anthony & Dr Jill House
Original Designer
Original Builder

ASSESSMENTS

Historical

Built by A.G Harvey, one of the group of high level civil servants to build in Peppermint Grove at the turn of the twentieth century. Later the house was variously owned by the Russell, Bird and House families. Considerable historical significance.

Aesthetic

The place has diminished aesthetic value due to the unsympathetic adaptation to the extensive and crippled verandah. The residence is located at the heart of the suburb within a cultural group and townscape area.

Technical

The technical competence of the place has been compromised by comparatively recent adaptations.

Social

The place has associations with A G Harvey a significant landowner in the early years of the suburb, and associations with the Russell, Bird and House families, each of which was prominent at succeeding phases of the suburb's development.

Environmental Cultural Group Townscape Area

Part of a cultural group.
Part of a major townscape area at the heart of the district.

Rarity Representativeness

The original form of the house was a representative example of the Federation Bungalow style.

STATEMENT OF SIGNIFICANCE

This single storey limestone and galvanised iron residence in the Federation Bungalow style, has cultural significance because:

- it is of historical significance because it was the home of a major landowner in the early phase of the suburb's development, and its subsequent associations with the Russell, Bird and House families;
- it is a compromised example of a Federation Bungalow style;
- it is part of a cultural group and a townscape area;
- it contributes to a community's sense of place.

THEME/S

1.4
2.1, 2.2, 2.3
3.1
4.1, 4.2

LISTINGS/AWARDS REFERENCES

I. Molyneux *Looking Around Perth*
R. Pascoe *Western Australia's Capital Suburb, Peppermint Grove*



NAME
ADDRESS

Lot No 74
Street No 36
Street View

MANAGEMENT

Category 1

DESCRIPTION

Construction Date c.1900
Construction Materials Walls: Limestone
Roof: Galvanised Iron
Other: Timber carport, verandah and joinery
Style and Elements Federation Bungalow
Diagonal corner bay, wide perimeter verandahs
Modifications Possible loss of verandah detail
Setting Corner block, painted brick fence

BACKGROUND

Original Owner Alec McNeil
Other Owners Fairbairn family, G.S & T Gosling
Original Designer
Original Builder

ASSESSMENTS

<i>Historical</i>	This place was the family residence of the McNeil, Fairbairn and Gosling families. The men were prominent entrepreneurs of their times and the families were notable residents of Peppermint Grove. Considerable historical significance.
<i>Aesthetic</i>	Located on the north-west corner of the intersection at the geographical centre of the suburb, the residence addresses both streets and the corner with its diagonal bay and gable. The bungalow style is typical of large family residences from this period of the suburb's development.
<i>Technical</i>	A considered example of the Federation Bungalow style tailored to its corner location.
<i>Social</i>	The place's associations with prominent families and its location at the geographical heart of the suburb make it a significant house
<i>Environmental</i>	
<i>Cultural Group</i>	Part of a cultural group
<i>Townscape Area</i>	Part of a major townscape area at the heart of the district.
<i>Rarity</i>	
<i>Representativeness</i>	The place is an exemplar of the Federation Bungalow style.

STATEMENT OF SIGNIFICANCE

This single storey limestone and galvanised iron residence in the Federation Bungalow style, has cultural significance because:

- it is of considerable historical significance because of its associations with the McNeil, Fairbairn and Gosling families;
- it is an exemplar of the Federation Bungalow style;
- it is a key element in a cultural group and a townscape area;
- it has made a major contribution to the community's sense of place.

THEME/S

1.1, 1.2, 1.3, 1.4
2.1, 2.3, 2.4
3.1, 3.3
4.1, 4.2

LISTINGS/AWARDS ***REFERENCES***

R. Pascoe *Western Australia's Capital Suburb, Peppermint Grove*



NAME
ADDRESS

Lot No Pt 14
Street No 40
Street View

MANAGEMENT
DESCRIPTION

Construction Date c.1905
Construction Materials Walls: Randon flush jointed limestone
Roof: Galvanised iron
Other: Rendered chimneys, timber joinery
Style and Elements Federation Queen Anne
Return bullnose verandah
Gables to either end of verandahs
Modifications
Setting Picket fence and open garden to street.

BACKGROUND

Original Owner Frederick Andreas
Other Owners J & B Speirs, S Wordsworth
Original Designer
Original Builder

ASSESSMENTS

Historical The place was built by Frederick Andreas a civil servant in the Mines Department. The land was subdivided and a new house built at 40A.

Aesthetic The house is a subdued example of the Queen Anne style, partly because of the reticent basic colours of the place, ie, natural limestone and unpainted galvanized iron.

Technical The place was a generously sized residence of its time, with a broad and long verandah facing both front and side garden. It was simply detailed. It retains a high level of integrity.

Social

Environmental
Cultural Group
Townscape Area

Part of a cultural group

Part of a major townscape area at the heart of the district.

Rarity

A place of this period with such reticence and lack of decorative detail is rare.

Representativeness

STATEMENT OF SIGNIFICANCE

This single storey limestone and iron bungalow, in the Federation Queen Anne style, has cultural significance because:

- it has historical associations with Frederick Andreas and Arthur Joseph Hobbs;
- it is a fine but plain and reticent example of its style, which has retained a high level of integrity;
- it is part of a cultural group and a townscape area.

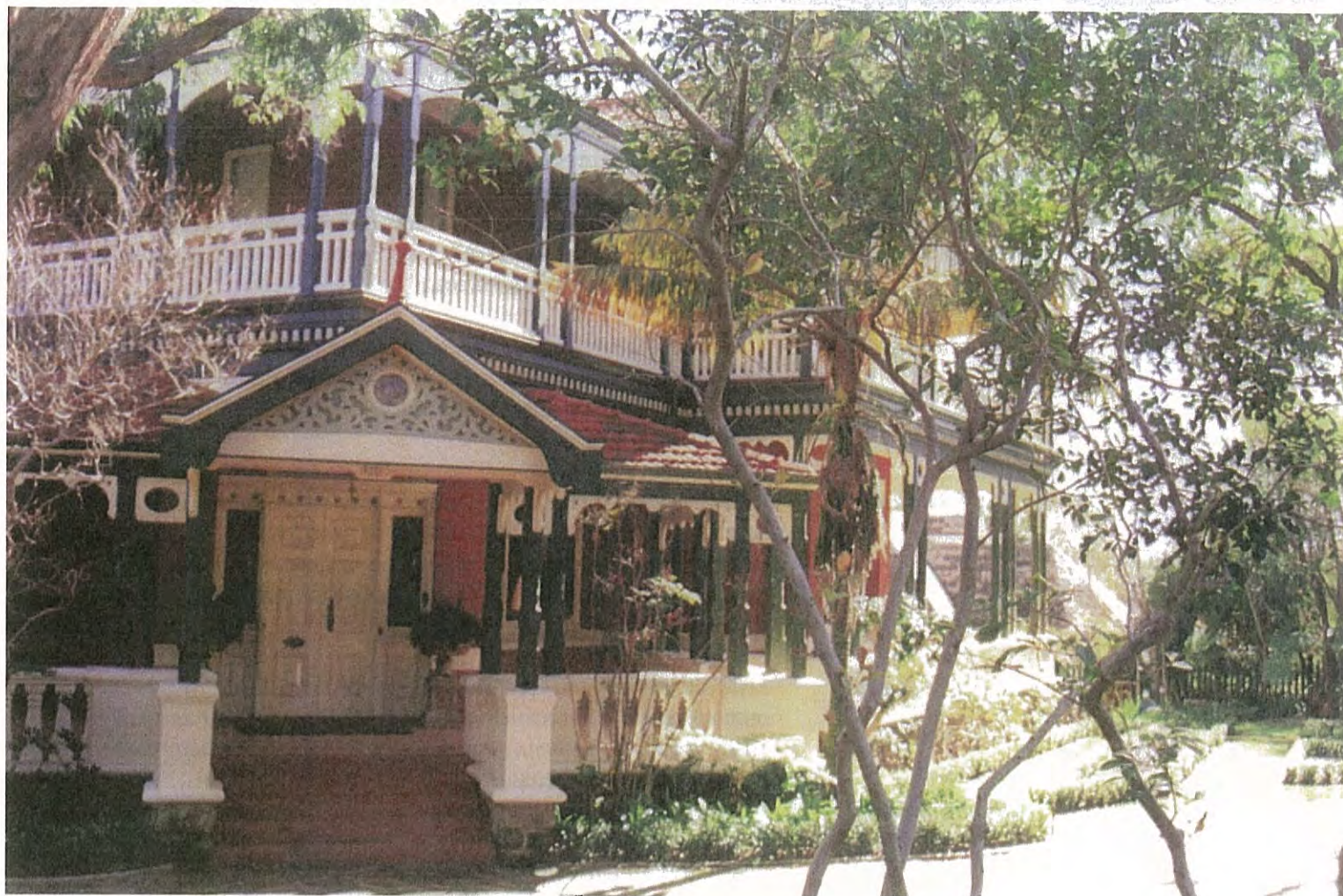
THEME/S

1.1, 1.2, 1.3, 1.4
2.1, 2.3
3.1
4.1, 4.2

LISTINGS/AWARDS

REFERENCES

R. Pascoe *Western Australia's Capital Suburb, Peppermint Grove*



NAME	'St Just'
ADDRESS	
<i>Lot No</i>	1
<i>Street No</i>	44
<i>Street</i>	View
MANAGEMENT	Category 1
DESCRIPTION	
<i>Construction Date</i>	c.1911
<i>Construction Materials</i>	Walls: Brick, timber joinery, rendered balustrades Roof: Terra cotta tiles Other: Timber joinery and fretwork
<i>Style and Elements</i>	Federation Queen Anne mansion Splendid timber two storey verandah and diagonal entry porch, with roundel set in fretwork. Germanic influence on design
<i>Modifications</i>	
<i>Setting</i>	North west corner of intersection of Keane and View Streets. Timber fence
BACKGROUND	
<i>Original Owner</i>	Richard Strelitz
<i>Other Owners</i>	William Forrest, J.L Birchmore, Hohnen Family, D & J Gascoine
<i>Original Designer</i>	Attributed to G Liebe (builder of Her Majesty Theatre)
<i>Original Builder</i>	

ASSESSMENTS

Historical

'St Just' was built c.1911 for Richard Strelitz, a successful businessman, and his wife Bessie. During WW1 Strelitz was interned by authorities, and was accused of signalling enemy ships at sea. After the war, 'St Just' was sold to William Forrest, son of Alexander Forrest. 'St Just' remained in the Forrest family until c.1943. A single storey detached groom come gardener's cottage (2 room cottage) in the south western corner of the site. It is an outstanding example of a Peppermint Grove mansion. Exceptional historical significance.

Aesthetic

'St Just' is a prominently located and remarkably intact example of a Federation Queen Anne style mansion, exuberant, picturesque and controlled into a grand and unified architectural work, which addresses its setting.

Technical

'St Just' is an exemplar of its style, Federation Queen Anne, and a notable example of the exuberance of the style being used with the technical control necessary for the coherent expression of a mansion. The place retains a high level of integrity and a high degree of authenticity.

Social

The place was built for formal entertainment and was once a notable place for social events. Among the myriad rooms of 'St Just' were a ballroom, a smoking room, dining room, drawing room, a marbled floored entrance hall and six bedrooms.

Environmental

Cultural Group

Townscape Area

The place is an outstanding townscape element.

Rarity

Mansions of this style and quality are rare in Perth and WA.

Representativeness

'St Just' is representative of the suburb's attraction to the powerful, the entrepreneurial and the wealthy.

STATEMENT OF SIGNIFICANCE

St Just' is a two storey brick, timber and terra cotta tile mansion in the Federation Queen Anne style, has cultural significance because:

- it has considerable historical significance from its associations with Richard Strelitz & William Forrest;
- it is a prominently located mansion, exuberant, picturesque and controlled into a grand and unified architectural work;
- it is an exemplar of its style, particularly in its application to the scale of a mansion;
- it was notable as a centre for formal social events;
- it retains a high levels of integrity and authenticity;
- it is a major townscape element in the suburb;
- it strongly contributes to the community's sense of place.

THEME/S

1.1, 1.2, 1.3
2.1, 2.2, 2.3
3.1, 3.2, 3.3
4.1, 4.2

LISTINGS/AWARDS REFERENCES

R.M James *Heritage of Pines*

R. Pascoe *Western Australia's Capital Suburb, Peppermint Grove*



NAME
ADDRESS

Lot No 31
Street No 47
Street View

MANAGEMENT
DESCRIPTION

Construction Date 1906
Construction Materials Walls: Painted brickwork, brick quoining
Roof: Terra cotta tiles
Other: Rendered entry porch, decorated gable, brick chimneys, timber joinery
Style and Elements Federation Georgian Revival, with Arts and Crafts elements
Georgian entry porch, Arts and crafts flying gable and facebrick chimneys.
Modifications The residence has lost its large garden setting on the eastern side of the house through subdivision.
Thoughtful restoration and additions by P Bacich
Setting The place addresses both View and Johnston Streets across a formal front garden.

BACKGROUND

Original Owner Robert Furse McMillan, Chief Justice and Lieutenant Governor
Other Owners McMillan family, P B Bacich, G & J Finn
Original Designer The office of Hobbs, Smith & Forbes
Original Builder

ASSESSMENTS

Historical

This large two storey residence was built for R.F McMillan, Chief Justice of the Supreme Court and Lieutenant Governor. The McMillan family were valued members of the Peppermint Grove community and remained at 47 View Street until c.1955. Considerable historical significance.

Aesthetic

The place is an imposing two storey corner residence, which formed part of the street block which was largely the bailiwick of Sir J J Talbot Hobbs and his estate. This residence shows some of the then preoccupations, of the Hobbs office, towards imposing and carefully proportioned alternatives to the Queen Anne style.

Technical

The residence is imposing, whilst being transitional in style, between a revival Georgian style and the contemporary Arts and Crafts style. Early photographs show the eastern façade of the residence to have been more resolved in its design than is evident now in the street facades. It retains a moderate/high level of integrity.

Social

The place reflects part of the social makeup and social development of the suburb and has long associations with the McMillan family.

Environmental

Cultural Group

Townscape Area

The place is a major townscape element at the south end of View Street.

Rarity

The place is a stylistic rarity because of its strong Georgian Revival flavour.

Representativeness

Places developed for senior legal figures in the suburb have eschewed the picturesque in favour of the plain and the dignified. This place is representative of that predisposition of the legal fraternity.

STATEMENT OF SIGNIFICANCE

This two storey residence in rendered brick, brick quoining and tiled roof in a Federation Georgian Revival style has cultural significance because:

- it is of historical significance because of its association with Chief Justice R F McMillan;
- it has aesthetic and technical significance as a large prominently located residence in a comparatively rare style, incorporating elements of a nascent style;
- it has social significance through its long association with the McMillan family and it reflects part of the social development of the suburb;
- it is a major townscape element in this part of the suburb.

THEME/S

1.1, 1.2, 1.3
2.1, 2.3, 2.4
3.1, 3.3
4.1, 4.2

LISTINGS/AWARDS

REFERENCES

R. Pascoe *Western Australia's Capital Suburb, Peppermint Grove*



NAME 'Bleak House'

ADDRESS

Lot No Pt 14
Street No 48
Street View

MANAGEMENT Category 1

DESCRIPTION

Construction Date c1892-3 (land purchase date 1894)
Construction Materials Walls: Limestone
 Roof: Terra cotta tiles
 Other: Timber joinery
Style and Elements Victorian Late Georgian Bungalow
Modifications Tiles may have replaced an iron roof and verandah
 Single profile of roof and verandah may have replaced an earlier profile of separate roof and verandah, Verandah floor has been replaced. Recent additions.
Setting Garden frontage with hedge to the street

BACKGROUND

Original Owner William Sayer
Other Owners Family home of Lawyer Lloyd Davies, Gavin and Helen Bunning (previous Councillor) Geko Capital Pty Ltd,
Original Designer
Original Builder

ASSESSMENTS

Historical

The bungalow is believed to be the first permanent residence in Peppermint Grove. William Sayer held a number of senior legal positions, including Secretary to the Law Department, Commissioner for Titles, Attorney General, Parliamentary Draftsman, Crown Solicitor and, between 1902 and 1904, he was Solicitor-General. Sayer purchased twelve blocks from the Peppermint Grove syndicate. Sayer was a valued member of the Peppermint Grove community. Considerable historical significance.

Aesthetic

The place is constructed in a style consistent with the very early Gold Boom development period, before Federation styles became the norm. The style is most consistent with Late Colonial Georgian house patterns, although the dominant roof form makes it more akin to early Georgian building forms.

Technical

The place retains a moderate/high level of integrity.

Social

Reflects the social development of the suburb. Considerable social significance.

Environmental

Cultural Group
Townscape Area

The place is part of a cultural group with No. 48A.
The place is part of a townscape area at the southern end of View Street.

Rarity

The place is unique because it is the first place constructed in the suburb. It is also comparatively rare in style having been built in a Late Colonial style rather than a Gold Boom or Federation period style.

Representativeness

The place marks the beginning of the attractiveness of the suburb for important members of the legal profession.

STATEMENT OF SIGNIFICANCE

This single storey limestone and tiled roofed residence, in Victorian Late Georgian bungalow style, has cultural significance because:

- it is the first permanent residence in the suburb;
- it has historical association with William Sayer, a Solicitor-General and Crown Solicitor, in the pre and post Federation periods;
- it reflects the start of the suburb's association with important members of the legal profession;
- it is part of a cultural group and a townscape area.

THEME/S:

1.3, 1.4
2.1, 2.2, 2.3
3.1,
4.1, 4.2

LISTINGS/AWARDS

REFERENCES

R.M James, *Heritage of Pines*
I.Molyneux, *Looking Around Perth*
R. Pascoe *Western Australia's Capital Suburb, Peppermint Grove*