

## 8.1.1 - HERITAGE INVENTORY TRANCHE 2



***NAME***

***ADDRESS***

*Lot No* 40  
*Street No* 143  
*Street* Forrest

***MANAGEMENT*** Category 1

***DESCRIPTION***

*Construction Date* c.1902  
*Construction Materials* Walls: Rusticated limestone, timber joinery  
Roof: Terra cotta tiles, marseilles pattern  
Other: Timber verandah & balustrade  
Limestone & render chimneys  
Timber & pebbledash decorative flying gable  
*Style and Elements* Federation Queen Anne  
Two storey double return verandah, terminating at gabled projecting bay  
*Modifications* Garage added  
*Setting* Large front garden with trees, behind high limestone wall.

***BACKGROUND***

*Original Owner* Charles Lee Steere  
*Other Owners* A L Tilly, Mills & Ware Ltd, Pat Martin, L C Blakiston,  
*Original Designer* Attributed to J J Talbot Hobbs

## **ASSESSMENTS**

<b>Historical</b>	The place has considerable historical significance as it represents the type of family and residence that influenced the development of Peppermint Grove as an elite and sought after suburb.
<b>Aesthetic</b>	The residence is a notable large, restrained and handsome example of its style and period, adapted to the predominant local materials of limestone and imported terra cotta tiles and located on a large site to give the place an appropriate setting. The place, with its large trees, is an important townscape element.
<b>Technical</b>	The place is a textbook example of the Federation Queen Anne style, with fine proportions and well considered use of materials. This place was an exemplar to the architectural profession of its time. It retains a high level of integrity.
<b>Social</b>	The place has considerable social significance as it was built c1902 by Charles Lee Steere, one of a small number of wealthy pastoralists who brought his family from the north of the state to Peppermint Grove. The mansion was typical of those erected by wealthy newcomers to the suburb. It was designed by prominent WA architect and resident of the suburb, Joseph Talbot Hobbs, later a famed soldier and knight. It was later owned by local chemist A L Tilly, from 1925-35, and then by Mills & Ware Ltd.
<b>Environmental Cultural Group Townscape Area</b>	The place is part of a cultural group. The place is located within a townscape area.
<b>Rarity</b>	There are few places of this size, quality or style, with this degree of integrity within the suburb.
<b>Representativeness</b>	The place is representative of the influence of wealthy pastoralists on the development of the suburb. The place is an exemplar of its architectural style and period.

**STATEMENT OF SIGNIFICANCE** This two storey limestone and terra cotta tile residence, with its handsome arrangement of feature gable terminating a large double height return verandah, is culturally significant because:

- it was constructed by well known pastoralist Charles Lee Steere;
- it is an exemplar of the Federation Queen Anne style & retains a high degree of integrity;
- its design is attributed to JJ Talbot Hobbs, one of the most influential architects of his time;
- it is representative of the influence of wealthy pastoralists on the suburbs development;
- it is part of a cultural group and townscape area.

**THEMES** 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* 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***

The place is part of a cultural group.

#### ***Townscape Area***

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*



<b>NAME</b>	St Agnes
<b>ADDRESS</b>	
<i>Lot No</i>	65
<i>Street No</i>	39
<i>Street</i>	Irvine
<b>MANAGEMENT DESCRIPTION</b>	Category 1
<i>Construction Date</i>	c.1905
<i>Construction Materials</i>	Walls: Limestone Roof: Terra cotta tiles Other: Timber verandah joinery, timbered & pebbledash gable
<i>Style and Elements</i>	Federation Bungalow
<i>Modifications</i>	Original finishes, original verandah and chimneys Tiled roof replaced with corrugated iron, garage added extensive internal renovations.
<i>Setting</i>	Fenced garden to street
<b>BACKGROUND</b>	
<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** 'Hawthornden'  
**ADDRESS**  
*Lot No* 3  
*Street No* 50  
*Street* Irvine

**MANAGEMENT** Category 1

**DESCRIPTION**  
*Construction Date*  
*Construction Materials*

*Style and Elements*

*Modifications*

*Setting*  
**BACKGROUND**

*Original Owner*  
*Other Owners*  
*Original Designer*  
*Original Builder*

c.1900  
 Walls: Coursed limestone  
 Roof: Terra cotta tiles, originally shingles  
 Other: Timber joinery, brick chimneys  
 Federation Queen Anne  
 Diagonal bay surmounted by a decorative gable to s-w corner, merged onto a pyramidally roofed two storey corner tower, two storeyed verandahs to three facades, original brick chimneys.  
 Sympathically restored and added to with replacement verandah by D L Agland.  
 Wall to street

John Drummond  
 Farmer Family, T & S Emanuel, Debra Lynne Agland,  
 Attributed to J J Talbot Hobbs

## **ASSESSMENTS**

### ***Historical***

The mansion was originally constructed for John Drummond, and demonstrates his revival of the Drummond family fortunes. He was a member of the well known early Western Australian family, who fell on hard times. The Drummond family had previously been well known pastoralists in the Toodyay area, with their property called 'Hawthornden'. This generation of the Drummond family became important members of the Peppermint Grove community for four decades. The mansion design is attributed to J J Talbot Hobbs, one of the notable architects of the suburb from this period. Considerable historical significance.

### ***Aesthetic***

The place is a lively and notable design by J J Talbot Hobbs, which attempts to turn the corner to make the east façade as important as the northern, or street façade.

### ***Technical***

Hobbs sought to animate and give a dynamic relationship between the front and side facades as he had done in the 1902 design for the Weld Club, Perth. Even the front verandah has a skipping rhythm. It is a notable and eclectic interpretation of the style.

### ***Social***

The place was a very tangible demonstration of the revived fortunes of the Drummond family in Western Australia.

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

The place is a landmark structure in a townscape area.

### ***Rarity***

The place is rare as an example of an eclectic design of a mansion in this style.

### ***Representativeness***

## **STATEMENT OF SIGNIFICANCE**

This two storeyed limestone and tiled mansion, with its two storey verandahs to three facades and diagonal bay, in the Federation Queen Anne style, has cultural significance because: it has strong historical associations with John Drummond, the Drummond family, and J J Talbot Hobbs, prominent members of the suburb's community;

- it is an animated and eclectic example of a design in this style for a mansion in the suburb;
- it demonstrated, very tangibly, the revival of the Drummond family's fortunes in WA;
- it revived the name of 'Hawthornden' for the family properties;
- it is a landmark in a townscape area.

### ***THEME/S***

1.1, 1.2, 1.3  
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* 41  
*Street No* 35  
*Street* Johnston

***MANAGEMENT*** Category 2

***DESCRIPTION***

*Construction Date* c.1925/30  
*Construction Materials* Walls: Render, painted brickwork & pebbledash  
Roof: Terra cotta tiles  
Other: Timber joinery  
*Style and Elements* Federation Bungalow  
Verandah to two facades, gambrel hipped & crippled roof  
*Modifications* Painted wall finishes  
*Setting* Open garden to street

***BACKGROUND***

*Original Owner* R. Aubrey Beardman, Civil Servant  
*Other Owners* A. J. Lennon  
*Original Designer*  
*Original Builder*

## ***ASSESSMENTS***

### ***Historical***

The place is associated with R E Beardman and family. Beardman was a civil servant from 1925 to 1965. Some historical significance.

### ***Aesthetic***

The place is an attractive example of a pre World War II style of residence constructed during the InterWar period. Its vitality has been diminished with the loss of detail and colour contrasts.

### ***Technical***

The place is a straightforward example of a Federation Bungalow style, built midway through the InterWar period. The place has a moderate to high level of integrity.

### ***Social***

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

The place is part of a townscape area.

### ***Rarity***

### ***Representativeness***

The place is a representative example of its style.

## ***STATEMENT OF SIGNIFICANCE***

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

- it is associated with R E Beardman and his family for a period of some four decades;
- it is an attractive example of its style although it is considerably later than its general period;
- it has 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*



**NAME**  
**ADDRESS**

*Lot No* 4 & Pt 5  
*Street No* 60  
*Street* Johnston

**MANAGEMENT** Category 1

**DESCRIPTION**

*Construction Date*  
*Construction Materials*

c.1930  
Walls: Limestone, rendered brickwork  
Roof: Terra cotta tiles  
Other: Timber joinery, half timbering, lining panels  
InterWar Arts & Crafts Bungalow  
Gambrel crippled roof form, decorative gables, verandahs to three facades, tapered chimney

*Style and Elements*

*Modifications*  
*Setting*

Open garden to street, with low limestone wall

**BACKGROUND**

*Original Owner*  
*Other Owners*  
*Original Designer*  
*Original Builder*

H Lefroy (property), Albert Wauchope (residence)  
W H Vincent, the Collard family, A.M and A.J Owen

## ***ASSESSMENTS***

### ***Historical***

The site was owned by the Lefroys, a well known pastoral family. The residence was constructed for Albert Wauchope and was soon occupied by W H Vincent, influential merchant, and his family. Mrs Vincent was later to establish the musical Kylie Club. Some to considerable historical significance.

### ***Aesthetic***

The place sits gracefully on its elevated site, with its handsome gables and verandahs looking towards The Bungalow (now demolished), and Manners Hill Park.

### ***Technical***

The place is a fine example of its style and period and retains a high level of integrity.

### ***Social***

The prominence of the site and its associations make it a valued place within the suburb.

### ***Environmental***

#### ***Cultural Group Townscape Area***

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

### ***Rarity***

#### ***Representativeness***

It is representative, even textbook, example of its style.

## ***STATEMENT OF SIGNIFICANCE***

This elevated single storey limestone, rendered brickwork, timber and tile residence, in the InterWar Arts & Crafts style, has cultural significance because:

- it has historical associations with the Lefroys, Albert Wauchope, W H Vincent and his family, and the Collard family;
- it is a graceful and representative example of its style and period, which retains a high degree of integrity;
- it is valued by the community because the place is prominent and has historical associations;
- 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* 3  
*Street No* 18  
*Street* Keane

**MANAGEMENT**  
**DESCRIPTION**

*Construction Date* c.1905  
*Construction Materials* Walls: Limestone  
Roof: Galvanised iron  
Other: Timber joinery, rendered brickwork  
*Style and Elements* Federation Bungalow  
Symmetrical design, verandah to three facades, bay windows, painted chimneys  
*Modifications* New roof, modified verandah profile,, infilled bressemer to verandah, modified bay windows, garage on street frontage  
*Setting* Garden to street

**BACKGROUND**

*Original Owner* George Greenway  
*Other Owners* R & E Lefroy, M.B.B & C.N Turner  
*Original Designer*  
*Original Builder* George Greenway

## **ASSESSMENTS**

### ***Historical***

The place was owned and constructed by prominent early builder George Greenway. He was also a stonemason of repute. At the same time as he owned and built this limestone bungalow, he also owned and built the limestone residence 'Tallarook' at 29 Leake Street, in a Federation Queen Anne style.

### ***Aesthetic***

The symmetry and form of this bungalow is close to Victorian Georgian in style and character. As a style it is earlier than that used for 'Tallarook'.

### ***Technical***

The adaptations to this place have subtly changed its character by opening the front façade with bay windows carried to floor level, the bullnose emphasizing the crippled roof form and the chimneys painted in an emphatic contrasting white.

### ***Social***

The place demonstrates the manner in which some parts of the area were developed speculatively or the builder acted on behalf of others.

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

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

### ***Rarity***

The two places, owned and built by the same builder in the same year, demonstrate the variety which one builder could produce at the same time.

### ***Representativeness***

The place has lost its representativeness because of its adaptations.

## **STATEMENT OF SIGNIFICANCE**

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

- it has associations with George Greenway, a prominent early builder and stonemason in the suburb;
- it demonstrates the range of styles which the builder could work in;
- it demonstrates the manner of some early development;
- it is part of a cultural group and a townscape area.

### **THEME/S**

1.1, 1.3, 1.4  
2.1, 2.2, 2.3  
3.1, 3.2  
4.2

### **LISTINGS/AWARDS REFERENCES**

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



**NAME**  
**ADDRESS**

*Lot No* 28  
*Street No* 23  
*Street* Keane

**MANAGEMENT** Category 1

**DESCRIPTION**

*Construction Date* c.1900  
*Construction Materials* Walls: Painted brickwork  
Roof: Slate  
Other: Timber joinery, cast iron decoration  
*Style and Elements* Victorian Georgian  
Symmetrical hipped bay windows, timber and cast iron verandah profiled to façade, slate roof, finial and original chimneys  
*Modifications*  
*Setting* Painted brick garden wall to street

**BACKGROUND**

*Original Owner* A.W Balthausen  
*Other Owners* J.D & F.M Lidbury  
*Original Designer*  
*Original Builder*

## **ASSESSMENTS**

### ***Historical***

The place was originally owned by A W Balthausen, who also owned the adjoining property (PG 84). Since c.1970 the place has been owned by John Lidbury, past Shire President. Some historical significance.

### ***Aesthetic***

The place is a fine example of its pre Federation Gold Boom style, which makes a gesture to the more exuberant Federation styles with its timber and cast iron verandah.

### ***Technical***

The place is a considered and well proportioned design in the Victorian Georgian style. Due to its decorative verandah it takes on something of the character of the Victorian Italianate style, which was a very popular style for affluent housing in the post Gold Rush building boom in such places as Melbourne, Bendigo, Ballarat and Bathurst. The place appears to reflect an eastern states design influence. It retains a high level of integrity.

### ***Social***

The place has social significance because it is a handsome residence having a long term association with a community leader.

### ***Environmental***

#### ***Cultural Group Townscape Area***

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

### ***Rarity***

There are comparatively few places of this style and fewer of this quality.

### ***Representativeness***

The place is representative of eastern states design influences at the commencement of the Gold Boom building boom.

## **STATEMENT OF SIGNIFICANCE**

This single storey painted brick and slate residence, with its timber and cast iron verandah, in the Victorian Georgian style, has cultural significance because:

- it has historical associations with A W Balthausen and John Lidbury, a past Shire President;
- it is a fine and comparatively rare example of its style and illustrates eastern states influence in residential design trends at the commencement of the building activity of the Gold Boom period;
- it retains a high level of integrity;
- it has social significance because of its long term association with a community leader;
- it is part of a cultural group and is located within 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* 8  
*Street No* 28  
*Street* Keane

**MANAGEMENT DESCRIPTION**  
*Construction Date* c.1905  
*Construction Materials* 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* Extensive additions to rear.  
*Setting* 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* M F & Muriel Stanley, B J & C A Boylson  
*Original Designer*  
*Original Builder*

## **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* 23  
*Street No* 11  
*Street* Leake

***MANAGEMENT***  
***DESCRIPTION***

*Construction Date*  
*Construction Materials*

Category 1

c.1900

Walls: Coursed and rusticated limestone

Roofs: Galvanised iron, fishscale pressed metal

Other: Timber joinery

*Style and Elements*

Federation Queen Anne

Conical candlesnuffer, hand painted stained glass by Montgomery & Grimbley of Perth.

*Modifications*

Substantial glasshouse additions at the rear

*Setting*

Low limestone garden wall to the street

***BACKGROUND***

*Original Owner*

Benjamin Fysh

*Other Owners*

A & K Norrie, K A Negoescu

*Original Designer*

*Original Builder*

## **ASSESSMENTS**

### ***Historical***

The place is part of a group of Leake Street residences built by merchants in the early years of the twentieth century. Benjamin Fysh, for whom the bungalow was built, was an importer. It is an 11-room residence, which was designed by prominent Peppermint Grove architect Sir J J Talbot Hobbs. The place is associated with the family of Andrew Norrie, a bank manager, who owned and occupied the house between 1905 and 1925. His son, Andrew, also a bank manager, retired to Peppermint Grove in 1944. Some historical significance.

### ***Aesthetic***

The place is a lively and intriguing example of its style with its play of round corner, conical candelisnuffer, arched front window, arched bressemer to the verandah and interplay of finely worked joinery and rusticated limestone.

### ***Technical***

The place consists of an interesting combination of elements which do not fully cohere into a resolved whole. Nonetheless it is an important transitional work from J J Talbot Hobbs. When the place was recently sold, the interior was relatively intact and featured fine painted glass windows, which provided some Tiffany-esque qualities to the interior. The place maintains 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 one of a number of J J Talbot Hobbs bungalows and mansions within the suburb.

## **STATEMENT OF SIGNIFICANCE**

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

- it is associated with prominent merchant William Fysh, bank manager Andrew Norrie and his family and notable architect J J Talbot Hobbs;
- it is a work of considerable invention and ingenuity, by one of the prominent architects of the day, and retains 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, 3.3  
4.1, 4.2

### **LISTINGS/AWARDS REFERENCES**

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



<b><i>NAME</i></b>	
<b><i>ADDRESS</i></b>	
<i>Lot No</i>	150
<i>Street No</i>	15
<i>Street</i>	Leake
<b><i>MANAGEMENT DESCRIPTION</i></b>	Category 1
<i>Construction Date</i>	c.1900
<i>Construction Materials</i>	Walls: Rusticated limestone Roofs: Cement tiles Other: Timber joinery and concrete columns
<i>Style and Elements</i>	Victorian Georgian cum Federation Bungalow, side entrance Verandah to two facades, diagonal corner bay, rendered string courses to bays, bracketed eaves, with bracket detail repeated at heads of verandah concrete columns
<i>Modifications</i>	Replacement roof and loss of roof detail, InterWar replacement of original verandah columns, additions to the rear.
<i>Setting</i>	Walled garden to street
<b><i>BACKGROUND</i></b>	
<i>Original Owner</i>	Mrs F (Mattie) Walsh
<i>Other Owners</i>	F M & G L Kennedy
<i>Original Designer</i>	
<i>Original Builder</i>	

## ***ASSESSMENTS***

### ***Historical***

Mattie Walsh was part of the turn of the century social set, taking part in social events such as tennis parties.

### ***Aesthetic***

The strongly proportioned verandah and the extensive and simple use of the original limestone walling gives the place a visual coherence.

### ***Technical***

The place is a technical curiosity, being a considerably adapted version of a revivalist style, however, the adaptations have reinforced essential characteristics of the original design.

### ***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 Leake Street.

### ***Rarity***

### ***Representativeness***

## ***STATEMENT OF SIGNIFICANCE***

The single storey limestone, tile and concrete bungalow, in an adapted Victorian Georgian cum Federation Bungalow style, has cultural significance because:

- it has associations with Mattie Walsh;
- it is a suprisingly coherent version of a much adapted revivalist style;
- it is part of a cultural area and a townscape area.

## ***THEME/S***

1.3, 1.4  
2.3  
3.1  
4.2

## ***LISTINGS/AWARDS***

## ***REFERENCES***

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



**NAME**  
**ADDRESS**  
*Lot No* 38  
*Street No* 36  
*Street* Leake

**MANAGEMENT** Category 1

**DESCRIPTION**  
*Construction Date* c.1905  
*Construction Materials* Walls: Blood and bandages brickwork and render  
 Roof: Galvanised iron  
 Other: Timber joinery, limestone, crown finial, rendered chimneys  
*Style and Elements* Federation Bungalow  
 Verandah to two facades, diagonal entry gazebo, fretwork pediment and cast iron finial, off centre entry doors, asymmetrical chimneys, picket fence.  
*Modifications* Relatively unobtrusive rear two storey additions  
*Setting* Picket fence to street

**BACKGROUND**  
*Original Owner* S W & Annie Hope Wilson  
*Other Owners* A I McLelland, R D & R L Lilley  
*Original Designer*  
*Original Builder*

## **ASSESSMENTS**

### ***Historical***

The place was built for the Wilsons who lived in it for 20 years. After 1930 it was owned and occupied by A. McBride McLelland, Manager of Wesfarmers, Stock Department. McLelland is another of the senior managers of major rural agencies to be residents of the suburb. His son Alistair Ivan McLelland took over the house c.1950 and lived there for a least a quarter of a century. Some historical significance.

### ***Aesthetic***

This exuberant house is one of the most visually striking places in the suburb, with its blood and bandages brickwork contrasted with the strongly modelled verandah and plain roof. The diagonally placed pedimented gazebo entry is unique in this style of residence.

### ***Technical***

The place is a fine, although quirky, example of Federation Bungalow, with its gazebo, front entry and chimneys all placed asymmetrically, and its verandah with varying width spans. It retains a high level of integrity, even to the fencing of the front curtilage.

### ***Social***

The place is held in high esteem because of its striking presence.

### ***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***

The decorative entry statement is a rare element for this style.

### ***Representativeness***

## **STATEMENT OF SIGNIFICANCE**

This single storey blood and bandages, brick, iron and timber residence, with its unusual asymmetrical location of elements, in the Federation Bungalow style, has cultural significance because:

- it has historical associations with the Wilson and McLelland families for over 70 years;
- it is a striking, quirky and fine example of its style and period;
- the place contains rare elements for its style;
- it is held in high esteem by the local community;
- it is part of a cultural group and a townscape area.

### **THEME/S**

1.1, 1.2, 1.3, 1.4  
2.1, 2.3, 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* 10  
*Street No* 37  
*Street* Leake

**MANAGEMENT** Category 1

**DESCRIPTION**  
 Construction Date c.1895-1900  
 Construction Materials Walls: Painted Canadian Red Wood  
 Roof: Galvanised iron  
 Other: Timber joinery, brick chimneys  
*Style and Elements* Victorian Rustic Gothic  
 Two storey semi enclosed corner verandah, two storey bay windows, decorative gables, brick chimneys  
*Modifications*  
*Setting* Picket fenced garden to street

**BACKGROUND**  
*Original Owner* Probably W Freeman, Civil Servant.  
*Other Owners* Barrymore family, John Thompson, Prof. John D & M B Martin  
*Original Designer*  
*Original Builder*

## **ASSESSMENTS**

### ***Historical***

This place was built by one of the number of civil servants who developed in this part of Peppermint Grove in the early twentieth century. From c.1905 to c.1925 owned by the Barrymore family, valued members of the Peppermint Grove community. Later owned and occupied by successful 1950's merchant, John Thompson. Since 1963 owned by Professor John David Martin. Considerable historical significance.

### ***Aesthetic***

This is a large house with a lively design, arising from the conjunction of several quite disparate elements, but with spare and subdued decorative elements. As with prefabricated houses of the American west coast brick chimneys were placed on the external weather wall and the residence is enclosed against inclement weather.

### ***Technical***

The place is built of Canadian Red Wood. It was possibly brought out as ballast in an American whaler or as part of the trade which developed between the west coast of North America and Western Australia during the Gold Boom period. It is a North American design and is believed to have been imported precut from the United States. Prefabricated places of this scale are not uncommon in Eureka, the northern Californian town which was the centre for the west coast timber industry. It retains a high level of integrity.

### ***Social***

The residence is a novelty and valued by the community for this reason.

### ***Environmental Cultural Group Townscape Area Rarity***

The place is part of a cultural group.

The place is within a townscape area.

Only a handful of such places were imported into Western Australia and each of the places is of considerable cultural significance.

### ***Representativeness***

## **STATEMENT OF SIGNIFICANCE**

This large two storey redwood and iron house, in the Victorian Rustic Gothic style, has cultural significance because:

- it has historical associations with W Freeman, the Barrymore family, John Thompson and Professor John Martin;
- it is lively and enveloping design as might be expected to come from a boom timber industry in a relatively hostile climate;
- it is a rare example of an imported, prefabricated redwood residence in an unprecedented style for the suburb;
- it 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, 3.2, 3.3

4.1, 4.2

## **LISTINGS/AWARDS**

### **REFERENCES**

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



**NAME**  
**ADDRESS**

*Lot No* 37

*Street No* 38

*Street* Leake

**MANAGEMENT** Category 1

**DESCRIPTION**

*Construction Date* c.1905

*Construction Materials* Walls: Rendered and painted brickwork

Roof: Galvanised iron

Other: Timber joinery

*Style and Elements* Federation Bungalow

Bullnose verandah to two facades, gambrel hipped roof, symmetrical chimney

*Modifications* Carport addition

*Setting* Painted brick and iron garden fence to street

**BACKGROUND**

*Original Owner* Edward Harrison (first house), Thomas Bate

*Other Owners* Henry Clifton, Patricia Stephenson, M. Dean

*Original Designer*

*Original Builder* Thomas Bate

## **ASSESSMENTS**

### ***Historical***

This place was built on the site of Edward Harrison's house, by Thomas Bate. Harrison was the gardener for the McNeils at the 'The Cliffe' and had, reputedly, been the gardener for Lord Kitchener in Cairo. Civil Servant Robert Henry Clifton, Undersecretary for Crown Lands in 1911, bought the house c.1915 and owned it until c.1955 after which the residence was owned by his daughter, Patricia Stephenson. Considerable historical significance.

### ***Aesthetic***

The place is an attractive and straightforward example of its style, which has been sympathetically adapted to current standards and requirements.

### ***Technical***

The layout of the bungalow is basically symmetrical, whilst the verandahs are only located on the front and driveway facades. The bungalow is visually closer to the Victorian period than the InterWar period, being close to Victorian Georgian in character. The place retains a moderate 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***

## **STATEMENT OF SIGNIFICANCE**

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

- it has historical associations with Edward Harrison, Thomas Bate, Robert Henry Clifton and Patricia Stephenson;
- it is an attractive example of an adapted bungalow of its style, with a moderate level of integrity;
- the place 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** Leamington  
**ADDRESS**  
*Lot No* 2  
*Street No* 54  
*Street* Leake

**MANAGEMENT** Category 1

**DESCRIPTION**  
*Construction Date* c.1913  
*Construction Materials* Walls: Painted brickwork, render  
 Roof: Galvanised iron  
 Other: Timber joinery, pebbledash  
*Style and Elements* Federation Queen Anne bungalow  
 Crippled hip roof, Arts and Crafts bracketed and pebbledashed gable, bracketed sunhood, original form of chimneys  
*Modifications* Painted original finishes  
*Setting* Garden to street

**BACKGROUND**  
*Original Owner* F.W Taplin  
*Other Owners* J.W & M Crane, Mary Brazier (nee Burt)  
*Original Designer* J J Talbot Hobbs  
*Original Builder*

## **ASSESSMENTS**

### ***Historical***

Places at No's 50, 52, 54 and 56 Leake Street 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. Fredrick Taplin lived in the house for 4 decades between 1920 and 1960. Considerable historical significance.

### ***Aesthetic***

The design of the house repeats that of No 50. It quietly and attractively integrates the prevailing residential design trends of the immediate post Great War period.

### ***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 retains a high level of integrity.

### ***Social***

The place is an example of a second generation subdivision and residence.

### ***Environmental***

#### ***Cultural Group Townscape Area***

The place is part of a cultural group.

The place is within a centrally located townscape area.

### ***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 California Bungalow style, has cultural significance because:

- it has historical associations with the extended Hobbs family and Fredrick Taplin;
- it is a modest work attributed to Hobbs
- it is an example of the design trends in the post 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*  
Evans Sisters *Place Data Records*



<b>NAME</b>	Minnawarra
<b>ADDRESS</b>	
<i>Lot No</i>	46
<i>Street No</i>	57
<i>Street</i>	Leake
<b>MANAGEMENT DESCRIPTION</b>	Category 1
<i>Construction Date</i>	c.1898
<i>Construction Materials</i>	Walls: Dressed and rusticated limestone Roof: Terra cotta tiles Other: Timber joinery, pebbledash render
<i>Style and Elements</i>	Federation Arts and Crafts Large verandah to entry and side facades, decorative gables, crippled roof, diagonal corner bay, arched stained glass windows, ballroom/music room wing.
<i>Modifications</i>	Subdivided lot, battleaxe allotment remote from the street
<i>Setting</i>	Large garden behind a high iron fence
<b>BACKGROUND</b>	
<i>Original Owner</i>	Sir Walter James
<i>Other Owners</i>	W H and Helen Vincent, Japanese Consulate
<i>Original Designer</i>	J J Talbot Hobbs
<i>Original Builder</i>	

## **ASSESSMENTS**

### ***Historical***

This place was built by Sir Walter James, Attorney-General 1902-04 and Premier of Western Australia in 1902. The property was later owned, in 1920-1955, by W H Vincent and his wife Helen. W H Vincent was a wealthy merchant while Helen Vincent was an active member of the Peppermint Grove social elite. Both the Kylie music club and the Minnowarra Chamber Music Club were founded by Mrs Vincent in the 1930's and played regularly at 'Minnawarra'. Since c.1975 'Minnawarra' has been the residence of the Japanese consulate. Exceptional historical significance.

### ***Aesthetic***

Minnawarra was regarded as one of the most ostentatious residences in the suburb. It was prominently located and has the flourish of an American Romanesque revival mansion, such as those of H H Richardson in the Boston region.

### ***Technical***

The mansion is one of Hobbs most considered and accomplished works. All of the materials and elements are fully developed and, as in Hobbs best works, have a simplicity and fine proportions. The place retains a high level of integrity.

### ***Social***

The place was the centre of the musical life of Peppermint Grove during Mrs Vincent's residency, with the Kylie Music Club and the Minnowarra Chamber Music Club, established in the early 1930s and which met at the house for many years.

### ***Environmental***

#### ***Cultural Group Townscape Precinct***

The place is part of a cultural group.

### ***Rarity***

Few of the mansions of the suburb are in this style or are as accomplished as Minnowarra.

### ***Representativeness***

The place is an exemplar of its style.

## **STATEMENT OF SIGNIFICANCE**

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

- it is of exceptional historical significance with its associations with Sir Walter James, W H and Helen Vincent and the Japanese Consulate;
- it is one of the most ostentatious mansions of the suburb;
- it is a very accomplished work of JJ Talbot Hobbs and retains a high level of integrity;
- it has the flourish, and possible influence, of the American Romanesque Revival school of H H Richardson;
- it was at the centre of the suburb's musical life for many years;
- it is part of a cultural group.

## **THEME/S**

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

## **LISTINGS/AWARDS REFERENCES**

J.B Pendred *The Origins and Sources of Early Australian Architecture*  
R. Pascoe *Western Australia's Capital Suburb, Peppermint Grove*





**NAME**  
**ADDRESS**  
*Lot No* 37  
*Street No* 58A  
*Street* Leake street

**MANAGEMENT** Category 1

**DESCRIPTION**  
*Construction Date* 1937-38  
*Construction Materials* Foundations – Limestone  
 Walls – Rendered brick  
 Roof – Tiles

*Style and Elements* Inter-War Mediterranean Style  
 Original entrance portico, entrance hall and stair to first floor  
 Fluted Art Deco cornices  
 Deep lined eaves  
 Prominent front gable with a basket weave brick motif  
 lunette

*Modifications* 1966 – Garage to the rear  
 1988 – Two storey addition to the rear. Garage to Leake  
 Street  
 1989 – New front fence  
 Unknown date – Pool and pool house

*Setting* The place is set back from the lot boundary, with a terracotta-tiled path leading to the entrance porch in a diaper patterns with detailed edges. A concrete path and a 1989 period white rendered masonry wall with iron grilles are set in front of the house. Beyond the path are lawns, and garden beds with plantings.

### **BACKGROUND**

*Original Owner* Lola and Frederick Taaffe  
*Other Owners* 1945-1951 – William and Alison Robertson  
1951-1961 – Williams and Co  
1961-1977 – Alfred and Margery Taylor  
1977-1981 – Margery Taylor  
1981-1986 – Colin and Jose Ryan  
1986-2014 – Ronald Packer

*Original Designer*  
*Original Builder*

### **ASSESSMENTS**

*Historical* 58A Leake Street, Peppermint Grove, is representative of the inter-war period development of the suburb of Peppermint Grove, and reflective of a time when larger lots were periodically subdivided and a form of consolidation commenced in the suburb. (Criteria 2.1, 2.2)

58A Leake Street, Peppermint Grove, is representative of the scale of large housing constructed in Peppermint Grove, relative to the Inter-War era, for the generally prominent members of Western Australian society. (Criteria 2.1, 2.2)

58A Leake Street, Peppermint Grove, is associated with a long list of former owners, who were generally resident for relatively short periods of time. (Criterion 2.3)

*Aesthetic* 58A Leake Street is a two-storey limestone foundation, rendered brick walled and tiled roof house in the Inter-War Mediterranean style and, notwithstanding later alterations is a fine example of the style with some important authentic internal spaces. The place sits in a well-developed garden setting. (Criteria 1.1)

*Technical* ----

*Social* ----

*Environmental*

*Cultural Group* The place is part of a cultural group.

*Townscape Area* The place is within a centrally located Peppermint Grove.

*Rarity* ----

*Representativeness* 58A Leake Street is a fine example of an Inter-War Mediterranean style house.

**STATEMENT OF SIGNIFICANCE** 58A Leake Street, Peppermint Grove, a two-storey limestone foundation, rendered brick walled and tiled roof house in the Inter-War Mediterranean style with later additions in an established garden setting, has cultural heritage significance for the following reasons:

the place is a fine example of the Inter-War Mediterranean style with some important authentic internal spaces;

the place is representative of the scale of large housing constructed in Peppermint Grove, relative to the Inter-War era, for the generally prominent members of Western Australian society; and,

the place representative of the inter-war period development of the suburb of Peppermint Grove, and reflective of a time when larger lots were periodically subdivided and a form of consolidation commenced.

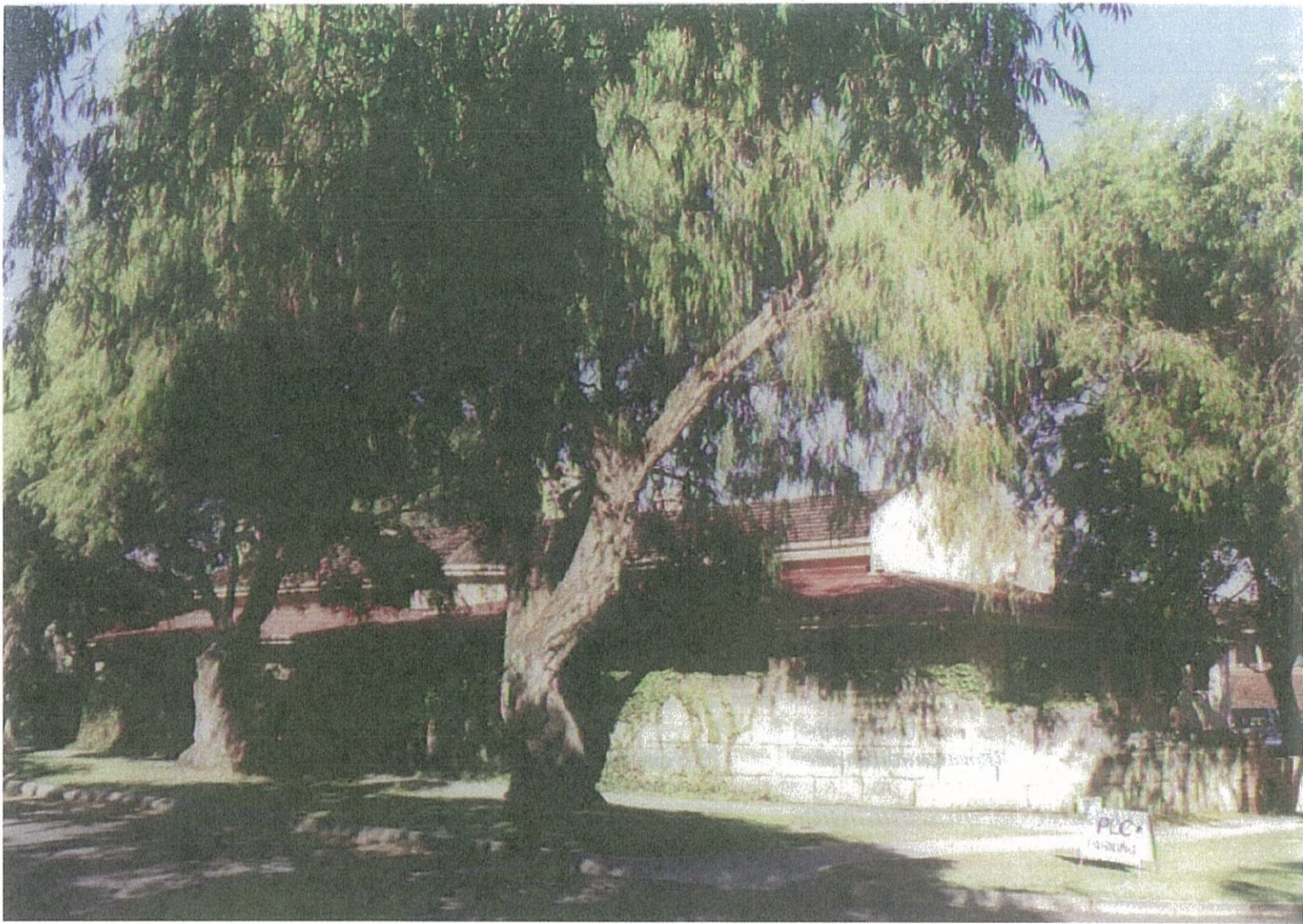
The garages, pool and pool house have no significance. Additions and changes from 1986 onwards have no significance.

**THEMES** 1.1, 1.3  
2.1, 2.2, 2.3  
3.1  
4.2

**LISTINGS/AWARDS**

**REFERENCES** Griffiths Architects, *Heritage Assessment – 58A Leake Street, Peppermint Grove* (July 2015)





<b><i>NAME</i></b>	Part Presbyterian Ladies College
<b><i>ADDRESS</i></b>	
<i>Lot No</i>	1-5
<i>Street No</i>	1 (cnr McNeil Street)
<i>Street</i>	View
<b><i>MANAGEMENT</i></b>	Category 2
<b><i>DESCRIPTION</i></b>	
<i>Construction Date</i>	c.1900
<i>Construction Materials</i>	Walls: Brick, paint and render Roof: Tiled roof and galvanised iron verandah Others: Timber and replacement joinery
<i>Style and Elements</i>	Federation Bungalow
<i>Modifications</i>	The original residence has been considerably modified with adaptations and additions
<i>Setting</i>	Enclosing limestone wall
<b><i>BACKGROUND</i></b>	
<i>Original Owner</i>	D G Gawler, Solicitor
<i>Other Owners</i>	Presbyterian Ladies College
<i>Original Designer</i>	
<i>Original Builder</i>	

## **ASSESSMENTS**

### ***Historical***

The residence was built by Douglas Gawler, Solicitor, who died shortly after returning from WWI. The property was sold to PLC progressively between 1919 and 1945, with the house being sold c.1925. The place has been an integral part of the development of education in Peppermint Grove since then. Considerable historical significance.

### ***Aesthetic***

The residence has been greatly compromised by the adaptations and extensions which have occurred.

### ***Technical***

The original form of the residence was the typical form of a Federation Bungalow, before its adaptations. It retains a low/moderate level of integrity.

### ***Social***

Presbyterian Ladies College has become a well-established and highly regarded educational institution and an established part of the Peppermint Grove community. Considerable social significance.

## **ENVIRONMENTAL**

### ***Cultural Group***

### ***Townscape Area***

Part of a cultural group

### ***Rarity***

### ***Representativeness***

The place in its original form was representative of its style

## **STATEMENT OF SIGNIFICANCE**

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

- the place has historical associations with Douglas Gawler and PLC;
- it is part of a cultural group and is part of the PLC Educational campus recognized by the National Trust of Australia (WA).

## **THEME/S**

1.2, 1.4  
2.1  
3.1  
4.1, 4.2

## **LISTINGS/AWARDS**

## **REFERENCES**

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



**NAME** 'Scorgie House'  
Presbyterian Ladies College

**ADDRESS**  
*Lot No* 24-26  
*Street No* 2  
*Street* View

**MANAGEMENT** Category 2  
**DESCRIPTION**  
*Construction Date* c.1900  
*Construction Materials* Walls: Painted brickwork and timber joinery  
Roof: Terra cotta tiles  
Other: Gables set above triglyphs  
*Style and Elements* Federation Queen Anne  
*Modifications* Roof appears to have been adapted from separated main and verandah roofs into a bellcast form  
Hood missing from front window bay  
*Setting* Former garden converted into extension of PLC campus  
Open to street, corner setting to McNeil Street

**BACKGROUND**  
*Original Owner* Land and house belonging to Lefroy family.  
*Other Owners* Presbyterian Ladies College  
*Original Designer*  
*Original Builder*

## **ASSESSMENTS**

### ***Historical***

The residence was built originally for William Lefroy, a wealthy pastoralist and prominent member of the Peppermint Grove community. The house was let between 1915 and 1917 to Miss Simson who used the residence as a school for local children. It was sold to Presbyterian Ladies College in 1917 as part of their move in to Peppermint Grove to provide a Presbyterian education for girls. PLC has since become a well-established private school and serving the Peppermint Grove and wider Perth community, as well as international students. Considerable historical significance.

### ***Aesthetic***

The place illustrates the nature of residences which were constructed by wealthy pastoralist in the early days of the suburb. The adaptations to the residence have detracted from the liveliness of the material palette and the sophistication of detailing associated with the Queen Anne style.

### ***Technical***

#### ***Social***

Significant for its educational and social associations. Considerable social significance.

#### ***Environmental Cultural Group Townscape Precinct***

Part of a cultural group

#### ***Rarity***

#### ***Representativeness***

The place is representative of the standard of residence constructed by wealthy pastoralists in the early days of the suburb. It is also representative of the standards of early private education facilities in the suburb.

## **STATEMENT OF SIGNIFICANCE**

This single storey former residence, in the Federation Queen Anne style, has cultural significance because:

- it has historical associations with the Lefroy family, Miss Simson and Presbyterian Ladies College
- it demonstrates the changing standards of private educational facilities in the suburb.

## **THEME/S**

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** Carmichael Hall (now known as Heather Barr Memorial Chapel)  
Presbyterian Ladies College

**ADDRESS**  
*Lot No* 20-27  
*Street No* 2-6  
*Street* View

**MANAGEMENT** Category 1

**DESCRIPTION**  
*Construction Date* Existing building c.1955  
*Construction Materials* Walls: Stone facework to street, steel window framing,  
brick to side facades and basement  
Roof: Metal deck

*Style and Elements* Post WWII Free Classical  
*Modifications* Demolition and replacement of original building. Converted to chapel  
in mid 90's by Tony Ednie-Brown of the Buchan Group of Architects  
*Setting* Formal open approach to the street.

**BACKGROUND**  
*Original & Other Owners:* Original building: Marion Lodge  
Existing Building: Presbyterian Ladies College  
*Original Designer:* Oldham, Boas & Ednie-Brown  
*Original Builder:*

## **ASSESSMENTS**

### ***Historical***

Marion Lodge, c.1909, opened a school for girls on this site, the fifth school for girls to open in Peppermint Grove since 1897. The school was built for Mrs Lodge by her father, Peppermint Grove stalwart Frederick Miller. Boarders for the school came to Mrs Lodge's own home 'Chepstowe' in View Street. In 1917/18 the school was sold to the Diocesan Council of the Church of England who named the building 'All Saints', using the building to hold Sunday services and Sunday school (it became part of the parish of St Lukes). In c.1955 the Church of England moved the building to Willagee and sold the land to Presbyterian Ladies College who once again used the site for educational purposes, erecting Carmichael Hall. Considerable historical significance.

### ***Aesthetic***

The style of the hall is consistent with the contemporary modernist examples of civic and ecclesiastical buildings being constructed in Britain and Europe and publicised by leading architectural journals of the time. The simple form of the hall is given dignity by its proportions, choice of materials and the restrained, formal manner in which it addresses View Street.

### ***Technical***

One of the first postwar private school halls to be constructed in Perth and which established a benchmark at the time of its development. Now converted to a Chapel. Retains a high level of integrity.

### ***Social***

PLC has since 1915 become a well-established, private educational institution which has served many of the residents of Peppermint Grove. Considerable social significance.

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

Part of a group

### ***Rarity***

Assembly halls are comparatively rare building types, which in later decades have tended to be superseded by performance spaces.

### ***Representativeness***

Carmichael Hall was the school's major assembly and performance space and now function as the College Chapel.

## **STATEMENT OF SIGNIFICANCE**

Carmichael Hall, the College Chapel and former assembly building of Presbyterian Ladies College, has cultural significance because: the site has historical associations with Mrs Marion Lodge, Fred Miller, Chepstowe, All Saints and Presbyterian Ladies College;

- it was a notable example of modernist free classical style at the time of its construction; it is the facility for interaction between PLC and the wider community.

### **THEME/S**

1.2, 1.3, 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**  
**ADDRESS**  
*Lot No* 35  
*Street No* 3A  
*Street* View

**MANAGEMENT** Category 1  
**DESCRIPTION**  
*Construction Date* c.1905 & c.1940  
*Construction Materials* Walls: Painted brickwork, weatherboard, rusticated stone, timber joinery  
Roof: Terra cotta tiles  
Other: Dormers  
*Style and Elements* InterWar Mediterranean/Arts & Crafts. The conversion recycled much of the original fabric including the original stable door.  
*Modifications* Site subdivided from Unalla  
Conversion of original stables into a residence  
*Setting* Picket fence to garden

**BACKGROUND**  
*Original Owner* Ben Morton (1900), H. Rischbeith (1905)  
*Other Owners* B M Rischbeith (1910), William Howel Evans (1940), Presbyterian Ladies College  
*Original Designer* Possibly Charles Oldham, Marshall Clifton converted stables into a house for Evans, Bessie Rischbeith's nephew  
*Original Builder*

**ASSESSMENTS**

<i>Historical</i>	The place was built on one of the early subdivisions from the large estates or 'superblocks' of Peppermint Grove. William Evans was Bessie Rischbeith's nephew and a member of the longstanding Peppermint Grove Evans family. Marshall Clifton, who designed the conversion of the former 'Unalla stables' into a residence, was a prominent Peppermint Grove artist and architect and has since become one of Western Australia's noted architects. Exceptional historical significance.
<i>Aesthetic</i>	A notable amalgam of markedly different styles, using contrasting material palettes. A picturesque essay, informally composed, contrasting broad masses with details which give emphasis to the large sheltered entry. The design requires brilliant sunshine for its best effects.
<i>Technical</i>	This place is not listed in Marshall Clifton, Architect & Artist, but is a work of his "Spanish" period, a phase of his work which is highly regarded for its innovation and technical competence.
<i>Social</i>	Marks the start of an important phase in the physical development of the post war suburb and a further phase in the social development of the suburb. Considerable social significance.
<i>Environmental</i>	
<i>Cultural Group</i>	Part of a group
<i>Townscape Area</i>	Part of an area
<i>Rarity</i>	The style of the house is unique within the suburb being a skilled amalgam of Mediterranean and Arts & Crafts influences
<i>Representativeness</i>	This place represents the start of infill development within the suburb, with the subdivision of the grounds of an early mansion and the conversion of its stables into a notable residence.

**STATEMENT OF SIGNIFICANCE** This two storey residence and former stables, located on a subdivision from the Rischbeith mansion 'Unalla', has exceptional cultural significance because:

- it has historical associations with the Rischbeith's, William Evans and Marshall Clifton;
- it is a unique and notable work of Marshall Clifton;
- it represents the start of a new physical phase in the development of the suburb and another phase in the social development of the suburb.

**THEME/S** 1.1, 1.2, 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*  
B Chapman & D Richards *Marshall Clifton, Architect & Artist*



**NAME:** 'Summers House'  
Kindergarten  
Presbyterian Ladies College

**ADDRESS:**  
*Lot No:* 27, 28 & 29  
*Street No:* 24  
*Street:* McNeil

**MANAGEMENT:** Category 2

**DESCRIPTION:**  
*Construction Date:* c.1900  
*Construction Materials:* Walls: Painted brickwork, render and timber  
Roof: Terra cotta tiles  
Other: Weatherboard and pressed board infill panels to verandah  
*Style and Elements:* Federation Queen Anne  
*Modifications:* Painted exterior  
Conversion from residence to kindergarten  
*Setting:* Within Presbyterian Ladies College campus  
Wire fence to playground in front garden

**BACKGROUND**

*Original Owner:* Part Forrest holding, original owner-occupant Colonel E.A Wisdom  
*Other Owners:* From 1945 – included in Presbyterian Ladies College campus forming part of a number of buildings in both McNeil and View Streets

*Original Designer:*

*Original Builder:*

## **ASSESSMENTS**

### **Historical**

This holding belonged originally to Sir J Forrest. The first owner-occupant was Colonel Wisdom, an early resident of Peppermint Grove and active in the community. It was rented between 1905-10 to Robert Bunning, brother of Arthur Bunning who owned a residence across the road at 25 McNeil Street. The house was used between 1935-45 by Miss Jones as a school for local children. It was subsequently sold to Presbyterian Ladies College who continued to use the building for educational purposes. Considerable historical significance.

### **Aesthetic**

The original Queen Anne style has been lost in the modifications required to convert the residence into a kindergarten and pre-primary/early primary school facility.

### **Technical**

### **Social**

Significant to the community for its association with notable persons in the community and educational delivery to young people in the district. Considerable social significance.

### **Environmental**

### **Cultural Group**

Part of the grouping of cultural heritage places within the Presbyterian Ladies College campus.

### **Townscape Area**

### **Rarity**

### **Representativeness**

Summers House follows a pattern established in Peppermint Grove by enterprising ladies commencing schools in residences adapted for educational purposes.

## **STATEMENT OF SIGNIFICANCE**

This two storey brick, render and timber former residence, now Presbyterian Ladies College's Summers House, in a modified Federation Queen Anne style, has cultural significance because:

- it has important associations with Sir John Forrest and Colonel Wisdom before conversion to a school by Miss Jones, and subsequently becoming part of Presbyterian Ladies College;
- Summers House demonstrates the conversion of a substantial residence into an educational facility and forms part of the group of cultural heritage places within the PLC campus.

### **THEME/S:**

1.4  
2.1, 2.3  
3.1  
4.1, 4.2

### **LISTINGS/AWARDS:**

National Trust of Australia (WA) Classified List: as part of the PLC campus.

### **REFERENCES:**

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



**NAME:** Gazebo  
Presbyterian Ladies College

**ADDRESS:**  
*Lot No:* 50  
*Street No:*  
*Street:* McNeil

**MANAGEMENT:** Category 1

**DESCRIPTION:**  
*Construction Date:* c.1900  
*Construction Materials:* Walls: Timber battens to curve  
Roof: Fishscale zinc conical roof  
Other: Cast pinnacle boss  
*Style and Elements:* Federation Arts and Crafts  
A circular gazebo with a conical roof  
*Modifications:*  
*Setting:* Presbyterian Ladies College school campus. Moved from its original site to this position

**BACKGROUND**  
*Original Owner:* Colonel Wisdom  
*Other Owners:* Presbyterian Ladies College  
*Original Designer:* J J Talbot Hobbs  
*Original Builder:*

## **ASSESSMENTS**

### ***Historical***

Colonel Wisdom's former house was located on the former holding of Sir John Forrest at 24 McNeil Street. The gazebo indicates another residence and garden or an extensive garden associated with the house at 24 McNeil Street, paralleling the McNeil holding on the northern side of McNeil Street. This holding was acquired by Presbyterian Ladies College in 1920.

### ***Aesthetic***

A delightful artefact, left from an earlier era, redolent of the character of Edwardian gardens.

### ***Technical***

A deceptively simple structure in the Arts and Crafts style, which skillfully utilises manufactured materials newly available in Western Australia.

### ***Social***

The gazebo has been a small gem known and loved by residents of the community and the students of PLC.

### ***Environmental***

#### ***Cultural Group:***

Part of the grouping of cultural heritage places within the Presbyterian Ladies College campus

#### ***Townscape Area:***

### ***Rarity***

The form of this gazebo is believed to be unique in Perth.

### ***Representativeness***

## **STATEMENT OF SIGNIFICANCE**

This small single storey circular gazebo with a conical roof has cultural significance because:

- it is a rare example of an extant Edwardian garden artefact;
- it is a Federation Arts and Crafts gazebo which is a rare example of its style and form;
- it is redolent of the character of Edwardian gardens of its era;
- it is a small gem located within the PLC campus and is much valued by the school community and the community at large.

## **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*  
I. Molyneux *Looking around Perth*





**NAME**

**ADDRESS**

Lot No 1 Pt 7  
 Street No 496  
 Street Stirling Highway

**MANAGEMENT**

Category 1

**DESCRIPTION**

*Construction Date*  
*Construction Materials*

c.1930  
 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**

<b>Historical</b>	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.
<b>Aesthetic</b>	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.
<b>Technical</b>	The place retains a moderate level of integrity.
<b>Social</b>	
<b>Environmental</b>	
<b>Cultural Group</b>	Part of a group
<b>Townscape Area</b>	Located within a townscape area.
<b>Rarity</b>	The place is the only original civic building for the suburb.
<b>Representativeness</b>	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.

<b>THEME/S</b>	1.1, 1.3, 1.4 2.1, 2.2 3.1 4.2
----------------	---

## **LISTINGS/AWARDS**

<b>REFERENCES</b>	R. Pascoe <i>Western Australia's Capital Suburb, Peppermint Grove</i>
-------------------	---



**NAME**

**ADDRESS**

*Lot No* 7  
*Street No* 15  
*Street* View

**MANAGEMENT** Category 1

**DESCRIPTION**

*Construction Date* c.1905  
*Construction Materials* Walls: Rendered brickwork,  
 Roof: Corrugated galvanised iron  
 Other: Timber joinery to extensive verandah  
*Style and Elements* Federation Queen Anne, large flying front gable and skewed corner bay and gable to give emphasis to the side location of the front entry  
*Modifications* Brickwork rendered, extensions to rear  
*Setting* Open front garden with picket fence

**BACKGROUND**

*Original Owner* A M Oliphant (land), J.R McAlpine, Surveyor (house)  
*Other Owners* A H Wilson, S & D Yeo, Mrs E Knowles, D.J Millar  
*Original Designer*  
*Original Builder*

## **ASSESSMENTS**

### ***Historical***

The residence was built by one of the number of civil servants to build in Peppermint Grove in the early twentieth century. Some historical significance.

### ***Aesthetic***

The place has retained much of the original Queen Anne characteristics, but the material palette has been markedly changed by the rendering of the original brickwork.

### ***Technical***

The place was an early and accomplished example of the Queen Anne style. It retains a high level of integrity.

### ***Social***

Civil servants were an important component of the first phase of development of the suburb.

### ***Environmental***

#### ***Cultural Group***

Part of a cultural group

#### ***Townscape Precinct***

The place is located within a major townscape area.

### ***Rarity***

### ***Representativeness***

The place represents the role of civil servants in the first major phase of development of the suburb.

## **STATEMENT OF SIGNIFICANCE**

This single storey render and iron Federation Queen Anne style residence has cultural heritage significance because:

- it has some historical significance;
- retains much of the original Queen Anne style and its characteristics, and has a high level of integrity;
- represents the role of civil servants in the first major 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, 2.2  
3.1, 3.3  
4.1, 4.2

## **LISTINGS/AWARDS**

## **REFERENCES**

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



***NAME***

***ADDRESS***

*Lot No* 103

*Street No* 30

*Street* View

***MANAGEMENT***

Category 1

***DESCRIPTION***

*Construction Date* c1910

*Construction Materials* Walls: Limestone and timber joinery.

Roof: Tiled roof.

Other: Extended perimeter verandah.

*Style and Elements* Federation Bungalow

Gambrel roof with crippled verandah.

*Modifications* Tiling of roof an adaptation. Battleaxe subdivision of lot.

*Setting* Open setting in large garden

***BACKGROUND***

*Original Owner* A G Harvey (property), William Hooper (house)

*Other Owners* Mrs F Tregonning, Suzanne Mary Connors, G.J Penn

*Original Designer*

*Original Builder*

## ***ASSESSMENTS***

<b><i>Historical</i></b>	The place was built by William Hooper, who owned a Fremantle jewellery business and provided a clock with Cambridge chimes for the Fremantle Town Hall in 1887, for a cost of £748.10. Mrs Tregonning was the succeeding owner and occupied the place for over 30 years. Considerable historical significance.
<b><i>Aesthetic</i></b>	The place is a large and substantial bungalow of the Federation period, which is centrally located in View Street between the Leake and Irvine Street precincts.
<b><i>Technical</i></b>	The place is a representative example of the bungalow style of the period.
<b><i>Social</i></b>	The place is valued by the community for its associations with Mr Hooper and Mrs Tregonning.
<b><i>Environmental</i></b>	
<b><i>Cultural Group</i></b>	Part of a cultural group
<b><i>Townscape Area</i></b>	Part of a major townscape area at the heart of the district.
<b><i>Rarity</i></b>	
<b><i>Representativeness</i></b>	Apart from the tile roof the place is a representative example of the Federation Bungalow style.

## ***STATEMENT OF SIGNIFICANCE***

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

- it is of considerable historical significance because of its associations with Mr Hooper and Mrs Tregonning;
- it is a substantial and representative example of the Federation Bungalow style;
- it is part of a cultural group and a townscape area;
- it is a place with social significance.

## ***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*  
Evans Sisters *Place Data Records*



***NAME***

***ADDRESS***

*Lot No* 158 & 542  
*Street No* 46  
*Street* View Street

***MANAGEMENT*** Category 1

***DESCRIPTION***

*Construction Date* 1932-1938  
*Construction Materials* Foundation – Limestone  
Walls – Rendered brick with face brick bands and sills.  
Roof – Terracotta tiles

*Style and Elements* Inter-War Mediterranean and Old English Style  
Half-timber detailing to steep pitched gables  
L-shaped concrete porch with rendered brick arches  
Original interiors with timber detailing and decorative ceilings  
Generous landscape setting

*Modifications* Lean-to and pool addition to the west of the place

*Setting* The place is located on a corner lot and set back from both frontages. A generous garden is located to the west of the place and a low limestone wall spans both street frontages and frames a mature front garden.

## **BACKGROUND**

*Original Owner* Lily Paton  
*Other Owners* James and Ruth Paton  
*Original Designer* FGB Hawkins & Associates Architects  
*Original Builder*

## **ASSESSMENTS**

**Historical** *46 View Street*, Peppermint Grove, is representative of the inter-war period development of the suburb of Peppermint Grove, and reflective of a time when larger lots were periodically subdivided and a form of consolidation commenced in the suburb. (Criteria 2.1, 2.2)

*46 View Street*, Peppermint Grove, is representative of the scale of large housing constructed in Peppermint Grove, relative to the Inter-War era, for the generally prominent members of Western Australian society. (Criteria 2.1, 2.2)

*46 View Street*, Peppermint Grove, is associated with the Paton family who built and have occupied the place continuously since its completion. (Criterion 2.3)

**Aesthetic** *46 View Street* is a two-storey limestone foundation, rendered brick walled and tiled roof house in the Inter-War Mediterranean and Old English styles, it is a fine example of the blended styles with mostly important authentic internal spaces. The place sits in a well-developed garden setting, contributing to the atmosphere of Peppermint Grove in a positive manner. (Criterion 1.1)

*46 View Street* in its garden setting makes a positive contribution to the immediate streetscape. (Criterion 1.4).

**Technical** ----

**Social** ----

### **Environmental**

*Cultural Group* Part of a cultural group.  
*Townscape Area* Part of a major townscape area at the heart of the district.

**Rarity** ----

**Representativeness** *46 View Street* is a fine example of an Inter-War Mediterranean and Old English blended style house.



## **STATEMENT OF SIGNIFICANCE**

*46 View Street, Peppermint Grove*, a two-storey limestone foundation, rendered brick walled and tiled roof house in the Inter-War Mediterranean and Old English styles, has cultural heritage significance for the following reasons:

the place is a fine example of a mixed Inter-War Mediterranean and Old English styles with important authentic internal spaces, which together with its setting contributes to the atmosphere of Peppermint Grove;

the place and in its garden setting makes a positive contribution to the immediate streetscape;

the place is representative of the scale of large housing constructed in Peppermint Grove, relative to the Inter-War era, for the generally prominent members of Western Australian society; and,

the place representative of the inter-war period development of the suburb of Peppermint Grove, and reflective of a time when larger lots were periodically subdivided and a form of consolidation commenced.

The garages, and pool have no significance. Changes the post World War II period onwards have no significance.

**THEMES** 1.1, 1.3  
2.1, 2.2, 2.3  
3.1  
4.2

## **LISTINGS/AWARDS**

**REFERENCES** Griffiths Architects, *Heritage Assessment – 46 View Street, Peppermint Grove* (August 2015)

